

TO LET

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CHARTERED SURVEYORS
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The Dovecote, Crewe Hall Farm, Old Park Road, Crewe. CW1 5UE

High Quality Office
Accommodation

3,172 SQ FT to 6,525 SQ FT
(295 SQ M to 606 SQ M)

With Parking



LOCATION

Located just south east of Crewe town centre, Crewe Hall Farm is within easy reach of major road and rail links. The development is approximately 4 minutes from Crewe Railway Station and 6 minutes from Junction 16 of the M6 motorway.

DESCRIPTION

The Dovecote comprises a detached two storey self contained office barn conversion with brick elevations beneath a pitched slate tile roof. Internally, there is a central entrance area and stairs to the first floor which provides 2 suites either side of the central landing area. The ground floor offices are laid out as individual rooms off a central corridor. The specification includes carpeted floors, part exposed brick walls, part painted plaster walls, planar glazed windows, perimeter trunking and original character features.

ACCOMMODATION

The premises provide the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	3,353	311.50
First Floor	3,172	294.69
TOTAL	6,525	606.19

CAR PARKING

The whole building benefits from the following allocated car parking spaces and shared use of two disabled spaces

Ground Floor : 19 spaces

First Floor : 19 spaces

TERMS

The premises are available on a floor by floor basis or as a whole by way of the existing leases (details of which are set out below) or by way of new full repairing and insuring leases of the whole or part for a term and rent to be agreed.

EXISTING LEASES

Ground Floor: a term expiring 8 November 2023 at a rent of £50,000 per annum

First Floor: a term expiring 31 October 2022 at a rent of £47,500 per annum

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of B-50

BUSINESS RATES

We are advised by Cheshire East Council that the premises has the following Rateable Values:

Ground Floor: £25,250

First Floor: £24,750

SERVICE CHARGE

A service charge is payable by way of a contribution to the maintenance of the common areas of the estate and for the common areas of The Dovecote building as a whole. The charges for the current service charge year are as set out below:

Ground Floor: £4,440 per quarter plus VAT

First Floor: £4,146 per quarter plus VAT

BUILDING INSURANCE

The landlord will insure the building and recover the appropriate premium from the tenant.

UTILITIES

Electricity and water charges are included in the service charge. Gas is payable separately.

VAT

VAT is payable on all sums due the landlord.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred in any transaction

CODE OF LEASING PRACTICE

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

VIEWING

Strictly by appointment with Legat Owen.

Contact: Andy Butler

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