



180a Edleston Road, Crewe, Cheshire, CW2 7EP

To Let £3,500 pax

First Floor Office Accommodation  
IMPS-3: 49.74 sq. m (535 sq. ft.)



**RICS**

the mark of  
property  
professionalism  
worldwide

180a Edleston Road, Crewe,  
Cheshire, CW2 7EP

**HAMMOND**  
CHARTERED SURVEYORS

#### Location

The property is located in Crewe on Edleston Road (A5078), a main route connecting the town centre to Nantwich Road (A534), having good transport links to Crewe train station, the A500, A534 and the M6 motorway.

Situated in a mixed-use area, nearby commercial occupiers include a sandwich bar, fast food takeaways, convenience stores, dentists, a kitchen supplier, a public house and a hair salon.

#### Description

The property itself comprises first floor office accommodation consisting of a shared entrance off Edleston Road (the entrance is shared with a sandwich bar who occupy the ground floor) three office rooms together with ancillary staff accommodation.

The property specification includes:

- Fluorescent tube lighting
- Plastered/decorated walls & ceilings
- Part UPVC double glazing
- Carpet/laminate flooring

Opposite the property there is council owned pay and display car park and public transport is available on Edleston Road.

#### Accommodation

Office 1	20.08 sq. m	216 sq. ft
Office 2	13.90 sq. m	150 sq. ft
Office 3	12.87 sq. m	139 sq. ft
Kitchen	2.89 sq. m	31 sq. ft
Shower	-	
WC	-	
<b>IMPS- 3</b>	<b>49.74 sq. m</b>	<b>535 sq. ft</b>

#### Services

Interested parties are recommended to make their own enquires. Mains electricity and water/drainage are understood to be available, subject to any reconnection which may be necessary.

#### Planning

The permitted use of the property is understood to fall within Use Class B1 (Business) of the Town and Country Planning (Uses Classes) Order 1987.

#### Rating

The property is classified as a shop and has a 2017 rateable value of £2,800. The property may qualify for 100% small business rates relief. Interested parties should direct their inquiries to Cheshire East Council Business Rates Team.

#### Tenure

The property is available on a new lease, on terms to be agreed.

#### Energy Performance Certificate

An EPC has been commissioned.

#### Rent

£3,500 per annum exclusive.

#### Service Charge

Not applicable.

#### VAT

Not applicable.

#### Credit Check

Prospective tenants will be subject to third-party credit checks for which a non-refundable fee (from £85+VAT) is payable to Hammond Chartered Surveyors in advance.

#### Legal Costs

The incoming tenant will be responsible for Landlord's reasonable lease preparation costs. Further details available upon request.

#### Viewings

Viewing is strictly by appointment with the Sole Agent.

#### Contact

Glenn Hammond BSc (Hons) MRICS

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

Euan McKenzie BA (Hons) MSc

T: 01782 659 905

M: 07710 089 130

E: euan@hammondsurveyors.co.uk

Subject to Contract

Disclaimer: Hammond Chartered Surveyors on its behalf, for any joint agent and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hammond Chartered Surveyors has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of all outgoings and VAT. 5. Hammond Chartered Surveyors is the trading name of Hammond Surveyors LLP.

#### Hammond Surveyors LLP

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

Hammond Surveyors LLP. Registered in England & Wales No. OC377397. A list of Members is available at the above office.  
Regulated by RICS

