



TO LET

1 Westmere Court, Crewe Business Park, Crewe, CW1 6ZG

Self contained refurbished offices with car parking
2,679 to 8,326 sq ft (249 to 773 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

1 Westmere Court provides fully refurbished modern open plan office accommodation with car parking in units from 2,679 sq ft to 8,326 sq ft (249 sq m to 773 sq m). The specification includes:

- Suspended ceilings
- Perimeter trunking
- LED lighting
- Gas central heating
- Kitchenettes
- Toilet facilities
- Dedicated car parking spaces
- Security alarm
- Carpets throughout

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises approximate Net Internal floor Areas of:

	NIA sqm	NIA sqft
Unit 1A		
Ground Floor	109.34	1,177
First Floor	139.54	1,502
Unit 1A Total	248.88	2,679
Unit 1B		
Ground Floor	123.56	1,330
First Floor	129.69	1,396
Unit 1B Total	253.25	2,726
Unit 1C		
Ground Floor	127.0	1,367
First Floor	144.37	1,554
Unit 1C Total	271.37	2,921
Total of Units Combined	773.50	8,326

Car Parking

The offices benefit from an excellent car parking allocation of 16 spaces per unit or 50 in total.

Tenure Terms

The office units are available on new internal repairing and insuring leases for terms to be agreed.

Rent

Upon application.

Business Rates

The property as a whole currently has a Rateable Value of £85,000 with effect from 1 April 2023. Individual unit Rateable Values will be applied for when required.

Service Charge

A service charge will be payable as a contribution towards the maintenance of the exterior of 1 Westmere Court as a whole as well as the external landscaped areas.

Energy Performance Certificate

The property has the following EPC Ratings

Unit 1A	-	B50
Unit 1B	-	B47
Unit 1C	-	B42

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.

