

# BREEDEN HOUSE

Edleston Road, Crewe, CW2 7EA



**PROVIDING  
FLEXIBLE OFFICE  
SPACE FOR START  
UP & GROWING  
BUSINESSES**

FROM  
**250 TO**  
**2,500**  
SQ FT

# BREEDEN HOUSE

## OFFICE SPACE **TAILORED TO** **FULFIL** YOUR BUSINESS NEEDS

Breeden House is a fully refurbished and modern property situated close to Crewe Town Centre. There are seven retail units on the ground floor with two floors of office space above. Access to the office's is via a secure manned entrance/reception

area, with a staircase and lift to the upper floors. There are shared WC and kitchen facilities on each floor. The building has recently been fully refurbished to a very high modern standard with LED lighting throughout.

### Nearest stations

-  Crewe (0.6 mi)
-  Crewe (100 Meters)
-  Nantwich (3.9 mi)
-  Sandbach (4.3 mi)



Colin at Emerging Futures, suites 10 and 7C.



KEEPING YOU  
CONNECTED  
WITH **SUPER FAST**  
**BROADBAND**

## LEARN MORE ABOUT SOME OF **OUR KEY FEATURES**

- Fully Refurbished Offices arranged over first and second floor with ground floor reception
- Secure building with manned reception
- Lift to all floors
- Exceptionally well kept building refurbished to high specification
- Newly installed high speed dedicated fibre internet connection
- Crewe Railway Station is around half a mile away with trains to London in less than 2 hours
- Large car park next door. Additional parking on site available by agreement with Landlord

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## SHORT TERM LEASES AVAILABLE

### TERM

The offices are available for a minimum 3 year lease agreement.

### BUSINESS RATES

Business rates are the responsibility of the tenant, but in all cases that qualify for Small Business Rate Relief there will be 100% rates exemption where the rateable value is less than £12,000.

### CAR PARKING

There is a council run car park to the rear of the premises and private parking can be arranged subject to agreement with the landlord.

### SERVICE CHARGE

Rents are fully inclusive of all communal services.

### INTERNET

Super fast 100Mb dedicated fibre connection - POA.



## UTILITIES

Suites are separately metered for electricity and gas is recharged at a fixed amount.

## VAT

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment with letting agents

## SERVICES

All mains services are all connected to the property.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

ALLOW YOUR  
**BUSINESS TO  
THRIVE!!**

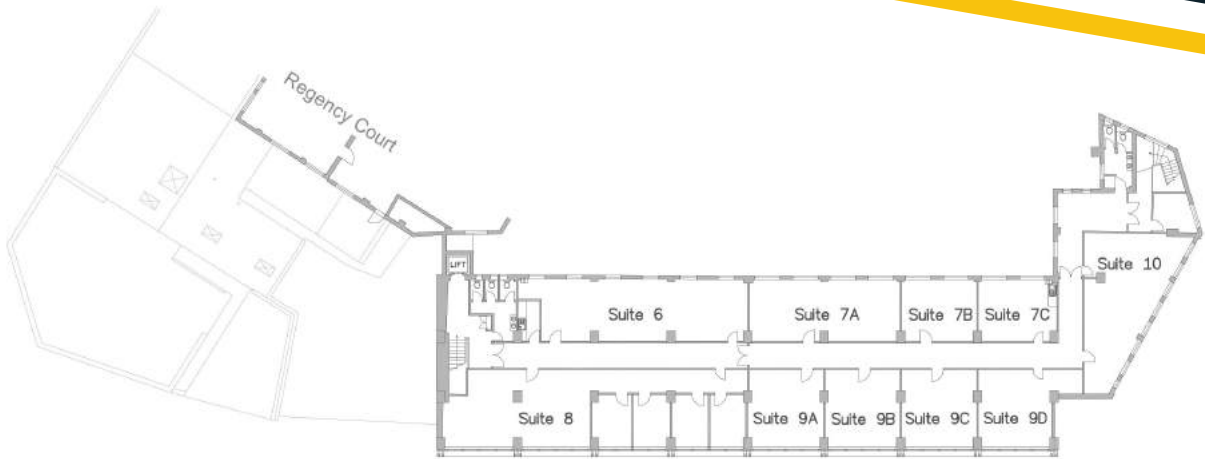


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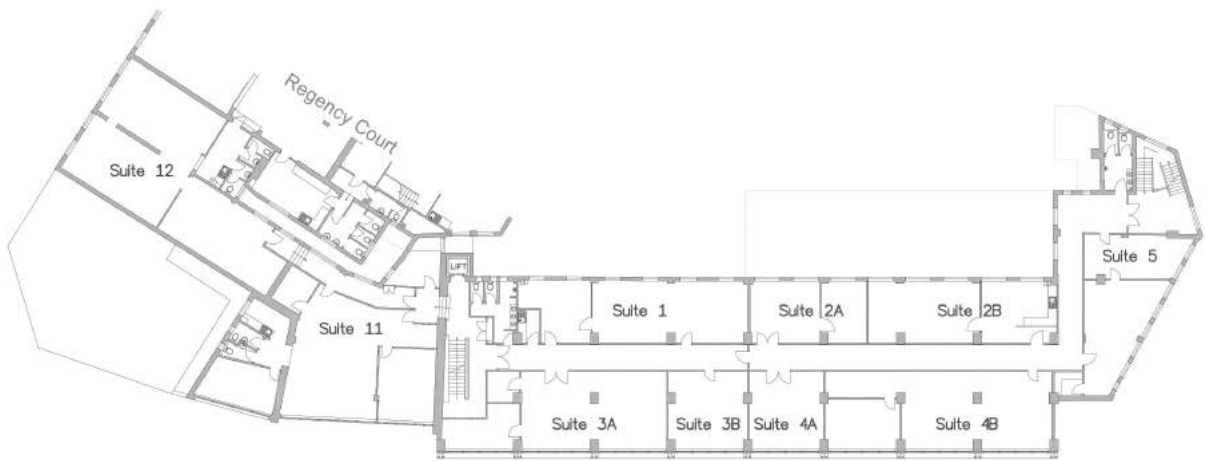
## LEARN MORE ABOUT OUR OFFICE SUITE SIZES

