

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

BREEDEN HOUSE

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!!**

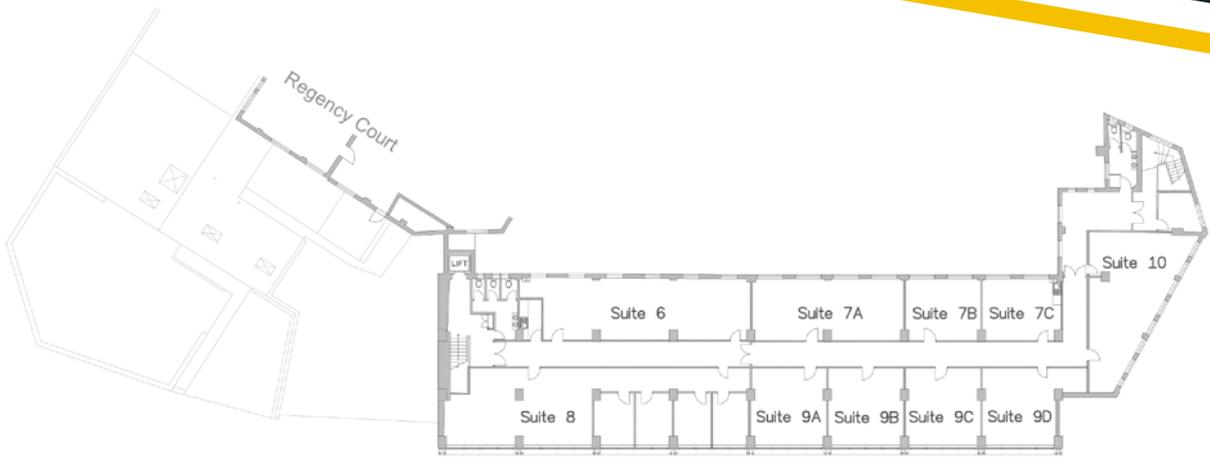


BREEDEN HOUSE

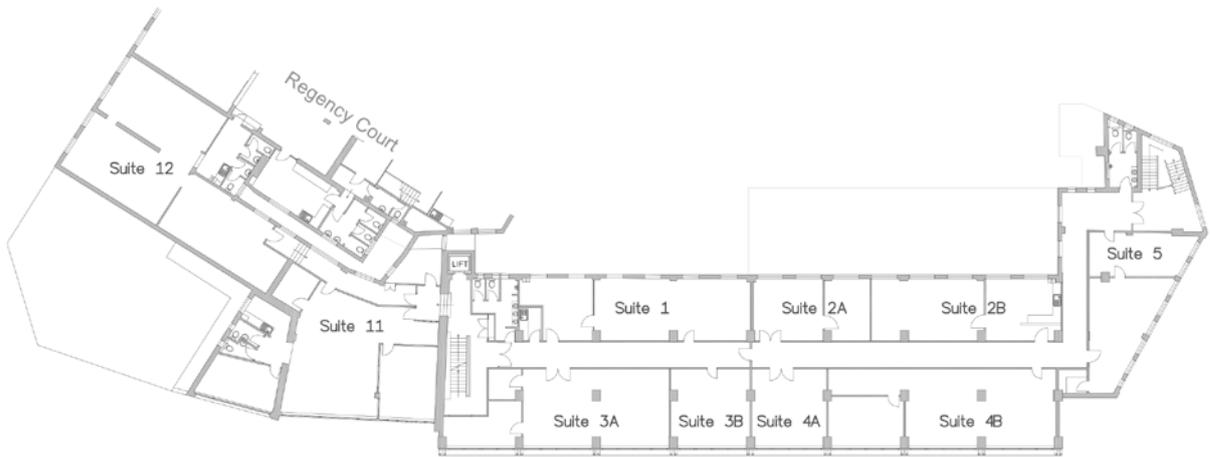
LEARN MORE ABOUT OUR OFFICE SUITE SIZES

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

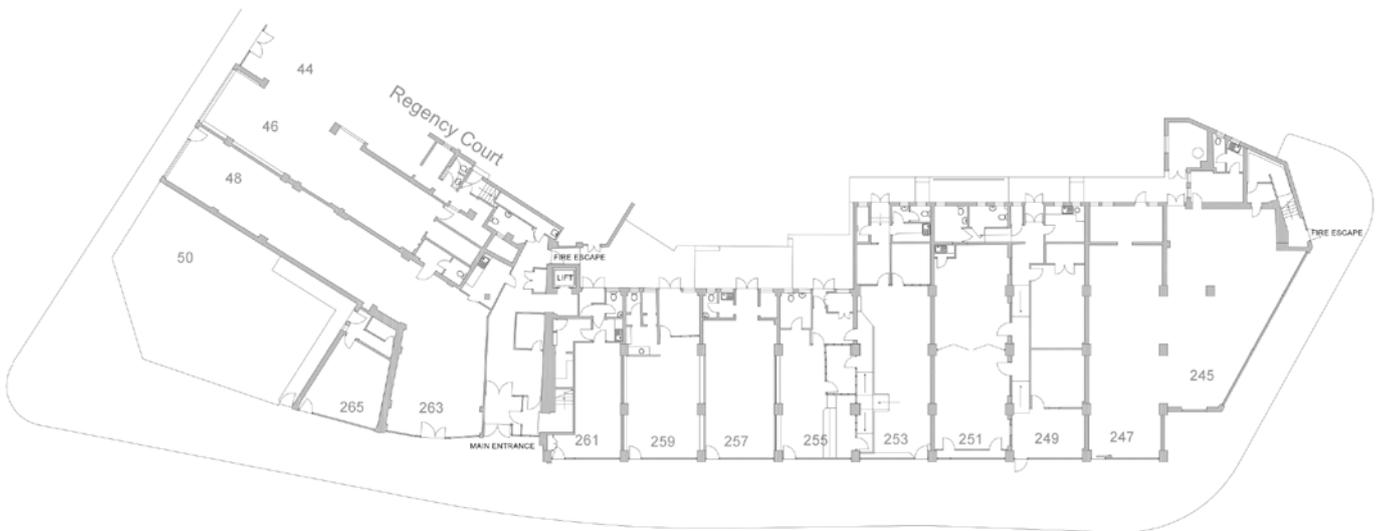
FIRST FLOOR			
Suite	Sq Ft	Rent Per Month Inclusive of Service Charge	Rent Per Annum
1	728	-	-
2A	392	£525	£6,300
2B	628	-	-
3A	814	-	-
3B	323	£400	£4,800
4A	308	£410	£4,920
4B	936	-	-
5	635	-	-
11	1340	-	-
12	1385	£1,325	£15,900
SECOND FLOOR			
6	718	£840	£10,080
7A	505	£590	£7080
7B	252	-	-
7C	260	-	-
8	1216	-	-
9A	311	£415	£4,980
9B	311	£415	£4,980
9C	311	£415	£4,980
9D	346	-	-
10	597	£695	£8340



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

BREEDEN HOUSE

Edleston Road, Crewe, CW2 7EA



Letting Agents

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www.fifieldglyn.co.uk



Letting Agents

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www.legatowen.co.uk



Managing Agents

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