



**ROCKWELL
HOUSE**

TO LET

INDUSTRIAL / WAREHOUSE / OFFICES

28,509 SQ FT (2,648 SQ M) 1.6 ACRES (0.647 HECTARES)

CREWE GATES INDUSTRIAL ESTATE, CREWE **CW1 6YT**

ENTER ➡





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HOME

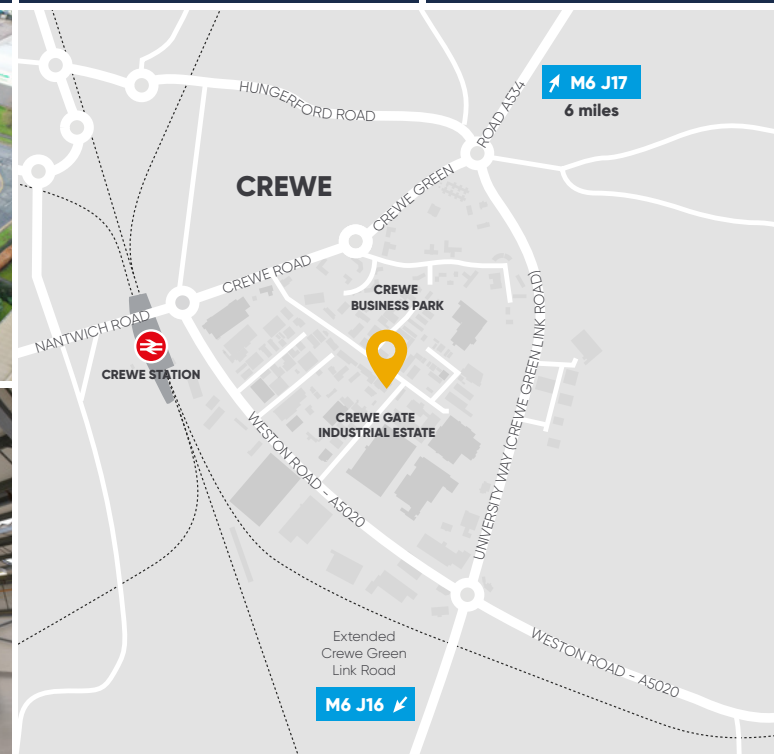
LOCATION

DESCRIPTION

AERIAL

GALLERY

FURTHER INFO



LOCATION

- Principle industrial area of Crewe Gates Industrial Estate located to the south of Crewe town centre
- Excellent links to the M6 motorway
- West coast mainline principle station
- Local occupiers include Bargain Booze, Ryman's, Gallahers, AO and Gist
- Junction 16 of the M6 motorway only 5 miles to the east and Junction 17 only 7 miles to the north
- Manchester and Birmingham airports within 40minute drive time
- Direct link from Crewe station to London Euston in 1 hour 45 minutes



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DESCRIPTION

The premises is of steel portal frame construction in 3 bays with a 2 storey brick built office area to the front and a further single storey brick built area housing welfare and canteen facilities.

The building offers a good mix of warehouse/manufacturing space and offices. There are ample welfare facilities with the ability to create clean rooms/secure storage.

The building has excellent prominence onto both Gateway and First Avenue with access points from both roads.

The site has a large tarmacadam car park to the front with circulation for deliveries and yard to three sides. The yard area is fenced and secure. The premises has extensive mature landscaping.

	SQ FT	SQ M
GROUND FLOOR OFFICES AND WELFARE	11,014	1,023
FIRST FLOOR OFFICES	2,974	276
WAREHOUSE	14,521	1,349
TOTAL GIA	28,509	2,648

- Eaves height to 4.35m
- Feature reception and extensive welfare facilities
- Yard and circulation to three sides
- Extensive car parking (32 spaces)

- Open plan and cellular offices
- Roller shutter door access from two elevations
- Central heating and partial air conditioning
- Fully insulated industrial area with roof lights

- 3 phase power and gas
- LED lighting and gas blowers to industrial area
- Alarm and CCTV
- Perimeter blockwork wall to warehouse/manufacturing area



