



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

## To Let

Ground and First floor office accommodation located within the popular Quadrangle at Crewe Hall.

Net internal areas from 146 sqft to 381 sqft

**butters john bee** <sup>bjb</sup>

Commercial

## The Quadrangle, North Wing, Crewe Hall Weston Road Crewe Cheshire CW1 1UB

### Description

The Quadrangle comprises office accommodation with character. The North Wing forms part of this superb listed building, providing offices in one of the most prestigious locations. The premises have entrance doors, excellent parking facilities and the newly developed Leisure Club and conference facilities. The Brasserie located opposite, is an ideal setting for business lunches and meetings.

### Discounted Membership Options

Ingoing tenants will benefit from exclusive discounted membership to the Leisure Club and Restaurant.



Typical Office Suite

### Location

The offices of the North Wing 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.

### Tenure

A New Lease on terms to be agreed. Incentives available on terms over 12 months.

### Accommodation

#### Serviced Office rates - Rent includes

Business Rates, Building insurance, Electricity Heating, Service charge, Upkeep of external areas.

#### F/F North Wing Serviced Offices:

NW3. 13.59 sq m, 146 sq ft: £3,500 per annum + vat  
NW4. 13.38 sq m, 144 sq ft: £3,500 per annum + vat  
NW6. 19.51 sq m, 210 sq ft: £5,000 per annum + vat

#### Non serviced office rates - Rent Only

The tenant will pay the annual rent as noted below. Business Rates will be payable to the local authority, electric is metered and charged back to the tenant. Heating is calculated based on floor area.

#### North Wing non serviced offices: (Rent Only)

NW2: 35.39 sq m, 381 sq ft: £3,950 pa + vat

A full breakdown of costs will be provided prior to heads of terms being issued.

### 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.



### Viewing

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

### Contact

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### Email

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### 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 are approximate