

OFFICE

To Let

Prestigious High Quality Offices with Car Parking



From 1,141 sq ft (106 sq m) to 7,035 sq ft (653 sq m)

Alexandra House
Electra Way
Crewe Business Park
Crewe
CW1 6HS

Nantwich Court
Hospital Street
Nantwich Cheshire
CW5 5RH
Tel: 01270 621001
Fax: 01270 624349

LAMONT
www.lamonts.co.uk
01270 621001

Location

The premises are situated in a prominent position at the end of Electra Way on Crewe Business Park. Crewe Business Park is approximately 1 mile from Crewe town centre and has easy access to Junction 16 and 17 of the M6 motorway. Crewe mainline railway station is within ½ mile. Other occupiers who have located on to Crewe Business Park now include Defra, Air Products Plc, Virgin Trains and Lifestyle Services Group.

Facilities

Additional facilities on the Business Park include a 112 bedroom Ramada Hotel, Kids Unlimited Childrens Nursery, Bannatyne Healthclub, Subway sandwich and coffee shop and Co-operative Convenience Store.

Alexandra House

Alexandra House has been designed to a high specification by Healthshield, the adjoining owner occupiers

Five office suites are available as a whole or individually with access from the main entrance at ground floor and with secure parking to the side of the building.

Description

The building is built to a high specification to include:

- Fully Double Glazed Windows
- Raised Floors
- Air Conditioning/Comfort Cooling throughout
- Passenger Lift
- Suspended Ceilings with Category II Lighting
- Fully Carpeted
- Secure Car Parking

Accommodation

Lower Ground Floor – Suite A	1,141 sq ft (106.00 sq m)
Lower Ground Floor – Suite B	1,268 sq ft (117.80 sq m)
Upper Ground Floor	2,313 sq ft (214.88 sq m)
First Floor	2,313 sq ft (214.88 sq m)
Total	7,035 sq ft (653.56 sq m)

Rating

We are advised by Cheshire East Council that the 2012-2013 Rateable Value is £89,000

Tenure

Available by way of an assignment of the current lease or a new lease or sublease on terms to be agreed.

Rent

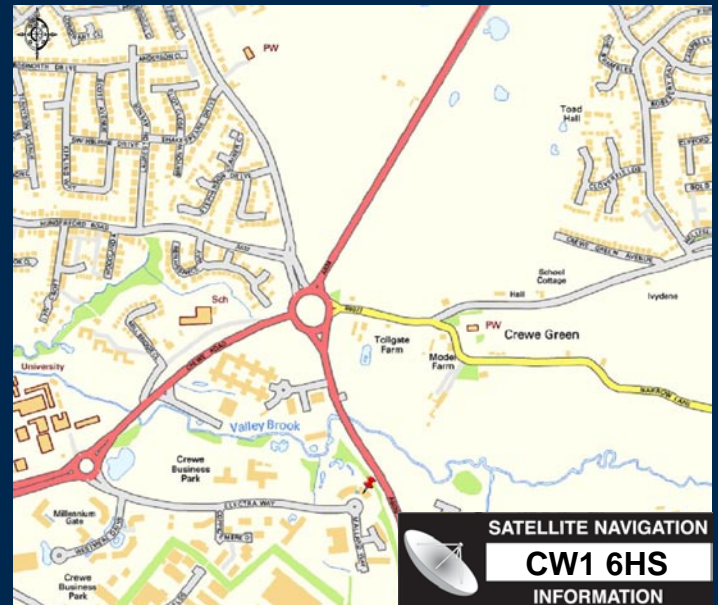
Upon application

VAT

VAT to be charged at the standard rate

Legal Costs

Each party to bear their own legal costs incurred in the preparation of any legal documentation



Viewing

Strictly by appointment with Lamont Commercial. Telephone: (01270) 621001. Contact Andy Butler or Karen Kilcourse. Email: abutler@lamonts.co.uk

Subject to Contract
July 2012

Commercial Property Consultants



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