



TO LET

Electra House, Electra Way, Crewe Business Park, Crewe, CW1 6GL

Modern two storey office space with parking

LegatOwen
CHARTERED SURVEYORS

Description

Electra House is a two storey office building with accommodation on three wings radiating from a central reception area providing a focal point to the building. There is secure on site car parking, a meeting room is available for use by all occupiers which is bookable via the manned reception.

Electra House also offers flexible co-working space called 'Cospace' offering alternative working space options to include hot desk, short term space. Please contact us for further information or click the link for these services here

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 sqm	NIA sqft	Rent Per Month
NG1	26.94	290	£677
NG8	15.79	170	£397

Parking

Secure on site parking is available

Terms

The offices are available on licence agreement which is inclusive of rent, service charge, heating, lighting and central reception at the monthly licence fees quote above

Energy Performance Certificate

The premises has an EPC rating of C

Business Rates

Business rates due will be payable by the ingoing tenant direct to the local authority

Legal Costs

Each party is responsible for their own legal costs.

VAT

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

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.

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.



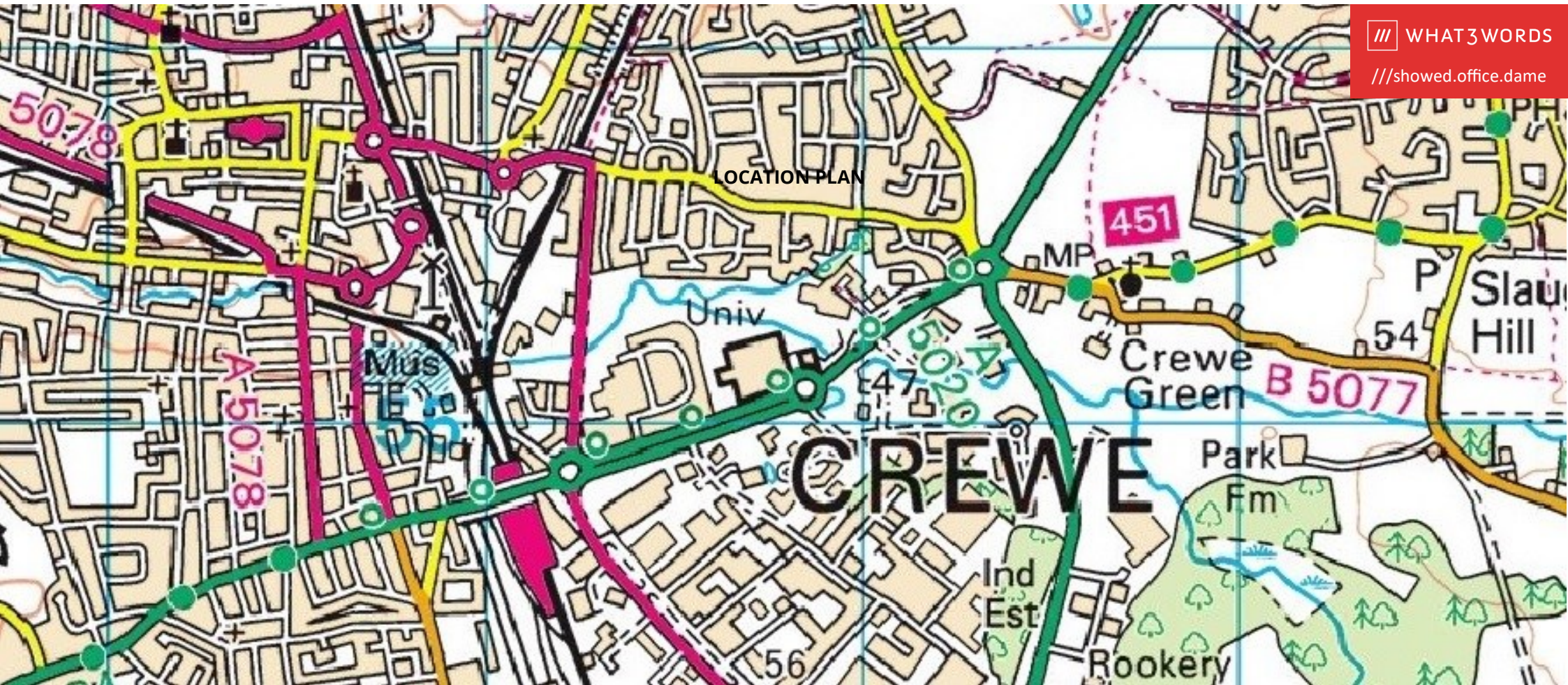




Location

Electra House is located on Crewe Business Park close to Crewe Mainline Railway Station . Crewe Railway Station is 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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DATE PREPARED: **April 2024**

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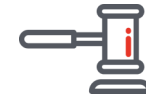
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