



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

To Let £4,000 pax

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



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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

£4,000 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

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#### 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

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