



TO LET

53A Nantwich Road, Crewe, CW2 6AW

Modern fully refurbished office accommodation, suitable for a variety of uses
838 sq ft (77.85 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a first floor self contained office unit on Nantwich Road, Crewe and benefits from:

- Self contained entrance off the main street
- Carpeted throughout
- Large open plan kitchen
- WC / shower facilities
- Full floor to ceiling height windows in the main office space
- Various private offices / meeting rooms
- CAT D Lighting
- Perimeter trunking

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
First Floor	77.85	838

Terms

The property is available on a new full repairing and insuring lease on terms to be agreed.

Rent

The rent is £11,000 per annum plus VAT.

Rent Deposit

A rent deposit may be requested dependent on credit check.

Business Rates

The property is in the process of being split from the ground floor.

Building Insurance

The landlord will insure the building and recharge to the tenant.

Utilities

The property benefits from mains electric, water, drainage and gas. The property is heated via a gas central heating system.

Energy Performance Certificate

The property has an EPC rating of C.

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

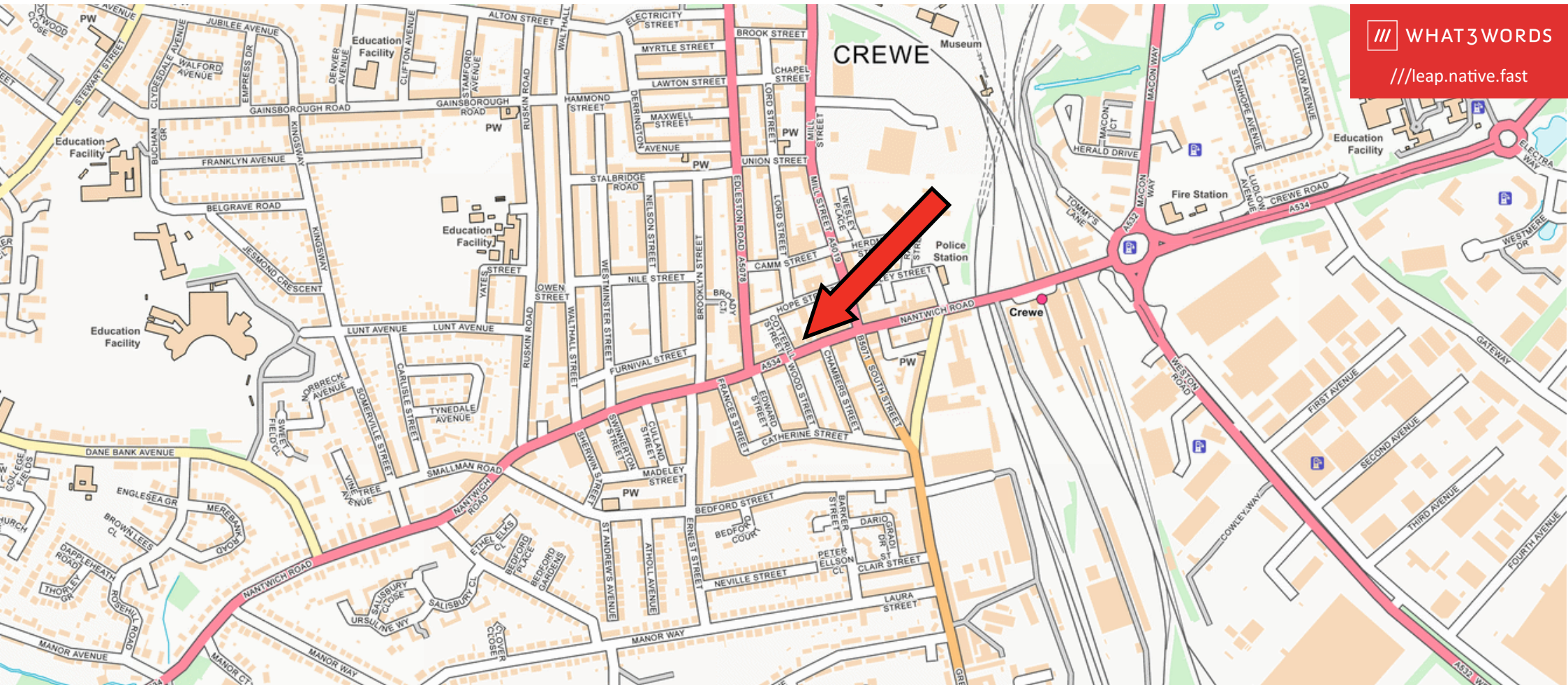
Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.





Location

The property is located on Nantwich Road which is within close proximity of Crewe Mainline Railway Station which has a fast 1 hour 35 minute service to London Euston as well as links to Manchester, Manchester Airport, Liverpool and Birmingham. Crewe town centre is approximately 1 mile away and Nantwich town centre approximately 4 miles to the west.



Contact:



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DATE PREPARED: April 2026



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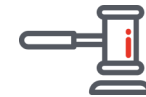
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