



## Brook House, 501 Crewe Road, Wheelock, Sandbach, CW11 3RX

**Serviced  
Offices**



## From £3,120

(from) Per annum

A range of well presented first floor serviced offices with central heating, carpet and suspended ceilings. There is on site parking to the rear of the building. Some of the offices can be combined to create a larger office area if required.

**To view: 01782 212201**  
**[commercial@bjbmail.com](mailto:commercial@bjbmail.com)**



## Location

The premise is located within Wheelock offering excellent road links to the A534 and A533 for Crewe and Sandbach. The M6 J17 is also within 3 miles of the premises.

## Serviced Rent

The asking rent is inclusive of costs but excluding telephone, broadband usage and contents insurance, which is the responsibility of the Tenant.

## Tenure

The offices are available on a minimum term of 12 months.

## Legal Costs

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease, if applicable.

## VAT

VAT is not applicable to the rent.





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

## Office Schedule

Office	Size ft <sup>2</sup>	Rent £ pa (£ pw)
7	13.18 m <sup>2</sup> (142 ft <sup>2</sup> )	£3,120 (£60)
Boardroom	22.75 m <sup>2</sup> (245 ft <sup>2</sup> )	£4,680 (£90)

## BROOK HOUSE



## FIRST FLOOR LAYOUT

	HEAT DETECTOR		FIRE ALARM CALLPOINT		FIRE BLANKET
	SMOKE DETECTOR		FIRE ALARM SOUNDER		FIRE EXTINGUISHER CO2
	CARBON MONOXIDE DETECTOR		EMERGENCY EXIT SIGNS		FIRE EXTINGUISHER WATER
	FIRST AID KIT		FIRE EXIT		

### IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.