

**Units 9 - 13, Mallard Court, Crewe Business Park**  
Crewe, CW1 6ZQ

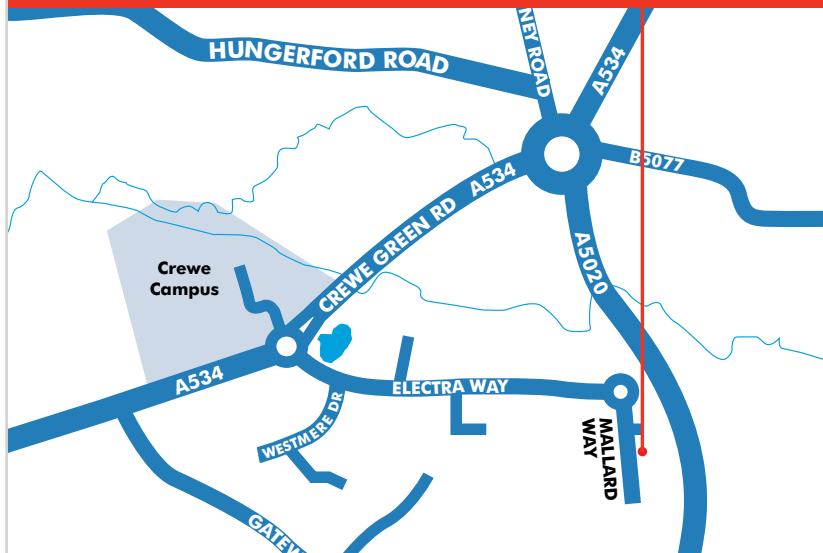
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Office Investment: £1,125,000 NIY:8.53%



 SAT NAV CW1 6ZQ **MALLARD COURT**



### Location

Crewe is located in the heart of Cheshire and located 57 miles north west of Birmingham, 36 miles south of Manchester and 14 miles north west of Stoke on Trent.

Junction 16 of the M6 is 6 miles to the east of the town, accessed via the A532 and A500. The town's other main arterial route is the A534 which leads north towards Sandbach, and Junction 17 of the M6, and west towards Nantwich. The A500 runs eastwards, south of the town, providing direct access into Stoke on Trent.

Crewe Station is a key rail junction serving the West Coast Mainline and being a gateway to the national rail network more generally.

Crewe is a HS2 Hub Station providing future travel to London in under 1 Hour.

Crewe has benefited from significant major road infrastructure improvements over recent years, with further dualling improvements to J16 of the M6 due to start in 2021.

Crewe Business Park extends to approximately 67 acres and is one of only two business parks in the UK to have received the prestigious Millennium Mark Award for environmental excellence.

Mallard Court is situated within Crewe Business Park. The development is located to the western boundary of the business park with Mallard Way being accessed from Electra Way which in turn provides direct access to the A534 Crewe Road.

## Description

Mallard Court comprises a terrace of offices of brick and block construction and being under a pitched concrete interlocking tile roof covering, set within a courtyard environment and benefitting from dedicated car parking spaces which are situated to the front and rear elevations. The offices are finished to a specification which includes the following:-

- Suspended ceilings
- Recessed Category II lighting
- Perimeter trunking
- Double glazing
- Carpeting
- Fire and intruder alarm systems

The offices have been measured on a Net Internal Area basis and provides for the following approximate floor areas:-

Unit	Ground Floor Sq. m. (Sq. ft.)	First Floor Sq. m. (Sq. ft.)	Total NIA Sq. m. (Sq. ft.)
9	64.52 (695)	80.45 (866)	144.97 (1,561)
10	59.18 (637)	68.77 (740)	127.95 (1,377)
11	96.33 (1,036)	108.55 (1,168)	204.88 (2,204)
12	59.61 (642)	68.77 (740)	128.38 (1,382)
13	64.52 (695)	76.94 (828)	141.46 (1,523)
<b>TOTAL NIA</b>			<b>747.6 (8,047)</b>



## Tenure

The property is held by way of a 125 year long leasehold interest from 31 January 2001 at a peppercorn rent. (Units 8 & 14 form part of the sale but have been bought on a long lease by other occupiers.)

## Tenancy

The property is let in accordance with the following tenancy schedule.

Tenant	Unit	Lease Start	Years	Lease Expiry	Rent Review	Breaks	Area (N.I.A.) ft <sup>2</sup>	Rent £ pa	Rent p.s.f	Comments
Heatshield Limited	GF9	05/04/2018	5	04/04/2023	05/04/2021	-	695	£9,500.00	£13.67	
Vacant	FF9	12 month rental guarantee				-	866	£10,825.00	£12.50	Refurbished Space
North Western Railway Company Limited (t/a Arriva plc.)	10	24/12/2019	1.5	30/06/2021	n/a	-	1377	£16,000.00	£11.62	
Vacant	11	12 month rental guarantee				-	2204	£27,550.00	£12.50	Refurbished Space
Power Supply Projects	12 & 13	13/05/2018	5	12/05/2023	13/11/2020	-	2905	£37,750.00	£12.99	
							<b>8,047</b>	<b>£101,625.00</b>		

## 9-13 Mallard Court, Crewe Business Park



### Price

We are instructed to seek offers at **£1,125,000** net and exclusive for the benefit of the long leasehold interest which would show a **net initial yield of 8.53%** after purchaser's costs of 5.87% (and assuming the rental guarantee on FF Unit 9 and Unit 11) and a **Capital Value per sq ft of £139.80**.

### VAT

We understand the property is elected for VAT and VAT will therefore be payable upon the purchase price unless the matter can be treated by way of a TOGC.

### EPC

Certificates and ratings for the buildings are as follows.

Unit 9	64-C
Unit 10	77-D
Unit 11	79-D
Unit 12	77-D
Unit 13	74-D

### Further Information

For further information or to make arrangements for viewing please contact:

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