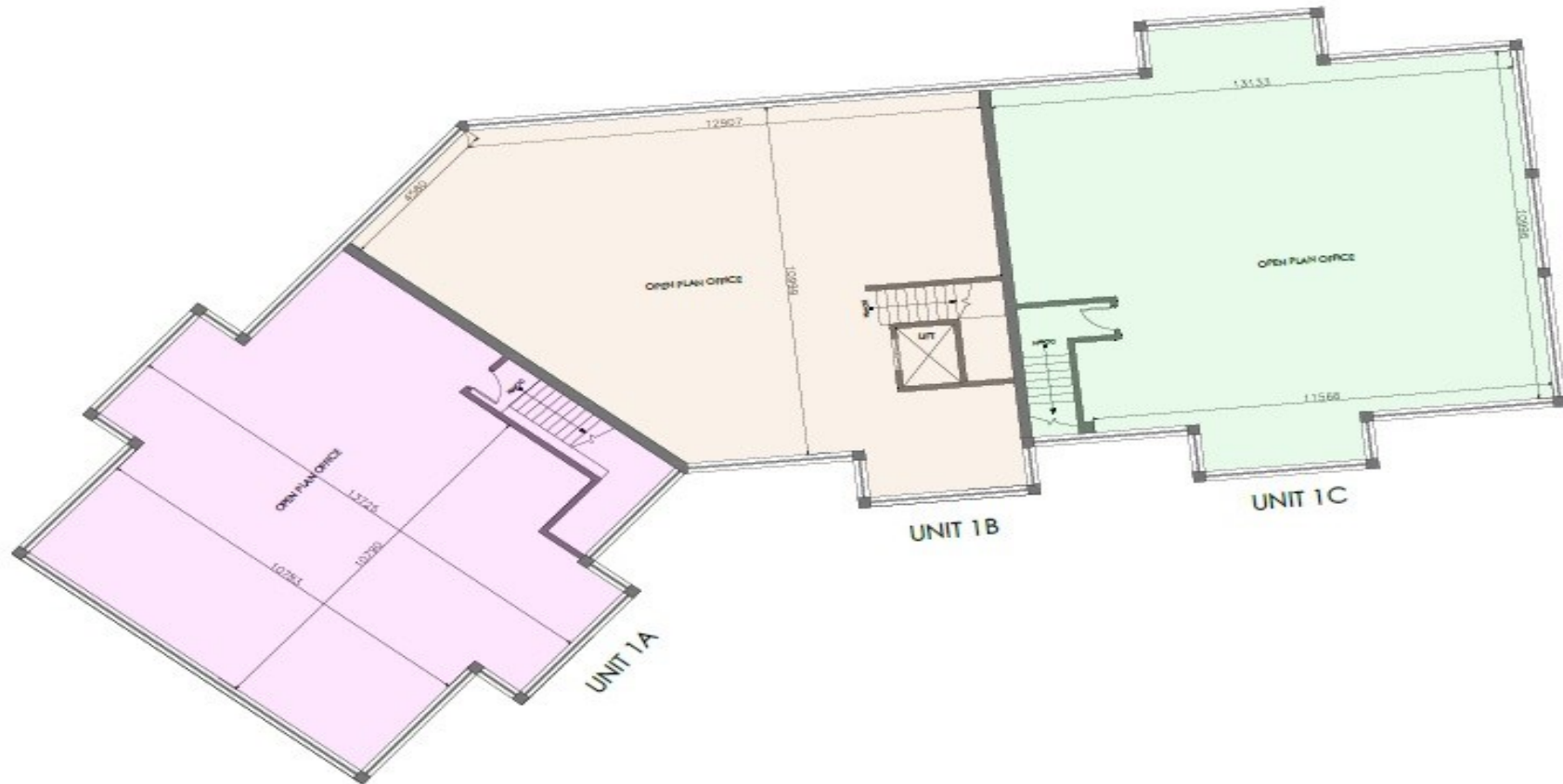
Code for Leasing Business Premises

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 Plan



First Floor Plan



1 Westmere Court, Crewe Business Park, Crewe, CW1 6ZG

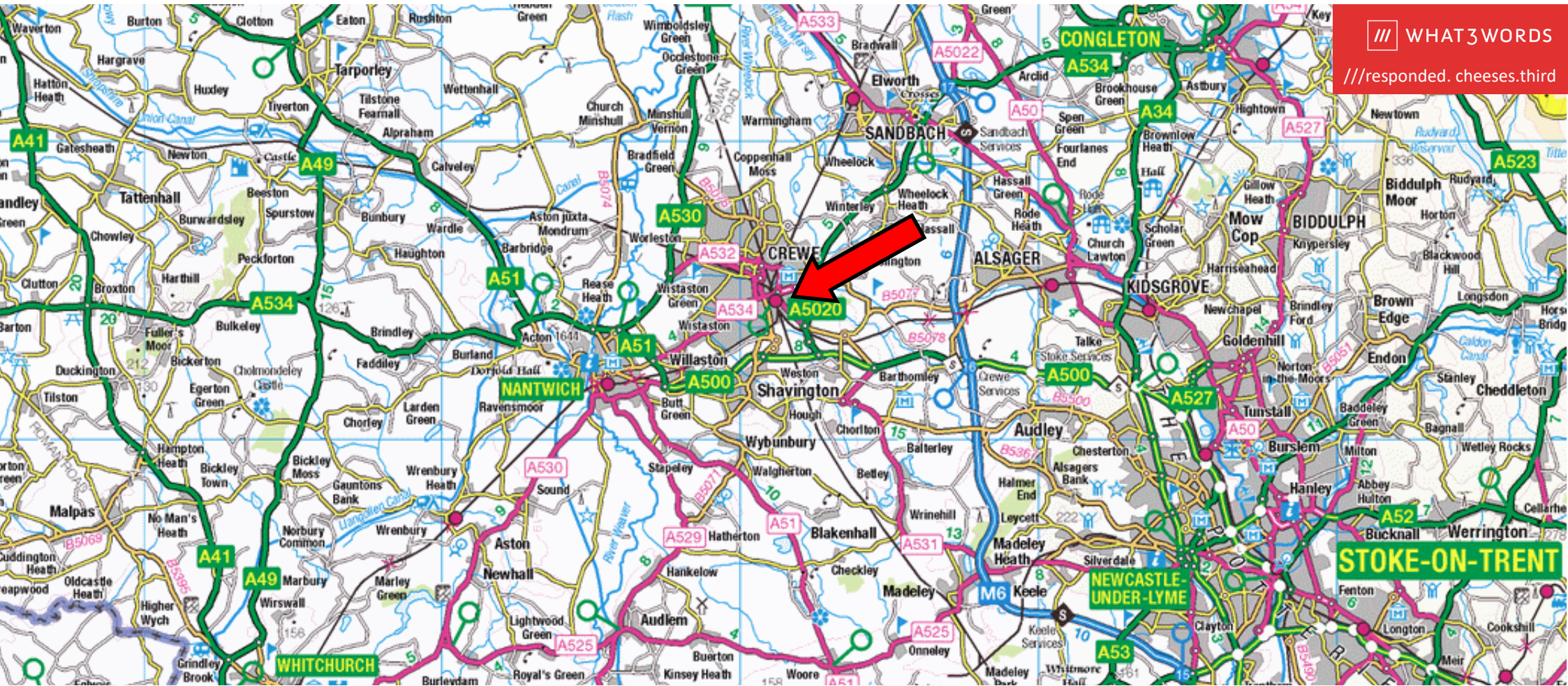




Location

Crewe Business Park is located approximately 1 mile from Crewe town centre. Crewe is the largest town in South Cheshire and located 57 miles north west of Birmingham, 36 miles south of Manchester and 12 miles west of Stoke on Trent. Junction 16 of the M6 motorway is 4 miles to the east of Crewe town centre via the A532 and A500. Otherwise the A534 leads north to Sandbach and Junction 17 of the M6 motorway. Crewe Railway Station is one of the busiest transport hubs in the North West.

Other major occupiers on the Business Park include Air Products, Assurance Solutions and UK Fuels. Hotel and leisure operators on or adjoining the Business Park include; Ibis Hotel, Travelodge and Bannatyne Health Club. Also located nearby are a Co-op, Subway, Texaco Garage, Duke of Gloucester Pub, Greggs and Costa.



WHAT3WORDS
///responded.cheeses.third



Contact:



Andy Butler
07768 880944
andybutler@legatowen.co.uk



Harriet Cope
07548 845167
harriettecope@legatowen.co.uk

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: **July 2024**

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



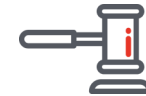
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

Legat Owen
CHARTERED SURVEYORS
01270 621001
legatowen.co.uk