



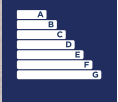
RENT
£13.50
(per sq ft)



SERVICE CHARGE
£1.42
(per sq ft)



RATES PAYABLE
£8.81
(per sq ft)



EPC RATING
B (50)



The Dovecote

Crewe Hall Farm, Old Park Road, Crewe, CW1 5UE

B1 - Office | Leasehold | 3,172 - 6,525 Sq Ft (294.69 - 606.19 Sq M)



TO LET



Location

The property is located just south east of Crewe Town Centre and within easy reach of major road and rail links. The development is approximately 4 minutes from Crewe Railway Station and 6 minutes from Junction 16 of the M6 motorway via the A500.

Crewe, the largest town in South Cheshire, is located 57 miles north west of Birmingham, 36 miles south of Manchester and 12 miles west of Stoke-on- Trent. Crewe Mainline Railway Station is one of the busiest transport hubs in the North West.



Description

The Dovecote is situated at Crewe Hall Farm office park and comprises a detached two-storey, self-contained office barn conversion with brick elevations beneath a pitched tile roof and is available as a whole or as individual floors.

Internally there is an entrance hall and first floor landing with office accommodation to either side. The rooms provide a mixture of open plan, smaller meeting rooms, boardroom, kitchens and breakout area.

The specification includes part exposed brick walls, part painted plaster walls, perimeter trunking, CAT 6 cabling, fully carpeted throughout, gas central heating, a shower room and character features. The existing furniture is available by separate negotiation.

Externally, the whole property has 38 allocated car parking spaces and shared use of two disabled spaces.



Amenities



Kitchen



Dedicated Parking



Open Plan



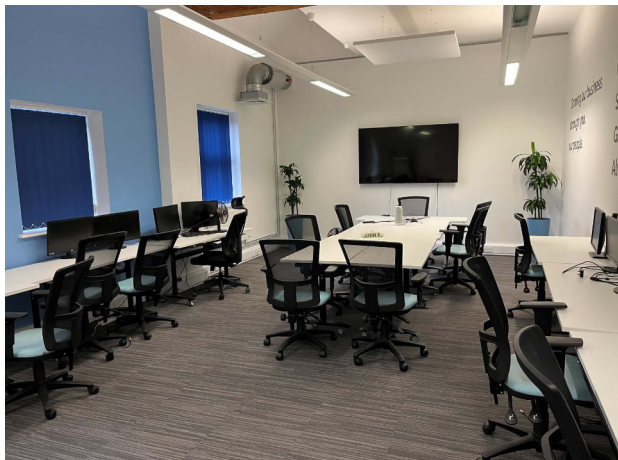
4 x Meeting Rooms



Fitted Out



Shower Room



→ Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground	3,353	313.50
First	3,172	294.69
Total	6,525	606.19

The accommodation is available as a whole or by way of individual floors.

→ Further information

Lease Terms

The property is available by way of an assignment of the current lease that expires on 12 April 2036 or by way of a new lease for a shorter term to be agreed.

Rent

The current rent for the property as a whole is £88,087.50 per annum plus VAT which is next subject to a review on 13 April 2026. Rents for individual floors are available upon application.

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority.

We are advised by Cheshire East that the whole property has a Rateable Value of £57,500.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable for the maintenance of the external common areas of Crewe Hall Farm and the main structure of the building. The current charge for the building as a whole is £9,280 per annum plus VAT.

EPC

The EPC rating is B (50).

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting. The existing furniture is available by separate negotiation

