



2 Solway Court Electra Way

Crewe Business Park, Crewe, CW1 6LD

£14,000 Per Annum



1363.00 sq ft

A two storey modern office building with car parking. The property benefits from 2 ground floor offices, male & female w.c. and first floor open plan office with partitioned office at one end. There are workspaces and sinks on both ground and first floor. Externally there are 4 allocated parking spaces.



Location

The property is located on Electra Way, Crewe Business Park. Nearby retailers to the property include Aldi, McDonald's, Shell & Co-Op Food. Electra Way is off the roundabout between Crewe Road and Crewe Green Road. Crewe Road leads to Crewe Railway Station approximately 0.75 miles away and the Town Centre is approximately 1.5 miles distance. Crewe Green Road leads to the Crewe Green Roundabout, providing access to the A534 towards Sandbach and the route towards the A500 and M6.

Accommodation

Ground Floor

Reception area

Front room : 158 sq ft (14.64 sq m)

Rear room : 410 sq ft (38.11 sq m)

Ladies & gents w.c.

First Floor

Open plan room with partition office : 795 sq ft (73.84 sq m)

Outside : 4 allocated parking spaces

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value for 2025/26 is £14,500. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Leasehold

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC

Energy Performance Certificate number and rating is 95 D

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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