

TO LET

LegatOwen
CHARTERED SURVEYORS
01270 621001
www.legatowen.co.uk



Unit 9 Orion Park, Crewe. CW1 6NG

A NEW HIGH SPECIFICATION UNIT

4,500 SQ FT

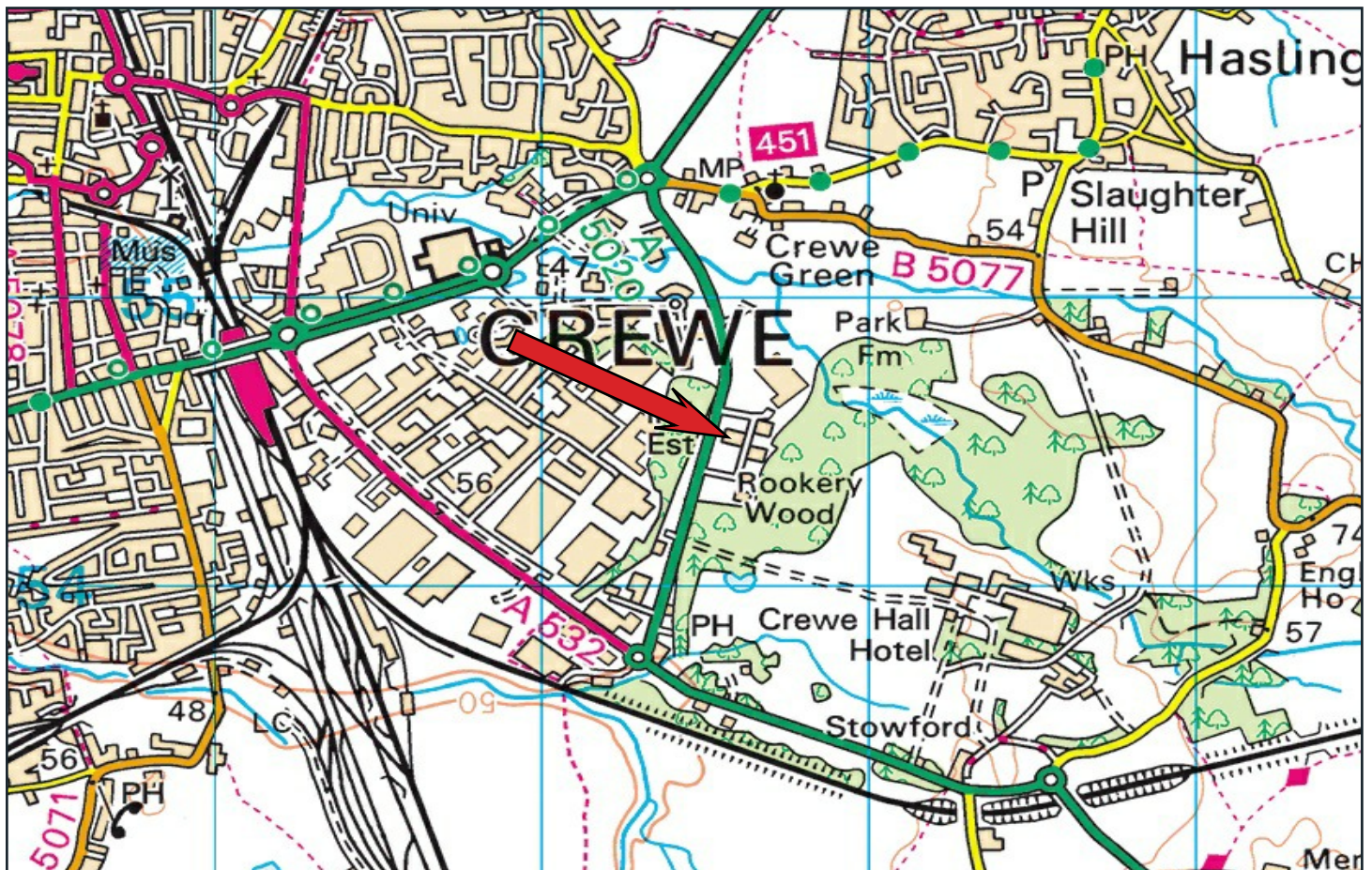
(418 SQ M)

GOOD FRONTAGE, CIRCULATION AND
PARKING



LOCATION

Orion Park is strategically located approximately 4 miles west of Junction 16 of the M6 motorway. The unit has excellent positioning onto University Way (the Crewe Green Link Road) which connects the A500 Weston Road, linking to Junction 16. Further access to Junction 17 is via the A534. The A500 also provides a westerly link to Chester and North Wales.



DESCRIPTION

The unit incorporates the following features:

- Mid terrace
- Steel portal frame single span
- Fully insulated profiled and flat panel cladding
- Intermittent roof lighting
- 35KN m sq floor slab
- Clear internal eaves to 6.5m
- 3 phase electricity and gas
- Offices and mezzanine
- Large circulation area
- Good car parking provisions

ACCOMMODATION

4,500 sq ft (418 sq m)

RENT

£28,500 per annum

BUSINESS RATES

The unit is yet to be assessed for rating purposes

LEGAL COSTS

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

VAT

VAT is applicable in this transaction

ENERGY PERFORMANCE CERTIFICATE

The EPC will be issued upon full practical completion

VIEWING

Strictly by appointment with Legat Owen. Contact Matthew Pochin

Telephone: 01270 621001

Email: mattpochin@legatowen.co.uk

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January, 16

SUBJECT TO CONTRACT

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