

TO LET

UNITS 4 & 15 WESTON BUSINESS PARK

MAIN ROAD, WESTON, CREWE, CW2 5ND



UNIT 15



UNIT 4

INDUSTRIAL / WAREHOUSE UNITS

1,846 - 5,384 sq ft (171.51 - 500.22 sq m)

(Approx. Total Gross Internal Area)

- A fully refurbished and a new build unit
- Secure location
- Good access to A500

LOCATION

The units are located on Main Road which is accessed from the roundabout of the A531. The property is located to the south of the A500 which provides access to Junction 16 M6 Motorway (approx. 2 miles). Crewe town centre lies approx. 3 miles to the north providing a broad of amenities and Crewe Train Station.



DESCRIPTION

The industrial estate is accessed via a secured electric gate.

Unit 4 comprises a fully refurbished unit with the following specification:-

- Steel portal frame unit
- New cladding, roof and roof lights
- Electric loading door
- Eaves height 4.9m
- LED lighting

Unit 15 is a brand new unit benefiting from the following specification:-

- Single bay steel portal frame unit
- Electric roller shutter door
- Eaves height 4m
- LED lighting

POSTCODE: CW2 5ND



ACCOMMODATION

	SQ M	SQ FT
Unit 4	500.22	5,384
Unit 15	171.51	1,846

TENURE

The units are available by way of new full repairing and insuring leases on terms to be agreed.

RENT

POA

EPC

To be assessed.

RATEABLE VALUE

Unit 4 - £30,000

Unit 15 - £10,500

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

All prices are quoted exclusive of VAT which we understand will be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1276 Date: 02/25

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