

TO LET

LegatOwen
CHARTERED SURVEYORS
Incorporating **LAMONT**
01270 621001
www.legatowen.co.uk



Rail House, Nantwich Road, Crewe. CW2 6EA

OFFICE ACCOMMODATION WITH CAR
PARKING

**FROM 500 SQ FT TO
44,500 SQ FT**

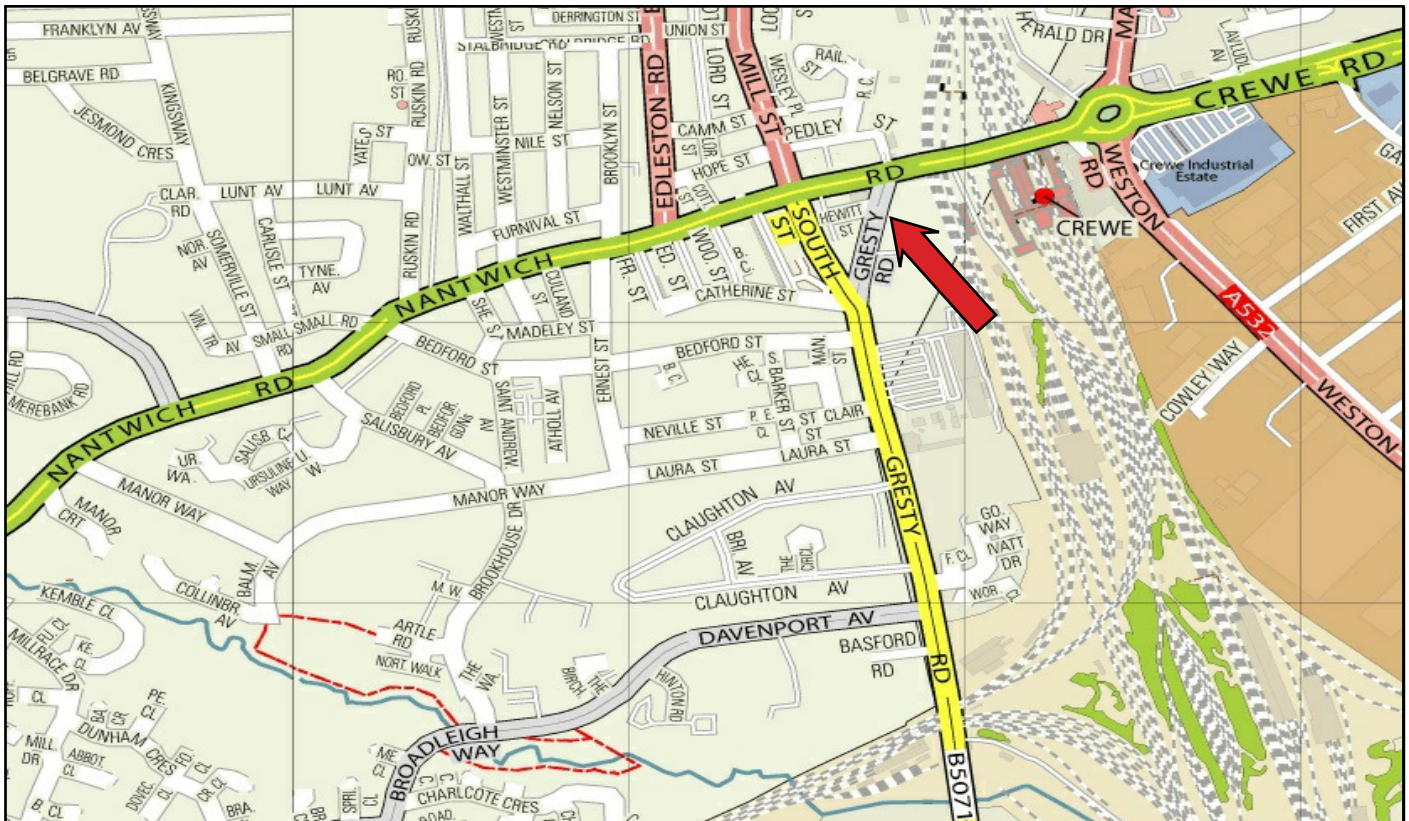
46.45 SQ M TO 4,134 SQ M

CLOSE TO CREWE RAILWAY STATION



LOCATION

Crewe has a population of approximately 63,500 and is an important commercial centre for South Cheshire. The town is approximately 8 km west of junctions 16 and 17 of the M6. Rail House is within 100 m of Crewe Railway Station



DESCRIPTION

The property comprises a 12 storey office building together with a two storey building known as the Computer Centre alongside. There is on site car parking. The building is currently in the process of being refurbished and works are due to be completed shortly. Other facilities include 24 hour security and manned reception.

ACCOMMODATION

The accommodation provides a variety of office suites from 500 sq ft (46.55 sq m) and upwards. Further details are available on the Availability Schedule.

TERMS

The accommodation is available on new leases, further details upon request.

SERVICE CHARGE

A service charge is payable for the maintenance of the common areas of the building as well as all utility charges.

BUILDING INSURANCE

The Landlord arranges the building insurance and the Tenant reimburses the appropriate premium for the accommodation occupied.

BUSINESS RATES

Each occupier to be responsible for the payment of business rates direct to Cheshire East Council.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Strictly by appointment with Legat Owen Lamont. Contact Andy Butler or Karen Kilcourse. Telephone: 01270 621001 Email andybutler@legatowen.co.uk

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August, 15

SUBJECT TO CONTRACT