Gross internal areas (includes partition walls, excludes structural pillars and walls, entrance doorway and bounding walls)

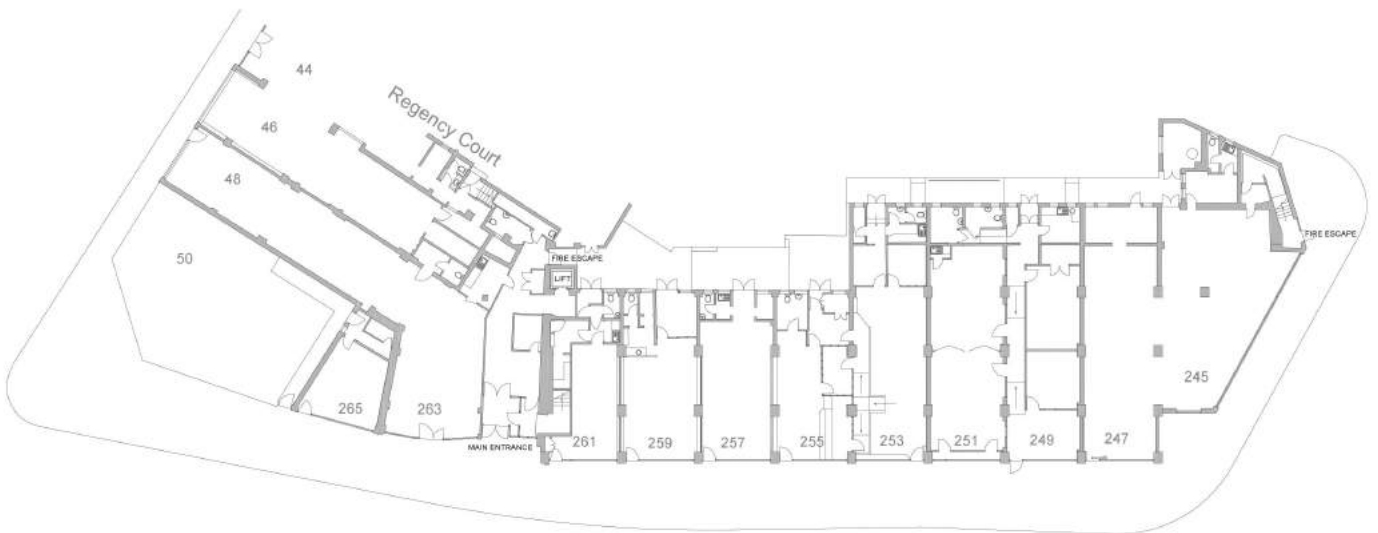
| FIRST FLOOR  |       |   |                |
|--------------|-------|---|----------------|
| Suite        | Sq Ft | Rent Per Month<br>Inclusive of Service Charge | Rent Per Annum |
| 1            | 728   | -   | -              |
| 2A           | 392   | £525  | £6,300         |
| 2B           | 628   | -   | -              |
| 3A           | 815   | £780  | £9,373         |
| 3B           | 323   | -   | -              |
| 4A           | 308   | -   | -              |
| 4B           | 936   | -   | -              |
| 5            | 635   | £740  | £8,890         |
| 11           | 1340  | -   | -              |
| 12           | 1385  | £1,325  | £15,900        |
| SECOND FLOOR |       |   |                |
| 6            | 718   | £840  | £10,052        |
| 7A           | 505   | £590  | £7,070         |
| 7B           | 252   | -   | -              |
| 7C           | 260   | -   | -              |
| 8            | 1216  | -   | -              |
| 9A           | 311   | £415  | £4,980         |
| 9B           | 311   | -   | -              |
| 9C           | 311   | -   | -              |
| 9D           | 346   | -   | -              |
| 10           | 597   | £700  | £8,358         |



**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**

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**Fifield  
Glyn**  
Chartered Surveyors

Letting Agents

T: 01606 351 351  
[www.fifieldglyn.co.uk](http://www.fifieldglyn.co.uk)

**LegatOwen**  
CHARTERED SURVEYORS

Letting Agents

T: 01270 621 001  
[www.legatowen.co.uk](http://www.legatowen.co.uk)

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YOUR PROPERTY, OUR PRIORITY

Managing Agents

T: 020 8371 9171  
[www.kmpsolutions.co.uk](http://www.kmpsolutions.co.uk)