



**FULLY FITTED GRADE A OFFICE SUITE TO LET**  
8,023 sq ft with 38 parking spaces

Crewe Business Park, Mallard Way, Crewe CW1 6ZQ

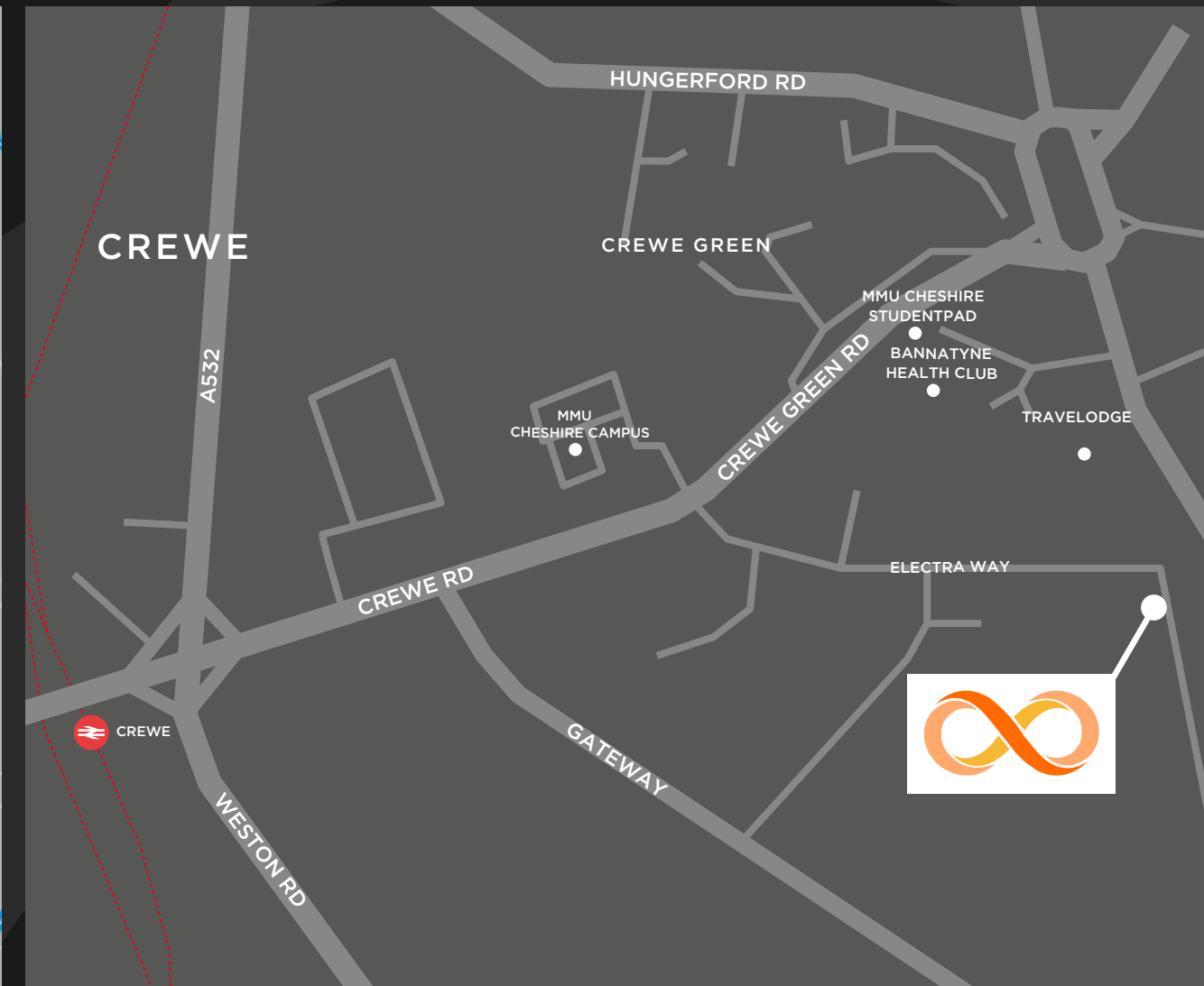


# LOCATION

Crewe Business Park is one of the premier business parks for the North West Region. It was one of the first ecologically based developments of its kind and an early recipient of the millennium award for environmental excellence.

It benefits from superb connectivity being under 5 miles from J16 and 17 of the M6 and importantly within walking distance of the train station and town centre. Crewe Railway Station is one of the busiest transport hubs in the North West. The nearest international airport is Manchester just 26 miles away.

Hotel and leisure operators on or adjoining the Business Park include; Ibis Hotel, Travelodge and Bannatyne Health Club. Also located nearby are a Co-op, Subway, Texaco Garage, Duke of Gloucester Pub, Greggs and Costa.





# DESCRIPTION

Infinity House is a modern 3 storey purpose built office building built in 2002 to a Grade A specification. Internally the space has been refurbished to provide a mix of high quality open plan and fully fitted workspace.



Manned reception



Raised access floors



Suspended ceilings



LED lighting



Air conditioning



Secure onsite parking at a ratio of 1:236 sq ft



Cycle storage



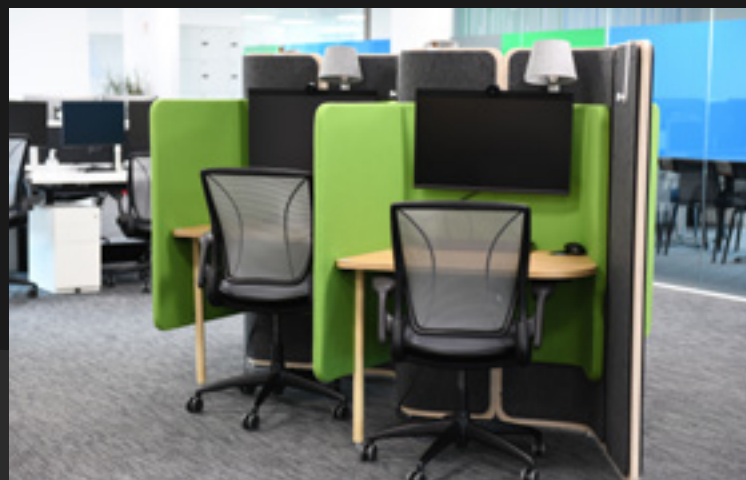
Shower facilities





# AVAILABILITY

SECOND FLOOR – 8,023 SQ FT NET  
INTERNAL AREA





# GALLERY





# FURTHER INFORMATION

## SERVICE CHARGE

A service charge is payable for the maintenance of the building and common areas.

## RENT

On application.

## BUSINESS RATES

We advise you confirm the current Rateable Value of the office with the local authority.

## EPC

An EPC certificate is available upon request.

## LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred.







# CONTACT

By appointment with the agent.



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