

FOR SALE

LegatOwen
CHARTERED SURVEYORS

01270 621001

www.legatowen.co.uk



**8 Solway Court, Crewe Business Park,
Crewe. CW1 6LD**

HIGH QUALITY TWO STOREY SELF
CONTAINED OFFICE

1,437 SQ FT

(133.40 SQ M)

WITH PARKING



LOCATION

Solway Court is located on Crewe Business Park approximately 1 mile from Crewe town centre and within easy access of Junctions 16 and 17 of the M6 motorway. Crewe mainline railway station is within ½ mile and provides regular services to London Euston, Manchester, Birmingham and Manchester Airport.

DESCRIPTION

8 Solway Court is part of a terrace of two storey office buildings of traditional brick and tile construction offering high quality accommodation within excellent natural lighting on an established Business Park. Features include:

- Perimeter trunking
- Suspended ceilings
- Category II lighting
- Carpeting throughout office areas
- Thermostatic controlled electric heaters
- Broadband availability
- Kitchen
- 5 dedicated car parking spaces

ACCOMMODATION

The accommodation is open plan with some partitioning to the ground floor

	Sq Ft	Sq M
Ground Floor	629	58.43
First Floor	807	74.97
Total	1,436	133.40

PRICE

Offers in the region of £220,000 plus VAT

SERVICE CHARGE

A service charge is payable to the Management Company for the maintenance and upkeep of the external common areas of the development.

BUSINESS RATES

The property currently has 2 assessments for business rating purposes:

	Rateable Value	Rates Payable
Ground Floor	£10,000	£4,970
First Floor	£10,000	£4,970

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of D-95



VAT

If applicable VAT will be payable at the standard rate.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred

VIEWING

By appointment with Legat Owen.
Contact Karen Kilcourse or Andy Butler
Telephone: 01207 621001
Email: karenkilcourse@legatowen.co.uk

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October, 16

SUBJECT TO CONTRACT

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