



# TO LET

**Global House, Westmere Drive, Crewe Business Park, Crewe, CW1 6ZD**

High quality offices with car parking  
4,928 to 11,168 sq ft (457.82 to 1,037.53 sq m)

**LegatOwen**  
CHARTERED SURVEYORS

## Description

Global House provides high quality office accommodation at ground floor and first floors together with an excellent car parking ratio. The specification includes:

- Entrance / reception area
- Lift and WC facilities
- Open plan office area together with individual meeting rooms
- Staff canteen
- Suspended ceilings with inset lighting
- Double glazed windows with window blinds fitted throughout
- Raised floors with floor boxes
- Air conditioning throughout
- Server room
- Security entrance barrier to car park
- Electric vehicle charging points
- 58 car spaces in total including 6 visitor spaces and 1 designated accessible parking space

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sqm	NIA sqft
Ground Floor Offices	457.82	4,928
Ground Floor Reception Area	42.18	454
First Floor Offices	537.53	5,786
<b>Total</b>	<b>1,037.53</b>	<b>11,168</b>

## Car Parking

There are a total of 58 car parking spaces on site including 6 visitor spaces and 1 designated accessible parking space. 26 of the spaces will be demised to a tenant taking a lease of the ground floor only.





## Term

The ground floor is available separately by way of a sublease expiring on 15 December 2027 at a rent of £82,800 per annum or the whole building is available by way of an assignment of the current lease expiring 31 December 2027 at a passing rent of £180,000 per annum.

Alternatively a new lease is available for the whole building for a longer term certain, subject to landlords consent.

## Rent Deposit

A rent deposit may be requested dependent upon credit checks.

## Business Rates

The property as a whole has a Rateable Value of £122,000.

## Service Charge

A service charge will be payable for the maintenance and upkeep of the common areas of the building if a lease is taken of the ground floor only.

## Building Insurance

The landlord will insure the building and the tenant will be obliged to reimburse the appropriate premium.

## Utilities

We understand that all mains utilities are connected to the property.

## Energy Performance Certificate

The property has an EPC rating of B-29.

## Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## Legal Costs

Each party is responsible for their own legal costs.

## VAT

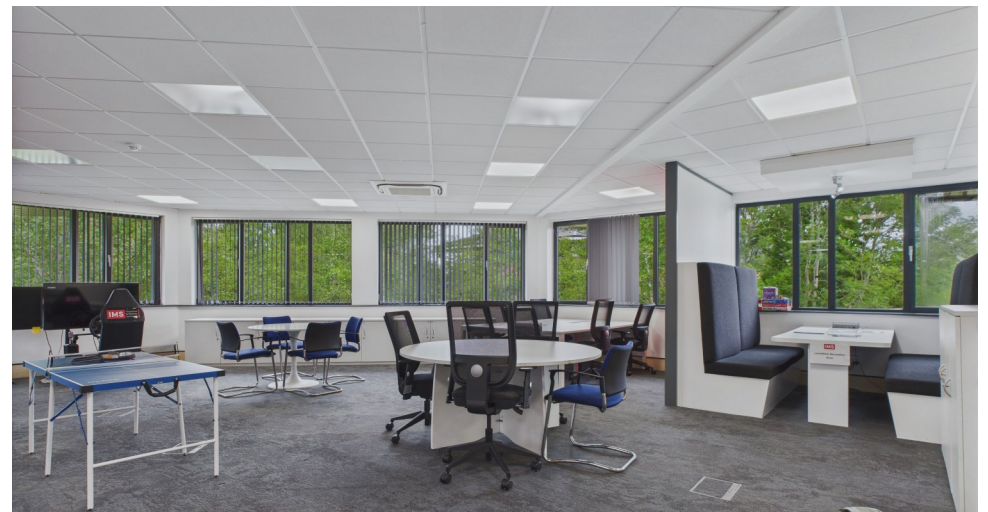
All terms will be subject to VAT at the prevailing rate.

## Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

## Anti-Money Laundering Regulations

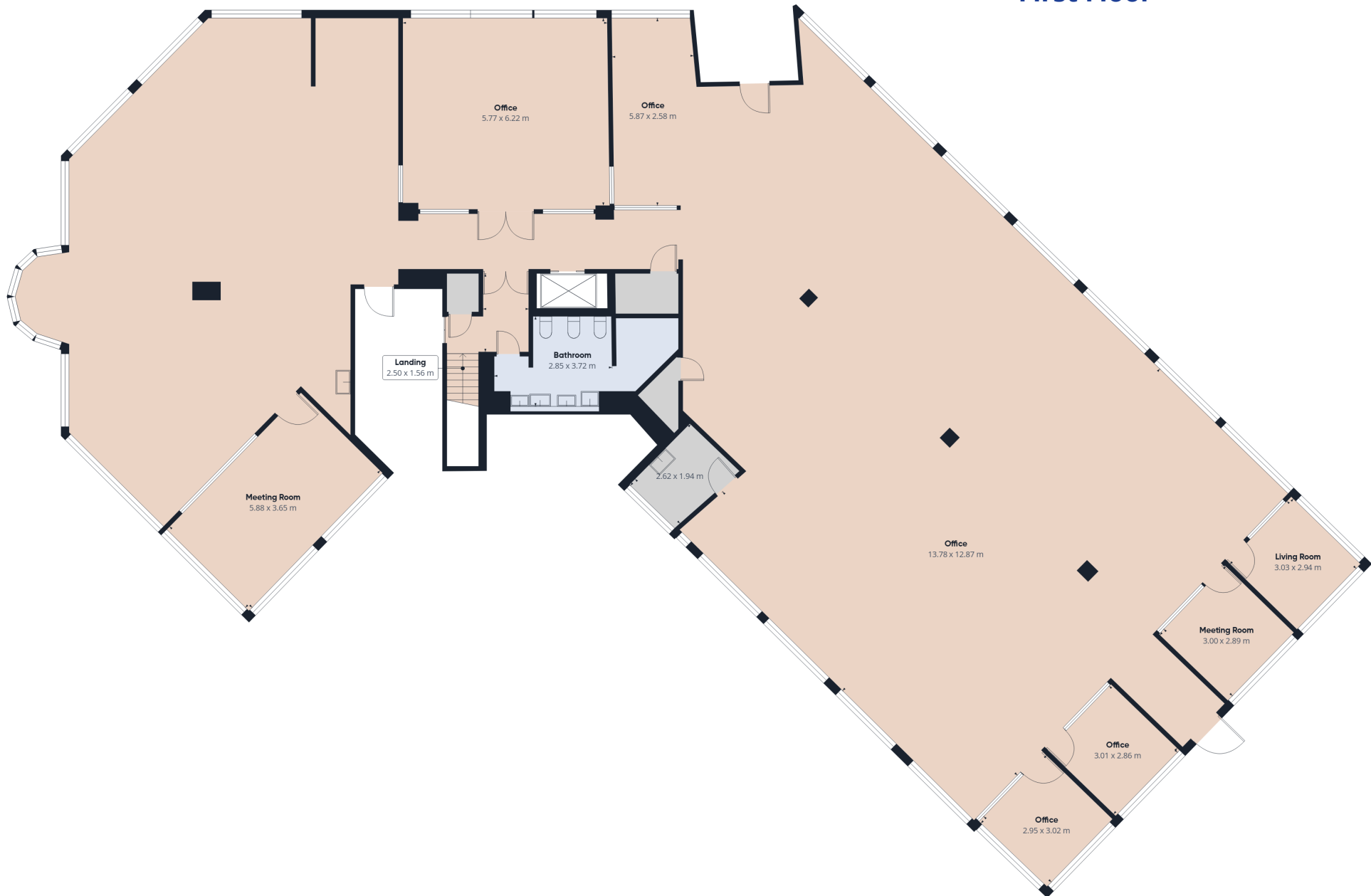
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



## Ground Floor



## First Floor



## Location

Crewe Business Park is located approximately 1 mile from Crewe town centre. Crewe is the largest town in South Cheshire and located 57 miles north west of Birmingham, 36 miles south of Manchester and 12 miles west of Stoke-on-Trent. Junction 16 of the M6 motorway is 4 miles to the east of Crewe town centre via the A532 and A500. Otherwise the A534 leads north to Sandbach and Junction 17 of the M6 motorway. Crewe Railway Station is one of the busiest transport hubs in the North West.

Other major occupiers on the Business Park include Air Products, Assurance Solutions and UK Fuels. Hotel and leisure operators on or adjoining the Business Park include; Ibis Hotel, Travelodge and Bannatyne Health Club. Also located nearby are a Co-op, Subway, Texaco Garage, Duke of Gloucester Pub, Greggs and Costa.



## Contact:



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DATE PREPARED: June 2025



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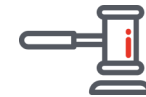
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