



TO LET UP TO 6 MONTHS RENT FREE AVAILABLE

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

High quality offices in sought after location with parking
From 3,172 to 6,525 sq ft (294.69 to 606.19 sq m)

LegatOwen
CHARTERED SURVEYORS

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.

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, board room, kitchens and breakout area.

The specification includes:

- Fully carpeted throughout
- Part exposed brick walls
- Part painted plaster walls
- Perimeter trunking
- Character features
- CAT 6 cabling
- Existing furniture available by separate negotiation
- Gas central heating
- Shower room

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 sqft	NIA sqm
Ground Floor	3,353	313.50
First Floor	3,172	294.69
Total	6,525	606.19

The property is available to let as a whole or as individual floors

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

Rent Deposit

A rent deposit may be requested dependent on credit check.



Parking

The whole property has the benefit of 38 allocated car parking spaces and the shared use of 2 disabled spaces





Repairs

The tenant is responsible for all internal repairs.

Business Rates

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

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.

Building Insurance

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

Utilities

Water and electricity charges are payable direct to the utility provider and gas charges are payable to the landlord.

Energy Performance Certificate

The property has an EPC rating of B-50.

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

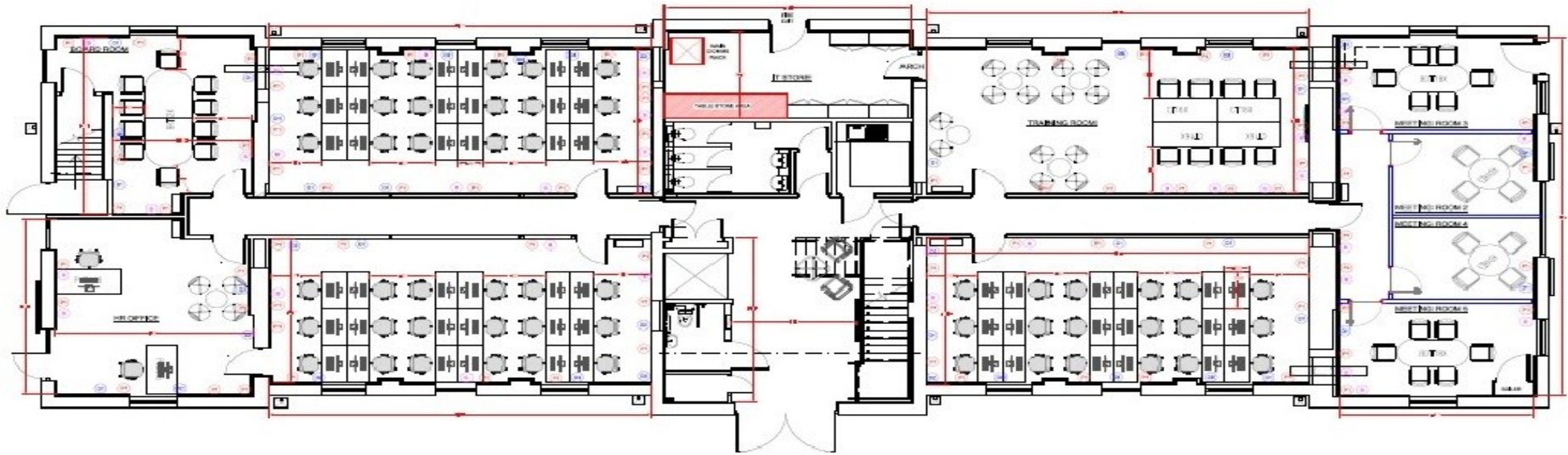
All terms will be subject to VAT at the prevailing rate.

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.



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

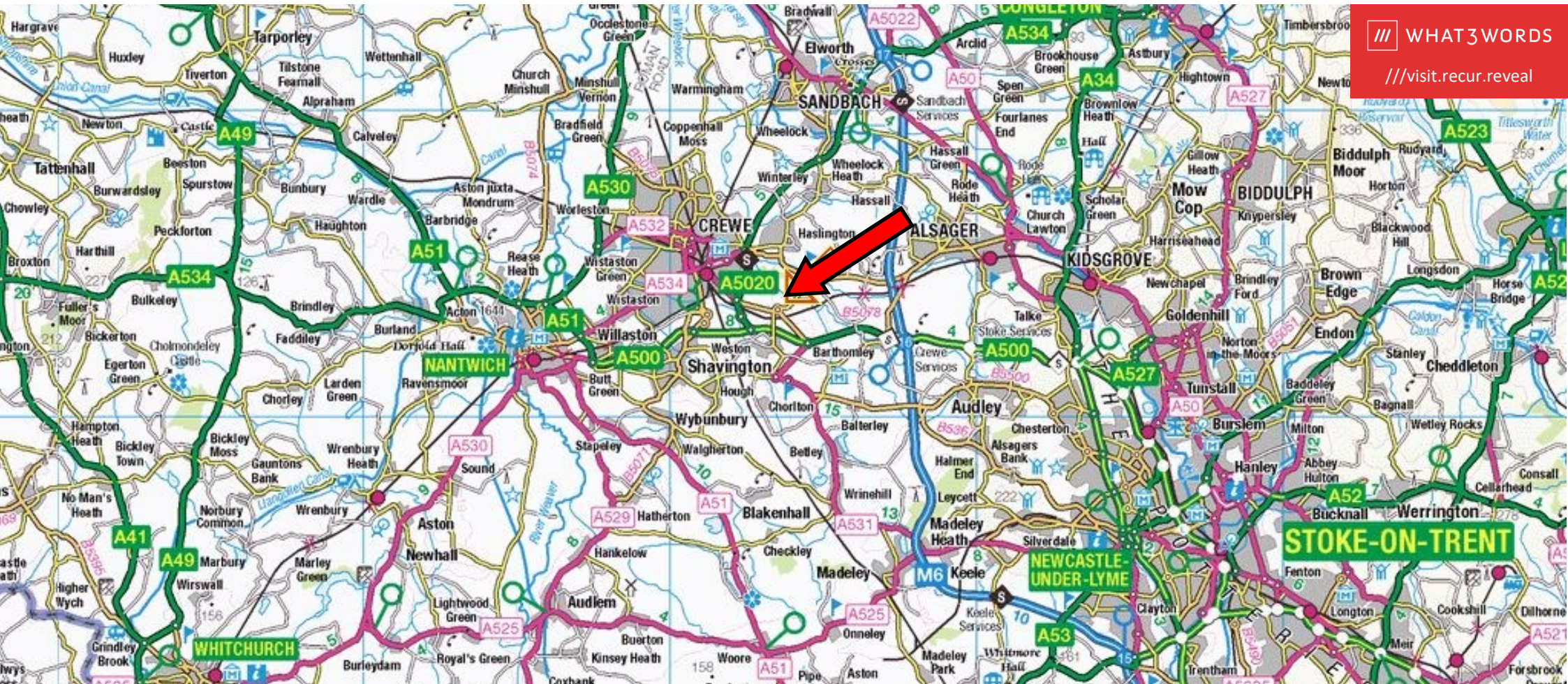




Location

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.



WHAT3WORDS
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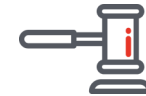
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