



TO LET

Bay 3, The Weston Centre, Weston Road, Crewe, CW1 6FL

Open plan warehouse accommodation

2,835 sq ft (263.38 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises warehouse accommodation and benefits from:

- Insulated electric roller shutter door
- Kitchen and WC facilities
- On-site forklift drivers
- Open plan layout
- Power sockets
- Secure site
- Flood lit private yard with allocated car parking
- Personal door and roller shutter door

Accommodation

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

	GIA sq m	GIA sq ft
Warehouse	263.38	2,835
Total	263.38	2,835

Terms

The property is available to rent on a flexible license agreement.

Rent

The rent is £3,500 per month plus VAT.

Rent Deposit

A rent deposit may be requested dependent on credit checks.





Business Rates

Business rates are included within the rent payable.

Service Charge

Service charge is included within the rent payable.

Utilities

Electricity is metered and a contribution payable of £0.30 per unit.

Energy Performance Certificate

The property has an EPC rating of C

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.

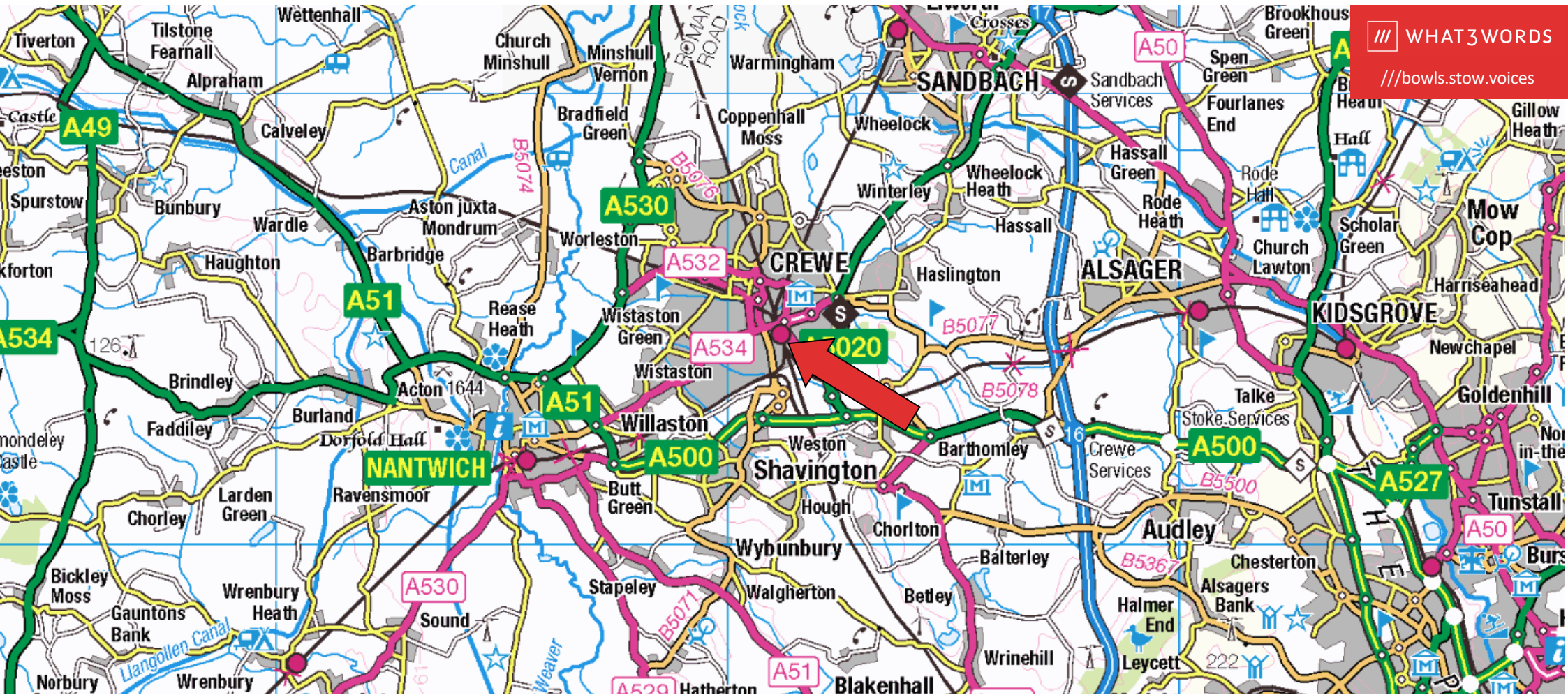
Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.



Location

The Weston Centre is located just off Weston Road and adjacent to the Royal Mail Sorting Office and within 100 metres of Crewe mainline railway station, one of the busiest transport hubs in the North West. Crewe, the largest town in south Cheshire is located 57 miles north west of Birmingham, 36 miles south of Manchester and 14 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.



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: **March 2026**



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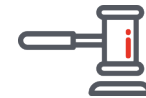
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

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