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# EUROPA HOUSE

CREWE BUSINESS PARK, COPPICEMERE DRIVE, CREWE CW1 6GZ

christopher | 20  
property investment | dee | years  
est. 1999



# 7 EUROPA HOUSE

CREWE BUSINESS PARK, COPPICEMERE DRIVE, CREWE CW1 6GZ

SINGLE STOREY OFFICE BUILDING  
LOCATED IN CREWE BUSINESS PARK



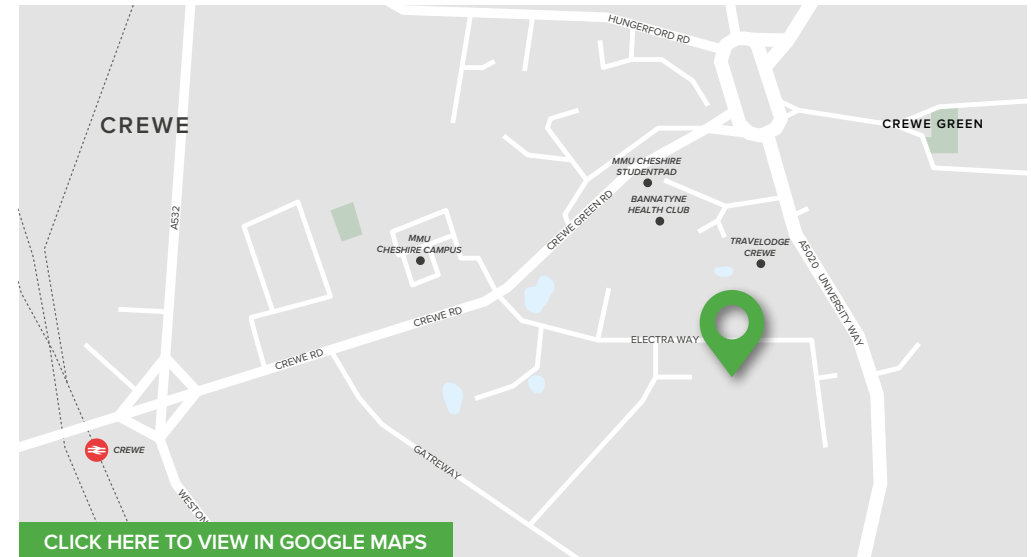
## LOCATION

The property is located in Crewe, a town in Cheshire East with a population of approximately 72,000 people, increasing to 379,000 for the borough. Located 35 miles south of Manchester, the town is well connected by road and particularly by rail where Crewe Station acts as a major interchange on the West Coast Main Line with regular trains down to London.

The property itself is located in Crewe Business Park, an established and busy office location that occupies a large area directly to the east of Crewe Train Station.

The business park itself and the area surrounding is home to many large retail, office and industrial occupiers including Fujitsu, Virgin, Handelsbanken, Audi and Travelodge.

THE PROPERTY  
SITS ON A SITE OF  
**C. 0.844 ACRES**  
(0.342 HECTARES)  
AND PROVIDES A LOW  
SITE COVERAGE OF  
**22%**





## DESCRIPTION

The property comprises a single storey office building with brick elevations and a pitched profile metal roof.

The property includes a feature double height entrance and a large concrete surfaced car park with space for approximately 46 vehicles.

The property sits on a site of c. 0.844 acres (0.342 hectares) and provides a low site coverage of 22%.



## COVENANT



**Prospect Direct Limited** (Company Number: 09962383), trading as prospect connect, are a telemarketing and digital marketing firm primarily focussed on business to business marketing. Their clients include Barclays Bank, Lloyds Bank, Scottish Power and Kuehne + Nagel among many others. For further information, please visit [www.prospectconnect.co.uk](http://www.prospectconnect.co.uk)

## TENURE

The property is held long leasehold at a fixed rent of £1 per annum for a term of 125 years commencing 25th April 1990, expiring 25th April 2115 (96 years unexpired).



## TENANCY & ACCOMMODATION

The property is let in accordance with the tenancy schedule below

UNIT	TENANT	AREA	LEASE START	TERM	LEASE EXPIRY	RENT REVIEW	BREAK	RENT (PER ANNUM)	RENT (PSF)	ERV (PER ANNUM)	ERV (PSF)	COMMENTS
Europa House	Prospect Direct Limited	7,417 sqft	22/08/2018	3	21/08/2021	-	22/08/2019	£35,210	£4.75	£55,628	£7.50	Contracted out of the Landlord and Tenant Act 1954. Activation of break clause requires 6 months written notice (not given). Schedule of condition appended to the lease.
<b>Total / Average</b>		<b>7,417 sqft</b>	-	-	-	-	-	<b>£35,210</b>	<b>£4.75</b>	<b>£55,628</b>	<b>£7.50</b>	

**AWULT to Break: 0.28**  
**AWULT to Expiry: 2.28**