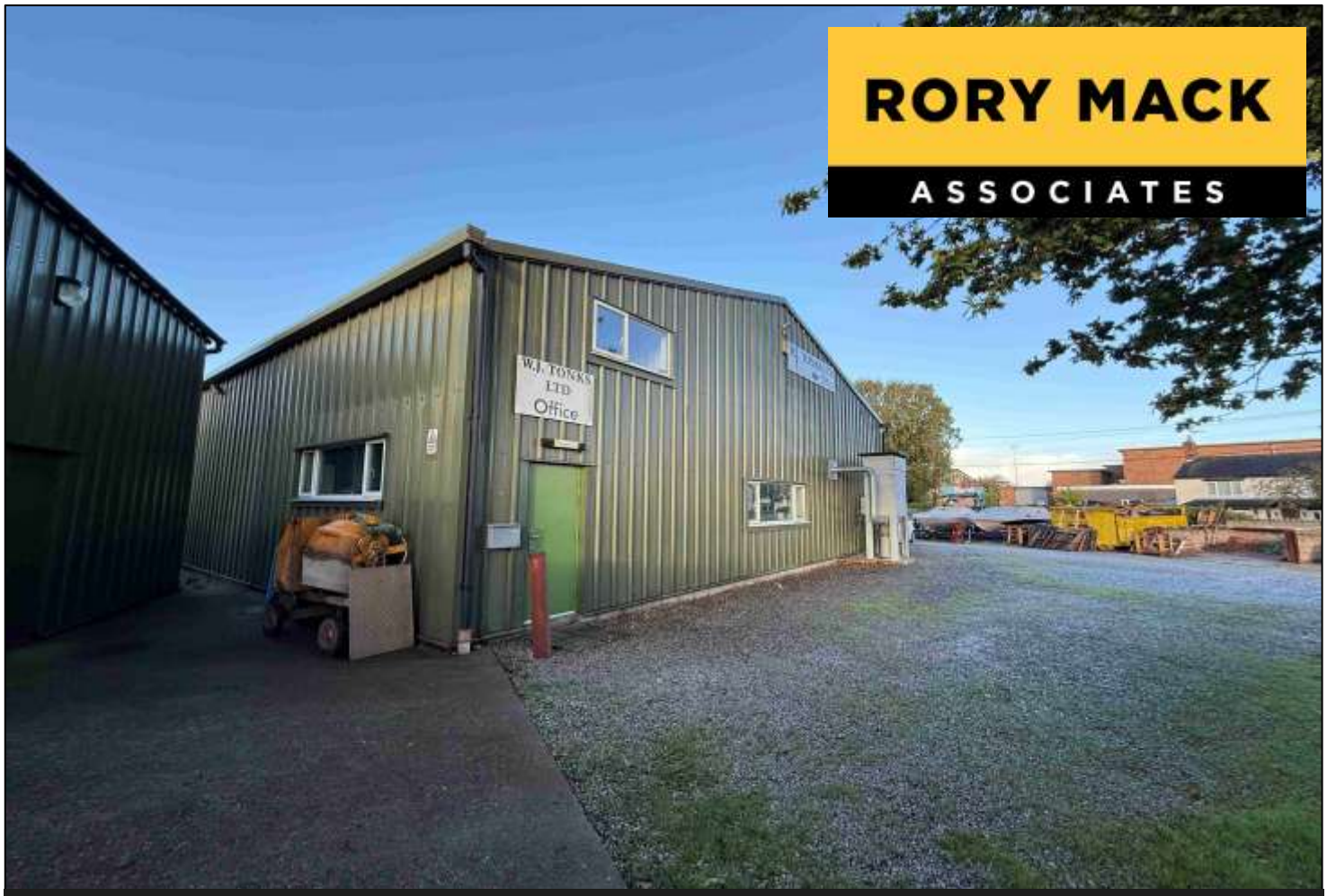


RORY MACK
ASSOCIATES

UNIT 4 ALEXANDRA BUSINESS PARK, GRESTY LANE, SHAVINGTON, CREWE, CW2 5DD

TO LET
£9,950 PAX
ALL INCLUSIVE

- Self-contained first floor office suite with storage
- Located on small business park with parking included
- Total net internal area of 741 sq ft
- Electricity and water included in the rent
- EPC – TBC





UNIT 4 ALEXANDRA BUSINESS PARK

GRESTY LANE, SHAVINGTON

CREWE, CW2 5DD

GENERAL DESCRIPTION

An opportunity to rent a mix of storage space with fully fitted offices at an all-inclusive rate. Alexandra Business Park is located in Shavington, just outside Crewe and houses a number of small businesses. The unit available is located on the first floor within the end unit and will include some yard space for parking and access for deliveries if needed. Internally the accommodation briefly comprises a 373 sq ft workshop/storage space, a large office capable of housing three people, a separate single office, kitchen and WC. The property benefits from LED lights and carpeted floor in the offices. The rent will include the fair usage of electricity and water and business rates, to be assessed every year. The space would suit an online e-commerce business, company who distributes small items or office-based business in need of some storage space.

LOCATION

The property is located on Alexandra Business Park, off Gresty Lane off Rope Lane to the west and Gresty Road to the east. Crewe town centre is around 2 miles to the north and the A500 is within 1 mile at the Shavington Bypass.

ACCOMMODATION

First Floor

Workshop/storage:	373 sq ft
Main office:	232 sq ft
Office:	61 sq ft
Store:	26 sq ft
Store:	10 sq ft
Kitchen:	39 sq ft
WC:	-
Total NIA:	**741 sq ft**

SERVICES

Mains water, drainage and electricity are connected. Electric heating is installed in the offices. No services have been tested by the agents.

VAT

The rent will not be subject to VAT.

BUSINESS RATES

The business rates will be covered by the all inclusive rent at the current time. To be reassessed dependent on any rate rises yearly.

TENURE

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with the ingoing tenant required to pay £300 plus VAT towards the creation of the lease.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



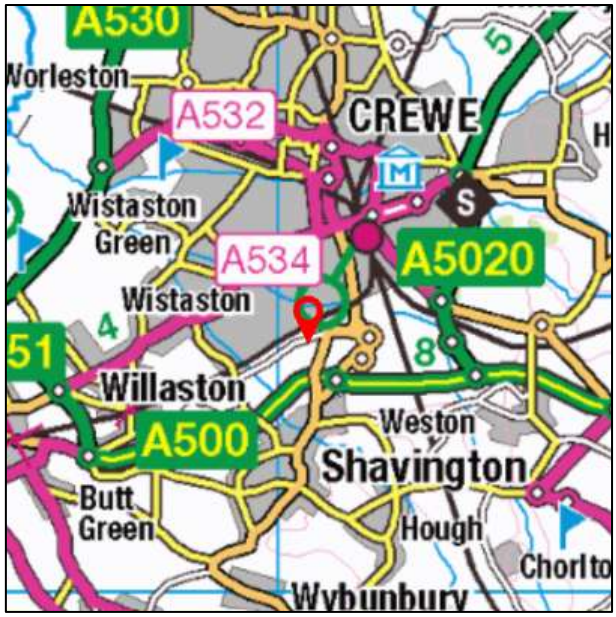
UNIT 4 ALEXANDRA BUSINESS PARK

GRESTY LANE, SHAVINGTON

CREWE, CW2 5DD







OFFICE
37 Marsh Parade
Newcastle
Staffordshire
ST5 1BT
01782 715725
enquiries@rorymack.co.uk
www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements