

TO LET

UNIT 4 COUNTERPOINT
WESTON ROAD, CREWE, CW1 6EH

harrislamb
PROPERTY CONSULTANCY



MODERN ROADSIDE TRADE COUNTER PREMISES

4,999 sq ft (464.50 sq m) (Approx. Gross Internal Area)

- Modern high profile trade counter premises
- Roadside location alongside adjoining occupiers Formula One Autocentres and Electric Center
- Prominent location just off Weston Road

LOCATION

The unit is situated at the front of Counterpoint Trade Park. Counterpoint Trade Park is located on Weston Road in an established commercial area on the edge of Crewe Town Centre. The modern development of trade counter units accommodates a variety of established occupiers to include Formula One Autocentres and Electric Center.

Weston Road is home to a wide variety of commercial occupiers to include B&Q, Tesco Direct, Wrights and a variety of car dealerships. The nearest motorway junction is Junction 16 of the M6, approximately 4.5 miles.

DESCRIPTION

Unit 4 comprises an end terrace steel portal frame unit constructed with part brick/part clad elevations and a profile clad roof incorporating translucent roof lights. Internally the property will be of shell specification with a painted concrete floor, single electric roller shutter door, 5.8m eaves height and glazed entrance.

Externally, there are car parking spaces to the front.

ACCOMMODATION

The property has a gross internal floor area of 4,999 sq ft (464.50 sq m).



TENURE

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

Upon application.

BUSINESS RATES

The premises currently have a rateable value of £53,500 (2017 listing).

SERVICE CHARGE

A service charge is levied for the maintenance of common areas. Further information is available from the agents.

Further details available from the agents.

ENERGY PERFORMANCE CERTIFICATE

EPC rating – B(47)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing / leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing / leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT

Ref: ST1039

Date: 06/23

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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