

TO LET

From 200 sqft
From 18.5 sqm



136 NANTWICH ROAD, CREWE, CW2 6AX
RENOVATED OFFICE SPACE IN PROMINENT LOCATION

LegatOwen
CHARTERED SURVEYORS
01270 621001
legatowen.co.uk

DESCRIPTION

Set in the heart of the Crewe business sector within close proximity to Crewe Railway Station, regular bus routes, the A500 and M6. Surrounded by local amenities and services supplying businesses and residents. 136 Nantwich Road offers a sympathetic and tastefully renovated office environment which is flexible and convenient. The offices have the following specification:

- Power / phone floor system
- Cat 5 cabling throughout
- Canteen
- Communal storage / archive facility
- Disabled access throughout the ground floor
- CCTV with intruder and fire alarm
- Outdoor security lighting
- Out of hours access
- Car parking

ACCOMMODATION

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

Floor	Sq Ft	Sq M	Rateable Value	Rent Per Month
Ground Floor				ALL LET
First Floor				
Office 5	295	27.4	£2,075	£445
Office 6	183	17	£1,475	£275
Office 7	207	19.2	£1,375	£310
Office 8	119	11.05	£920	£180
Second Floor				
Office 9	356	33	£1,750	£535
Office 10	186	17.3	£1,100	£280

Prices are inclusive of service charge. All prices are subject to VAT at the appropriate rate. None domestic business rates, telephone and internet charges are not included. Available as a whole or individual basis on internal repairing and insuring leases, duration is negotiable

TERMS

The offices are available as a whole or individual on internal repairing and insuring leases.

RENT DEPOSIT

A rent deposit may be requested dependent on credit check.

BUSINESS RATES

If rooms are occupied as the tenants only place of business then they should benefit from Small Business Rates Relief.

SERVICE CHARGE

The service charge includes the following:

Electricity, gas, water, building insurance, refuse collection, cleaning of common areas, window cleaning, management charges and landscaping.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-123.

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

CONTACT

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CONTACT

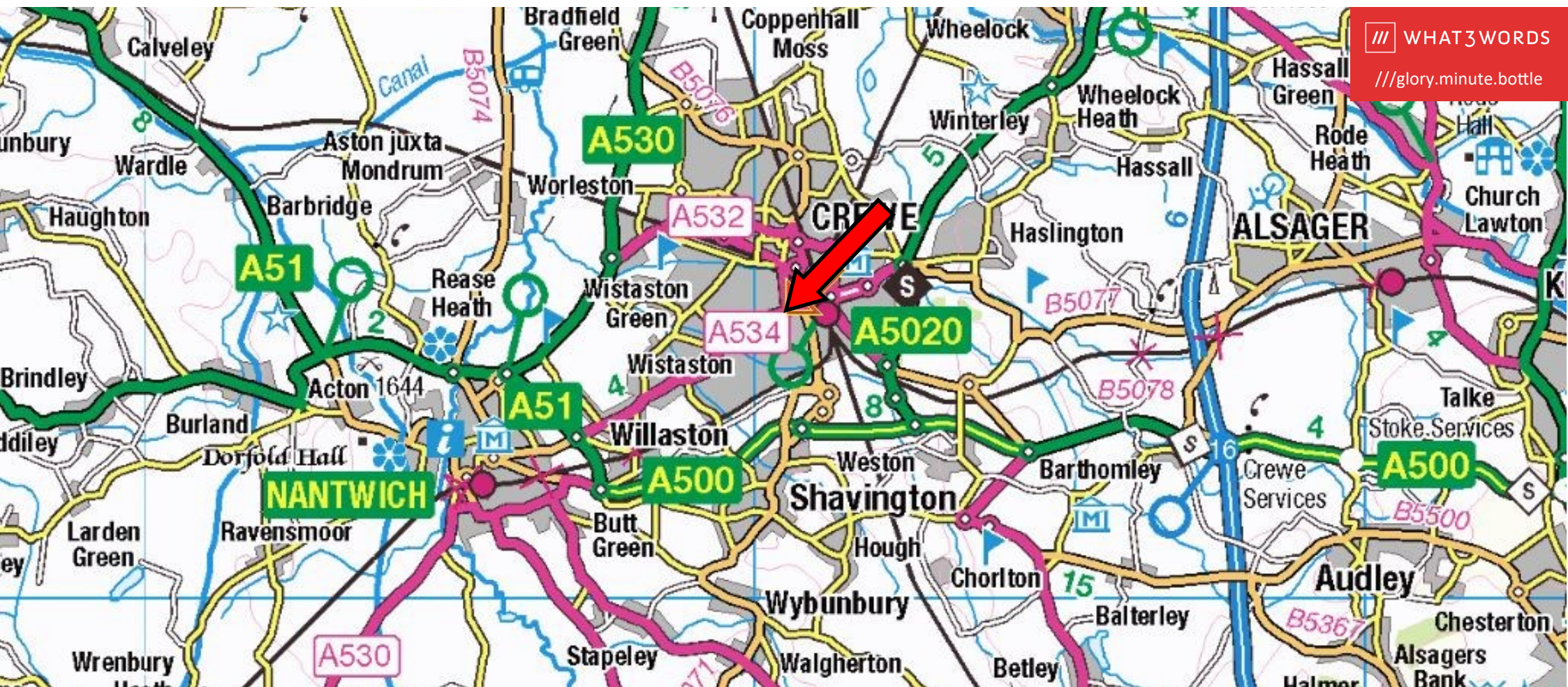
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LOCATION

Crewe is the principal shopping and business centre for South Cheshire having excellent motorway (M6) and highway connections together with mainline rail connections. Crewe serves a large rural catchment with a population of the urban area being approximately 100,000 and the shopping catchment area approximately 150,000.

The property is situated in a prominent position along Nantwich Road with a parking space to the rear of the property.. The core occupiers include; solicitors, estate agents, food and an Aldi store.



/// WHAT3WORDS
///glory.minute.bottle

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