

# 1 Westmere Court

Leasehold  
Office

Crewe Business Park, Crewe, CW1 6ZE

2,679 sq ft - 8,326 sq ft (249 - 733 sq m)



**To Let** | £16.50 per sq ft



## Key information



**Rent**  
£16.50 per sq ft



**EPC rating**  
B



**Rateable value**  
£37,250 - £43,000



**Service Charge**  
£TBC

## Description

1 Westmere Court is a modern office development located within Crewe Business Park, a well-established commercial destination. The development offers fully refurbished, open plan office accommodation with dedicated car parking, offering suites from 2,679 sq ft to 8,326 sq ft (249 sq m to 773 sq m). The accommodation is arranged over ground and first floors.

Crewe Business Park benefits from a strong mix of nearby amenities, including Co-Op Food, Subway, Costa Coffee, Texaco Garage, Duke of Gloucester Pub and Greggs. Hotel and leisure operators on or adjoining the Business Park include; Ibis Hotel, Travelodge and Bannatyne Health Club.

## Specification

- Suspended ceilings
- Perimeter trunking
- LED lighting
- Gas central heating
- Kitchenettes
- Toilet facilities
- Carpets throughout
- Security alarm
- Dedicated car parking spaces

## Amenities



24/7 Access



Suspended Ceiling



Kitchen



Car Parking



Perimeter Trunking



Transport Network Links

## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate areas comprise:

Unit / Floor	Sq Ft	Sq M
Unit 1A - Ground Floor	1,177	109.34
Unit 1A - First Floor	1,502	139.54
Unit 1B - Ground Floor	1,330	123.56
Unit 1B - First Floor	1,396	129.69
Unit 1C - Ground Floor	1,367	127.00
Unit 1C - First Floor	1,554	144.37
<b>TOTAL</b>	<b>8,326</b>	<b>773.50</b>



## Location

Crewe Business Park is located approximately 1 mile from Crewe town centre. Crewe is the largest town in South Cheshire and located 57 miles north west of Birmingham, 36 miles south of Manchester and 12 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. Crewe Railway Station is one of the busiest transport hubs in the North West.

Address: [1 Westmere Court, Westmere Drive, Crewe Business Park, Crewe, CW1 6ZE](#)

What3words: [///answer.struck.trees](#)

### Locations

Crewe: 1 mile

Stoke-on-Trent: 12 miles

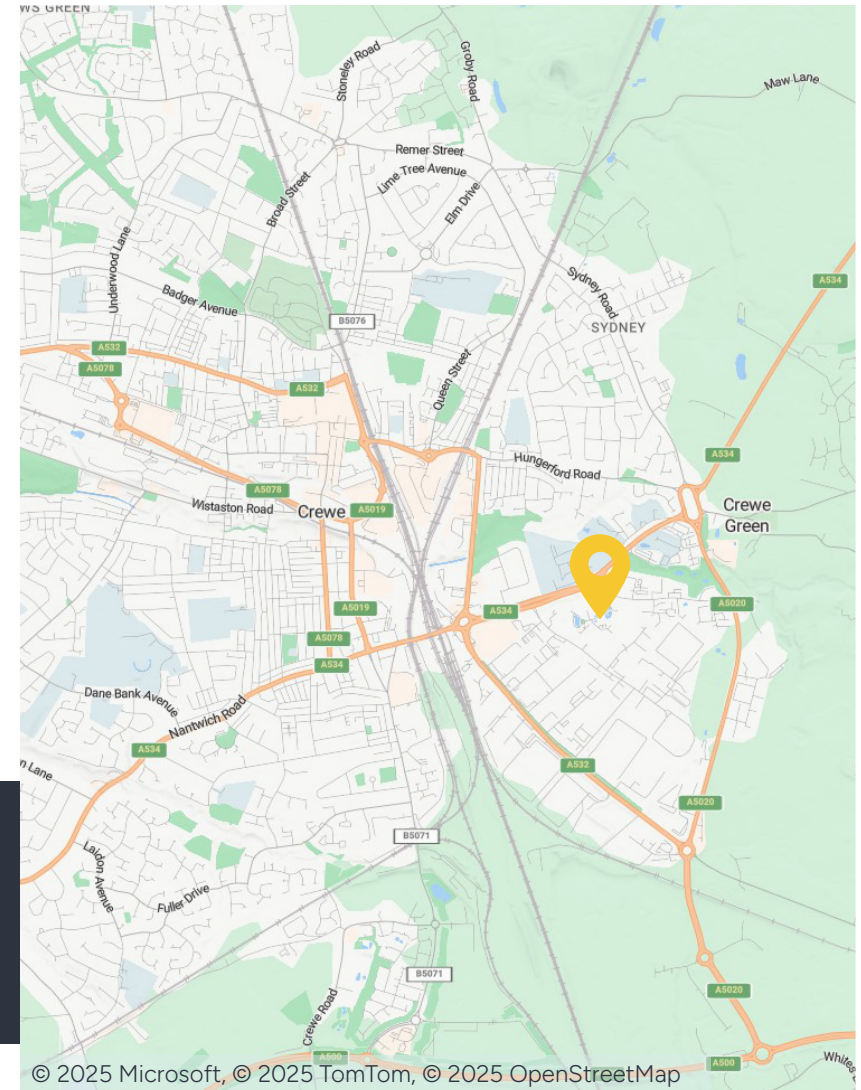
Manchester: 36 miles

### Nearest station

Crewe Train Station: 0.9 miles

### Nearest airport

Manchester Airport: 27.6 miles



## Further information

### Rent

Rent on application.

### Tenure

Leasehold.

### Lease Terms

The accommodation is available to let on terms to be agreed.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority. The units have the following current Rateable Values:

- Unit 1A - £37,250
- Unit 1B - £38,750
- Unit 1C - £43,000

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.



## Further information

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

The property has the following EPC Ratings:

- Unit 1A - B:50
- Unit 1B - B:47
- Unit 1C - B:42

### Service Charge

A service charge will be payable as a contribution towards the maintenance of the exterior of 1 Westmere Court as a whole as well as the external landscaped areas.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the joint agents.



## Contact us



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