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

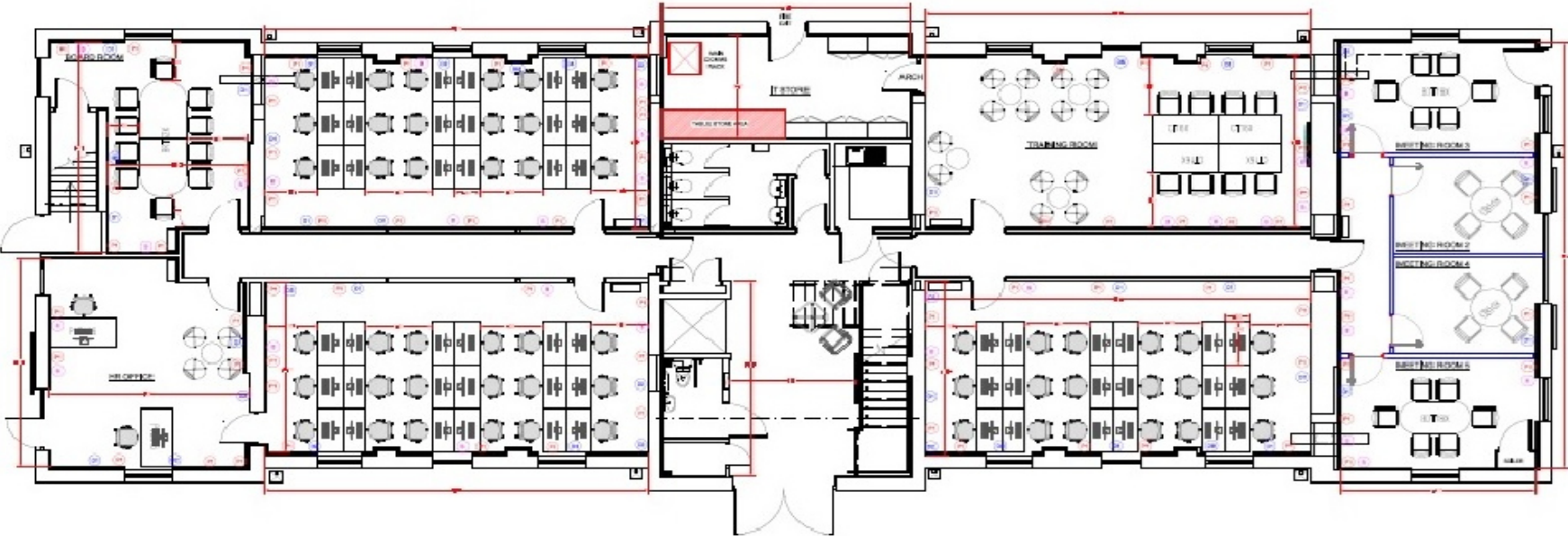
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

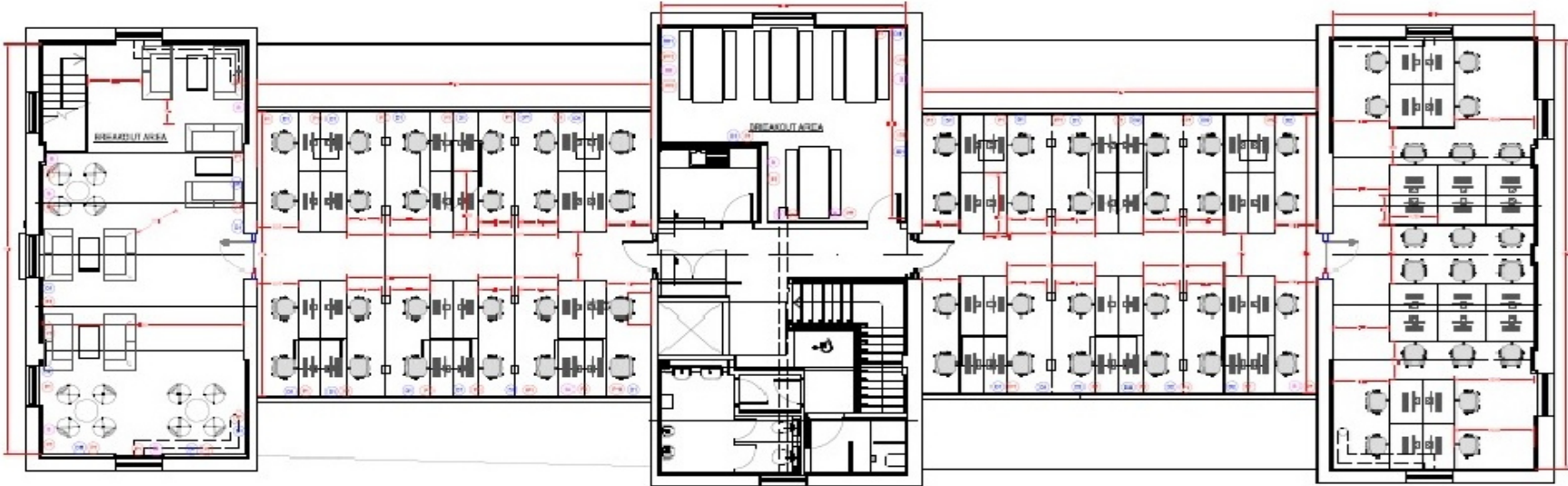
Strictly by prior arrangement.



