



TO LET

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

Office Options from 1-2 person up to 10 plus person
From 285 to 1,085 sq ft (27 to 101 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

Bright and light offices ideally located on Weston Road near Crewe Railway Station. There is car parking to the front of The Weston Centre and free WiFi on site.

Storage and warehouse facilities are also available on site.

Lease Terms

Offices are available by way of flexible lease agreements or licence agreements inclusive of:

- Rent
- Business Rates
- Heating and utilities
- Cleaning and maintenance of communal areas
- Mailbox
- Intercom
- Reception services

Legal Costs

Each party is responsible for their own legal costs.

VAT

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

Accommodation

The office suite is 1,085 sq ft in total and includes an open plan area and three adjoining offices.

Office	Comments
Office 1	An area of 800 sq ft for 8-10 people including an open plan area, 4-6 person office and a Directors suite
Office 2	An adjoining area of 285 sq ft for 4-6 person which would make an ideal Boardroom or Training Room

Each office can be rented out independently if required.

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.





Office 1



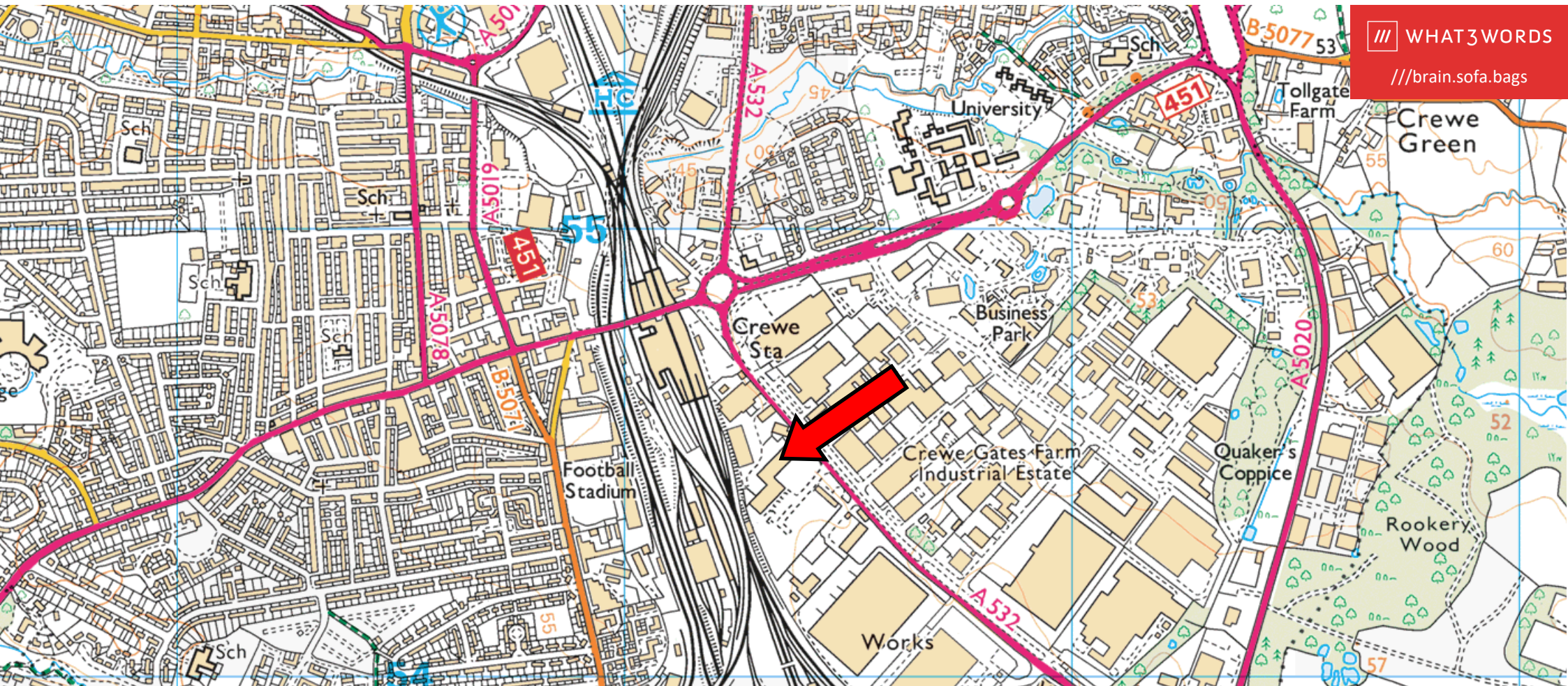
Office 1



Office 1

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. Crewe Rail Station is currently the busiest transport hub 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.



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DATE PREPARED: March 2025



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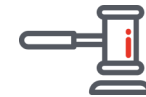
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