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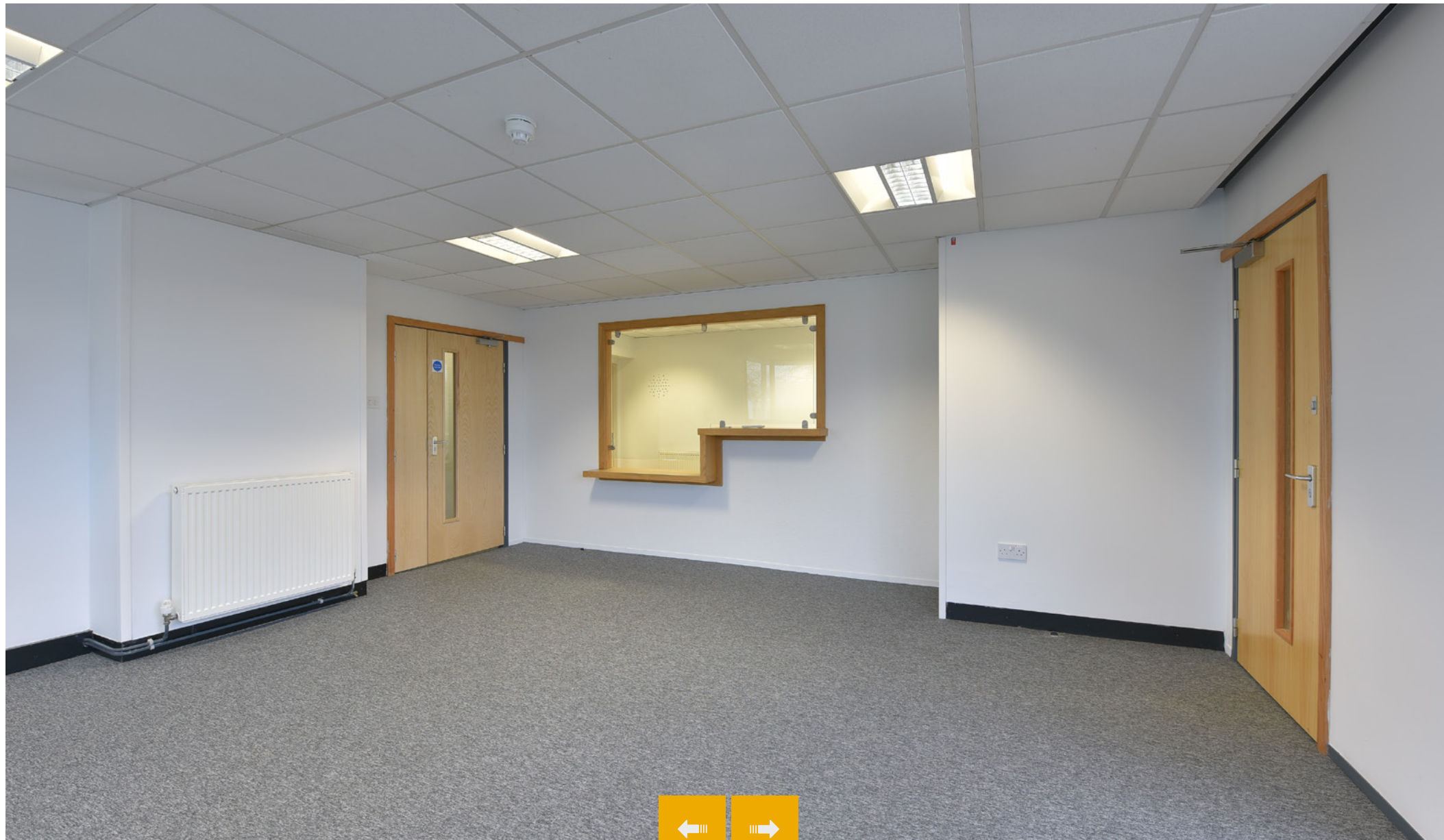
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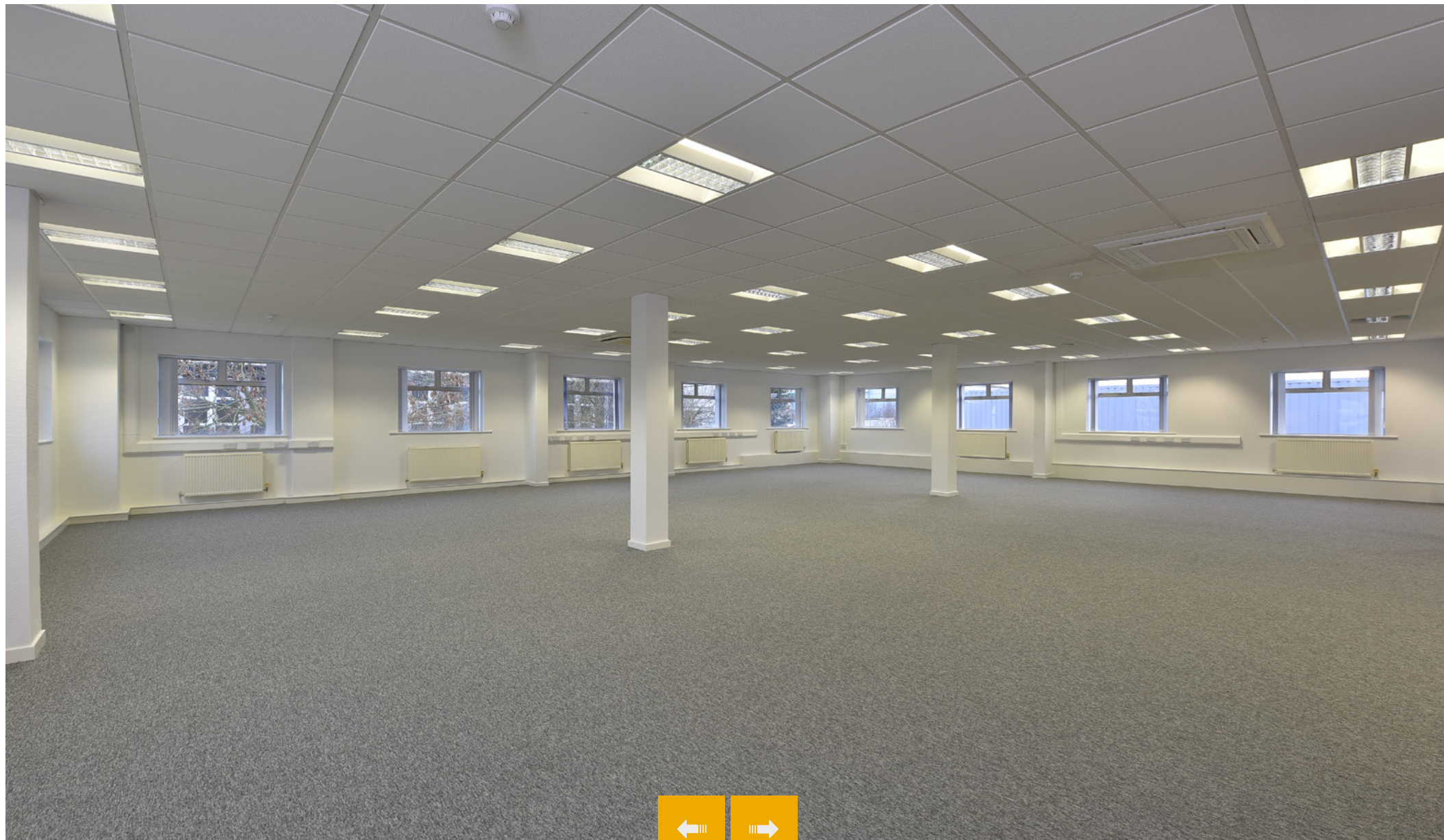
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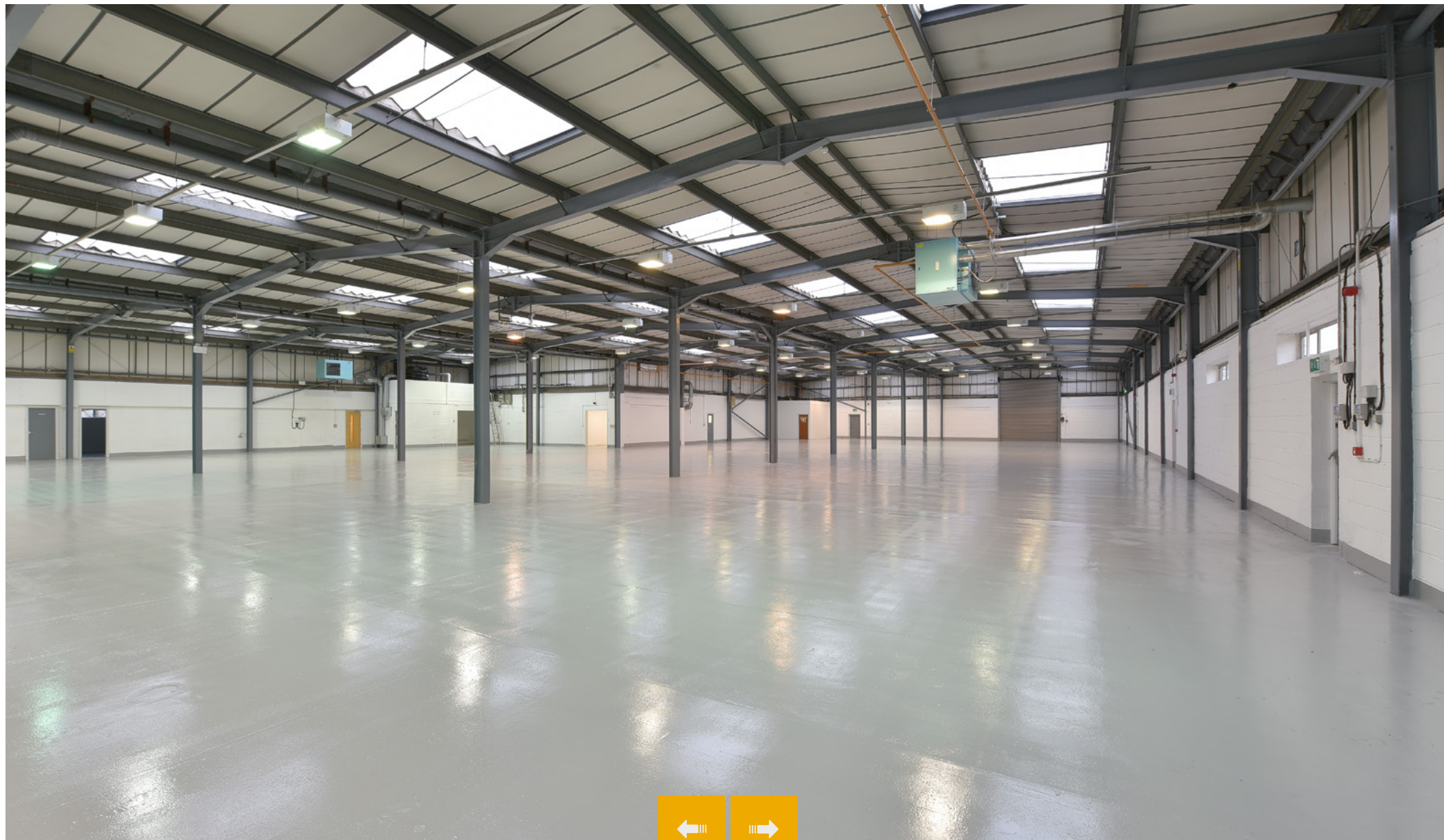
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TERMS

The unit is available on a full repairing and insuring bases.

RENT

Asking rent of £180,000 per annum.

VAT

All prices quoted are exclusive of, but may be liable to VAT at the standard rate.

BUSINESS RATES

The premises has a Rateable Value of £105,000.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred.

CODE OF LEASING PRACTICE

Please be aware of the RICS Code for Leasing Business Premises which is found here. We recommend you obtain professional advice if you are not represented.



VIEWING

Strictly by appointment with Legat Owen:

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