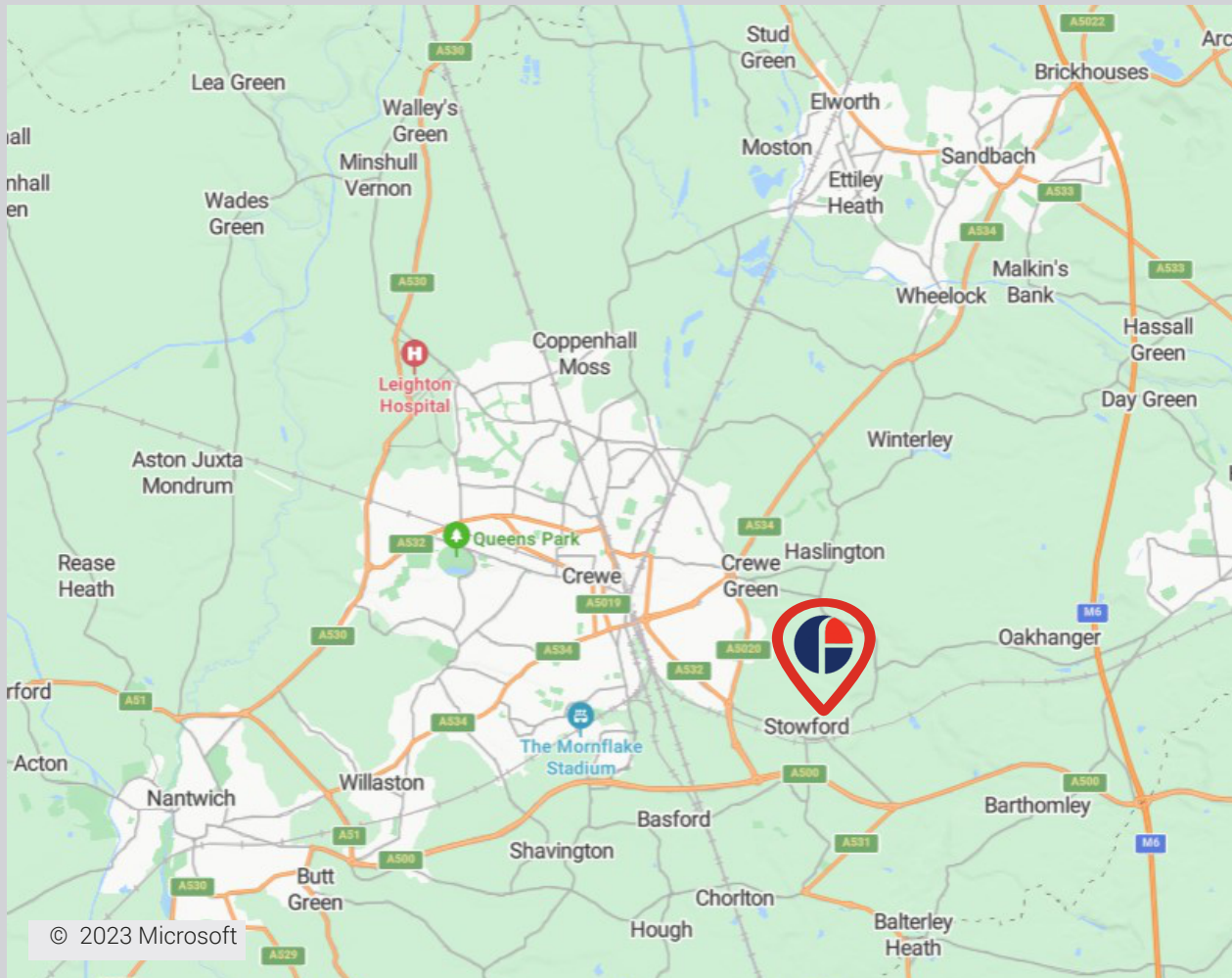
GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



The Dovecote, Crewe, CW1 5UE



	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• Crewe - 2 miles• Nantwich - 5 miles• Sandbach - 7 miles
	Nearest Station <ul style="list-style-type: none">• Crewe Train Station - 2.3 miles
	Nearest Airport <ul style="list-style-type: none">• Manchester Airport - 32.4 miles

Viewings

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	Jamie Ainscough
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	07855 200 624
	james.ainscough@fishergerman.co.uk

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	07548 845 167	

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Particulars dated January 2025. Photographs dated February 2024.