



TO LET

Part Ground Floor, Two Millennium Gate, Crewe Business Park, CW1 6AP

High quality ground floor offices with parking
5,955 sq ft (553.25 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property provides high quality ground floor offices with the following specification::

- Open plan and cellular offices with glazed frontages
- Perimeter trunking
- Suspended ceiling with inset lighting
- Air conditioning
- Self contained kitchen area
- Shared WC facilities
- 24 car parking spaces

Accommodation

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

| | GIA sqm | GIA sqft |
|---------------------|---------|----------|
| Ground Floor Office | 553.25 | 5,955 |

Terms

The property is available on a new lease for a term to be agreed

Rent

The rent is £95,000 per annum plus VAT.

Rent Deposit

A rent deposit may be requested dependent on credit check.

Parking

The property has the benefit of 24 car parking spaces.

Business Rates

The property has a Rateable Value of £73,500





Service Charge

A service charge is payable to cover a proportion of the cost of the maintenance and upkeep of the building as a whole and common areas and includes all utility charges and building insurance. The current charge is £13.23 per sq ft per annum plus VAT. A full list of services included is available upon request.

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

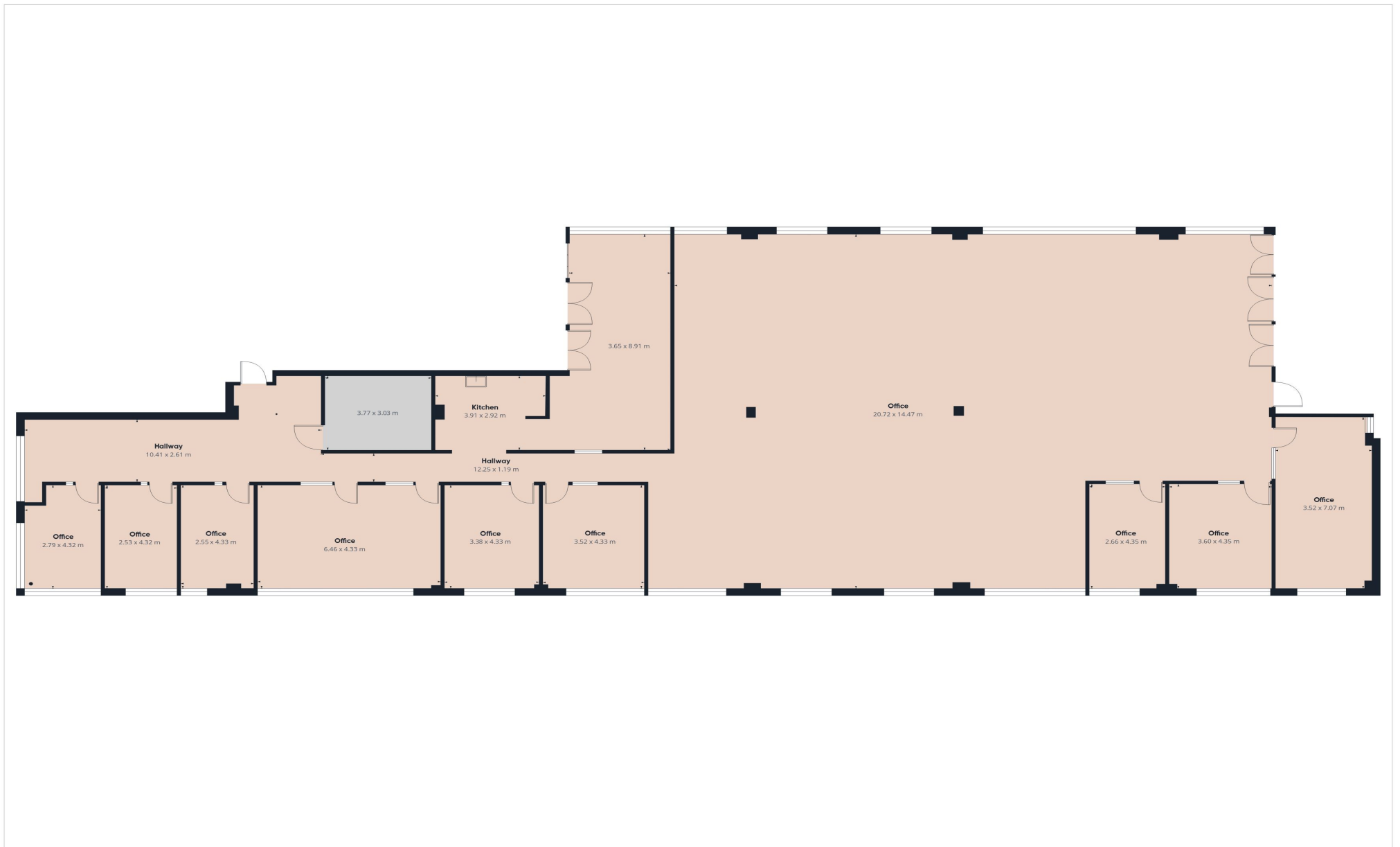
All terms will be subject to VAT at the prevailing rate.

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.

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 purchaser / tenant



Part Ground Floor Plan

Part Ground Floor, Two Millennium Gate, Westmere Drive, Crewe Business Park, Crewe, CW1 6AP



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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: June 2025



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



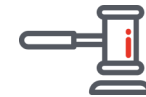
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

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