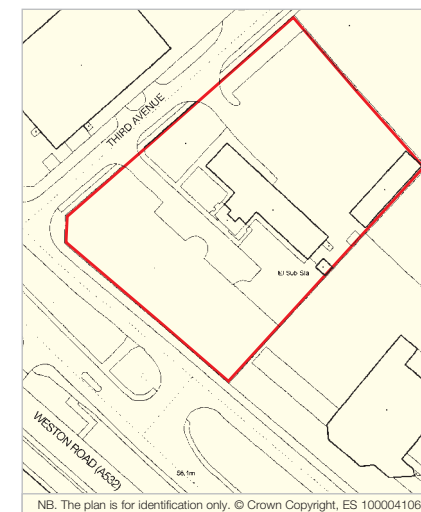
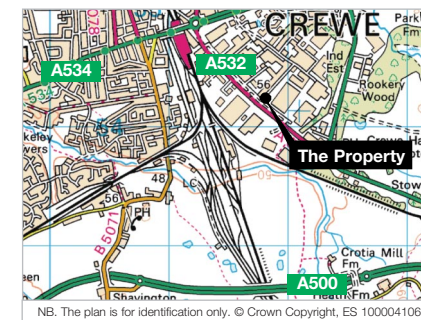


Crewe

Satec House Weston Road Cheshire CW1 6XR

- **Freehold Office Investment**
- Let to Global Crossing (UK) Telecommunications Ltd (formerly Racal)
- Lease expires 2025
- 1,115 sq m (12,001 sq ft) offices with on-site parking for 65 cars on a 0.85 hectares (2.09 acre) site
- Located approximately 1 mile south of town centre & within 0.5 mile of Crewe Rail Station
- Rent Review 2015
- Current Rents Reserved

£117,900 pa



Tenure

Freehold.

Location

Crewe, with a population of approximately 63,500, is an important commercial centre serving the affluent south Cheshire region. There is an estimated catchment within a 10 mile radius of just over 125,000. The town is approximately 8 km west of Junctions 16 and 17 of the M6 motorway and completion of the A550 has greatly improved access to the town centre from surrounding villages.

The property is situated 1 mile to the south-east of the town centre on Weston Road (A532) to the south of Crewe Road (A534) and approximately 0.5 mile south of Crewe Rail Station. Occupiers close by include Volkswagen, Renault, BMW, Tesco Direct and Seat.

Description

The property is arranged on ground and first floors to provide an office building which benefits from suspended ceilings, strip lighting and air-conditioning units throughout. In addition there are male and female WC facilities on both ground and first floors whilst disabled WCs are afforded on ground only. To the front is a visitors car park with 12 marked spaces and there is a further staff car park to the rear with 53 marked spaces. Accessed through the staff car park is a fenced storage area upon which is a warehouse.

The property provides the following accommodation and dimensions:

Ground Floor	517 sq m	(5,565 sq ft)
First Floor	598 sq m	(6,436 sq ft)
Total	1,115 sq m	(12,001 sq ft)
Warehouse	300 sq m	(3,230 sq ft)
Site Area	0.85 Hectares	(2.09 Acres)

Tenancy

The entire property is at present let to GLOBAL CROSSING (UK) TELECOMMUNICATIONS LTD for a term of 25 years from 17th January 2000 at a current rent of £117,900 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

In April 2011 Global Crossing were acquired by Level 3 Communications for \$1.9bn to provide an international premier global communications provider. www.level3.com

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk