



TO LET

Ground Floor Office Suite, Datum House, Crewe Business Park, Crewe, CW1 6ZF

Modern offices with parking
1,620 sq ft (150.50 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

This ground floor suite provides high quality office accommodation and benefits from the following specification:

- Suspended ceilings
- Dado trunking
- Category II lighting
- Central heating and air conditioning
- Shared kitchen and toilet facilities
- Security alarm
- 6 allocated car spaces plus visitor parking
- Existing furniture available if required

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 Office	150.50	1,620

Terms

The property is available on a new internal and repairing lease for a term to be agreed.

Rent

The rent is £24,500 plus VAT .

Rent Deposit

A rent deposit may be requested dependent on credit check.

Parking

The offices have the benefit of 6 car parking spaces plus visitor parking.

Business Rates

The property has a Rateable Value of £22,950 which includes 6 car parking spaces.

Service Charge

A service charge is payable for the maintenance of the internal and external common areas of Datum House which is currently at a rate of £6.63 per sq ft per annum.

Building Insurance

The landlord will insure the building.

Utilities

Utility charges are payable direct to the landlord.

Energy Performance Certificate

The property has an EPC rating of D-82.

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.

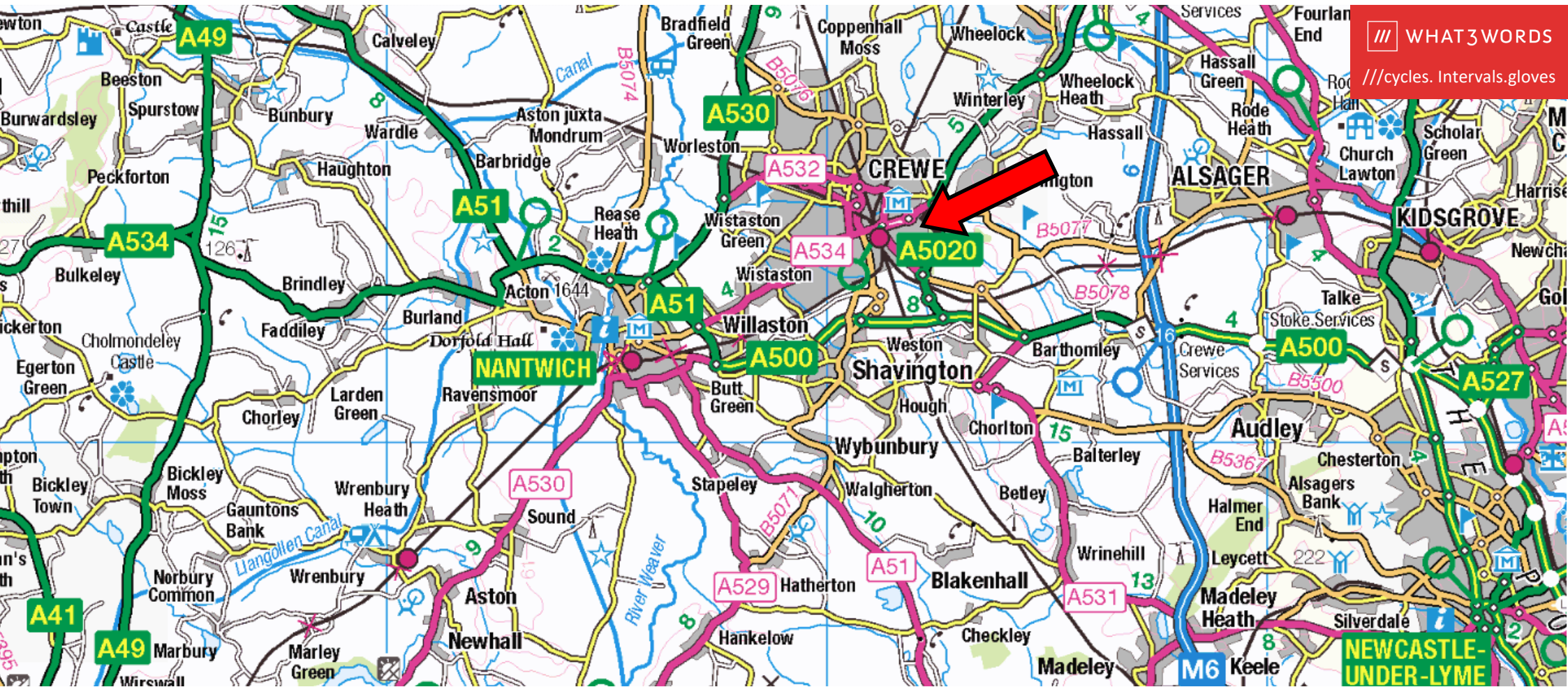


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Location

The offices are located on Crewe Business Park which is approximately 1 mile from Crewe town centre. Crewe is the largest town in South Cheshire and is located approximately 35 miles south of Manchester, 15 miles north west of Stoke on Trent and 24 miles east of Chester. The town benefits from an excellent road network. The A500 is located to the south of the town centre which provides easy access to Chester, Wrexham and North Wales to the west and junction 16 of the M6 to the east. Crewe Mainline Railway Station provides direct and frequent services to London (1 hour 30 minutes) Manchester (45 minutes) Birmingham (55 minutes) Liverpool (40 minutes).



Contact:



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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 give 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.
DATE PREPARED: **September 2024**

Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



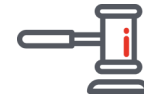
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

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