



East Wing Offices, The Quadrangle,  
Crewe Hall, Crewe, Cheshire

## To Let

Modern Ground and First Floor Offices set within the magnificent grounds of Crewe Hall.

Suites from: 302 Sq ft to 636 Sq ft

East Wing Offices, The Quadrangle, Crewe Hall,  
Weston Road, Crewe, Cheshire CW1 1UB

### Description

The Quadrangle comprises office accommodation with character. The ground floor and first floor offices of the East wing form part of this superb listed building, providing offices in one of the most prestigious locations.

The Brasserie and hotel reception lounge is available for client entertaining and informal lunches. The state of the art Leisure Club has excellent facilities including heated Swimming Pool and Gym with exclusive corporate membership packages are available to occupiers.

### Location

The East Wing Offices enjoy an inviting position within the grounds of Crewe Hall. The premises are just a short distance away from primary business parks and are easily accessible being just off J16 M6 motorway and approximately 1 mile from Crewe mainline railway station.

### Rating

Suite	Approx RV	Approx Payable
EW1 302 Sq ft	£1,510	£650 per annum
SEW 636 Sq ft	£3,180	£1500 per annum

### Accommodation

EW1	302 Sq ft (28.06 Sq m)
SEW	636 Sq ft (59.08 Sq m)

### Planning

bjb recommend that potential occupiers make their own enquiries that their proposed use is authorised.

### Tenure

Leasehold on new terms to be agreed from 12 months upwards. **Incentives on Leases exceeding 3 years.**

### Rents

EW1	£3,000 per annum + Service Charge (£150)
SEW (GF/FF)	£6,000 per annum + Service Charge (£300)

### Legal Costs

Each Party is to be responsible for their own legal costs incurred in connection with the preparation of the lease.

### Viewing

Strictly by appointment via bjb commercial 01782 212201  
Opening hours are 9.00-5.30pm, Monday to Friday.

Contact Paul Jeffries BSc (Hons) MRICS  
Email: [pauljeffries@bjbmail.com](mailto:pauljeffries@bjbmail.com)



### Subject to Contract

Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property. All areas and dimensions given are approximate only