

TO LET

Legat Owen
CHARTERED SURVEYORS
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**

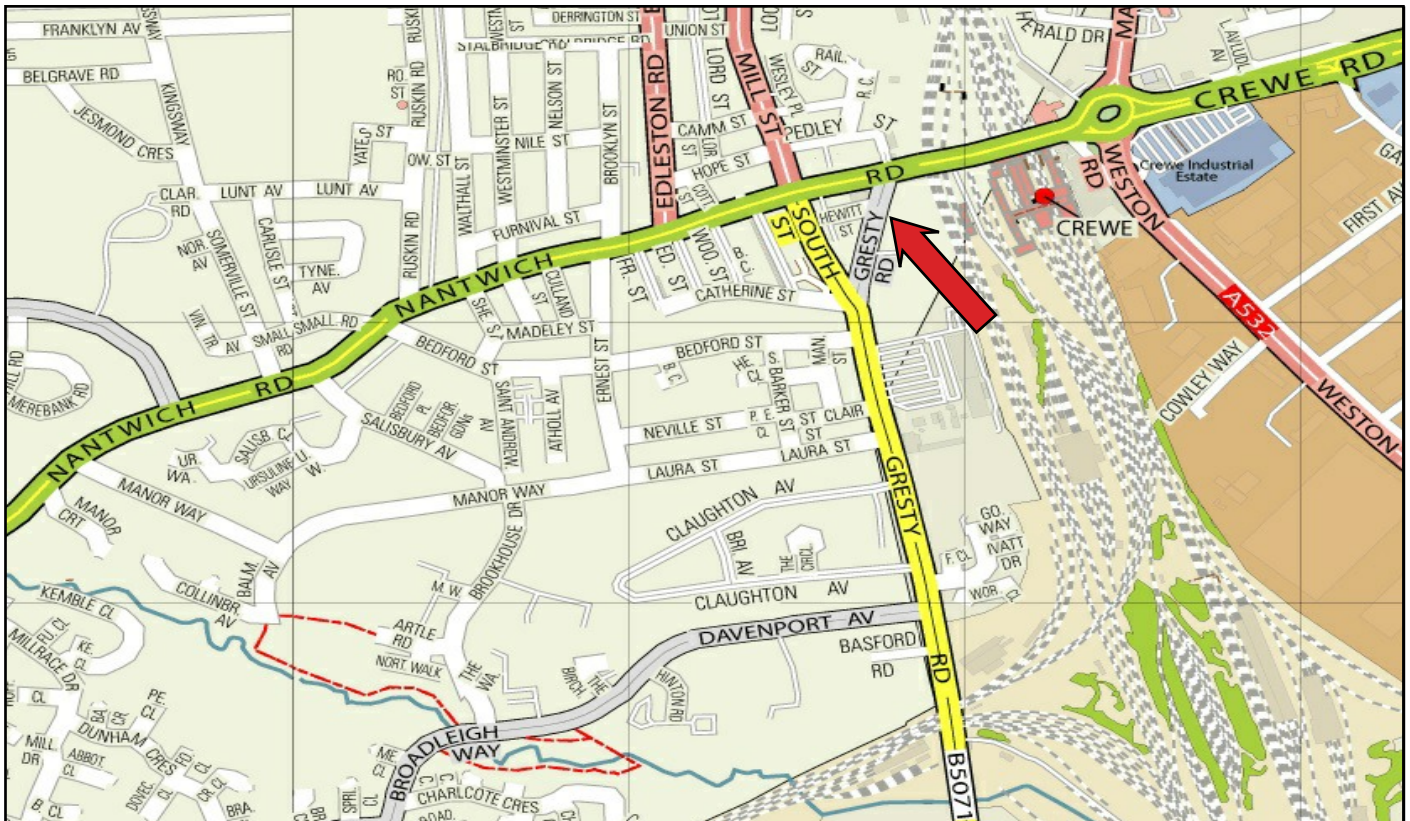
46.45 SQ M TO 4,134 SQ M

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

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

August, 16

SUBJECT TO CONTRACT

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**Rail House, Crewe - Availability Schedule
Floor areas approximate only)**

First Floor

Room	Sq Ft	£'s Per Month Plus VAT
102	199	235
104a	168	200 - LET
104b	443	520
105	597	700
106	468	550
107	562	655
108	502	585

Second Floor - fully occupied

Third Floor - 2,038 sq ft

Fourth Floor - 4,138 sq ft (under refurbishment)

Fifth Floor - 6,356 sq ft (under refurbishment)

Sixth Floor - 6,356 sq ft (under refurbishment) - UNDER OFFER

Seventh Floor - 6,356 (under refurbishment) - UNDER OFFER

Eighth Floor - 6,356 sq ft (under refurbishment) - UNDER OFFER

Ninth to Twelfth Floors - FULLY OCCUPIED