

**3 MONTHS
RENT FREE**



FF, 17 Macon Court Herald Drive
Crewe, CW1 6EA

£8,500 Per Annum

672.00 sq ft



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Description

First floor offices benefitting from suspended ceilings, electric heating and on site parking of two designated car parking spaces. Accessible via a shared entrance to the front of the building these offices are spacious, presentable and highly attractive for a business looking for flexible working space close to amenities and excellent road and rail networks.

Location

The Property is located on the popular and highly regarded office development known as Macon Court Business Park, Crewe within the County of Cheshire. Crewe is located within close proximity of junctions 16 and 17 of the M6 motorway and is 44 miles to the south of Manchester and 55 miles to the north of Birmingham with work now approved for the HS2 rail extension into Crewe. Northwich is 15 miles, Congleton 13 miles, Stoke-on-Trent 15 miles and Chester 24 miles distant. Crewe train station provides high speed direct links to London, Manchester and Birmingham. Crewe is located within an area having good road communications links being situated at the confluence of the A534, A51 and A500.

More particularly the property is situated off Macon Way and Herald Drive on the immediate edge of Crewe town centre. Macon Way is the A523 Road leading from Maw Green and Sydney to the north linking up with Weston Road to the south ultimately connecting to the A500 and Junction 16 of the M6 around 5 miles away. Crewe train station is around 500m away

Accommodation

Main Office

Rear Office /Meeting Room

Kitchenette

WC

TOTAL NIA: 672 Sq ft (62.40 Sq m)

Services

Electric, water and mains drainage are connected to the property.

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

*** ZERO RATES APPLICABLE ***

The VOA website advises the rateable value for 2025/26 is £8,000. 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

A new Tenants internal repairing and insuring lease for a preferred term of 3 years or more.
Rent £8,500 per annum plus VAT.

Please note when shorter terms are put forward in the form of break options at the end of year two a penalty equal to three months rent will be payable if the break option is initiated.

Commercial EPC

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Service and Utility Costs

The ingoing Tenant will be responsible for the following utilities/services at an estimated cost of £2,500 per annum: Water, Electric, Building Insurance, Management/Service Charge.

Alternatively, the landlord will offer an inclusive rent fixed rent at £11,500 per annum.

Legal Costs

The ingoing Tenant will pay a contribution of £450+VAT towards the preparation of the lease.

VAT

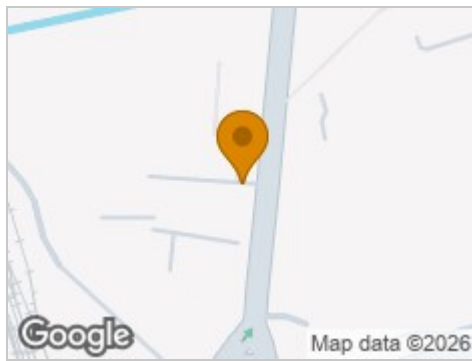
VAT is applicable to this property.

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.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Sorry, Floor Plans are not available for this property

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commercial

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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