

AVAILABLE  
FOR OCCUPATION  
APRIL 2025

# CREWE 335

WESTON ROAD, CW1 6NA

## NEW DISTRIBUTION UNIT

UNDER CONSTRUCTION

**335,000 SQ FT**  
(31,124 SQ M)



SUSTAINABLE  
DESIGN



UNDER  
CONSTRUCTION  
NOW



1 MVA  
POWER SUPPLY



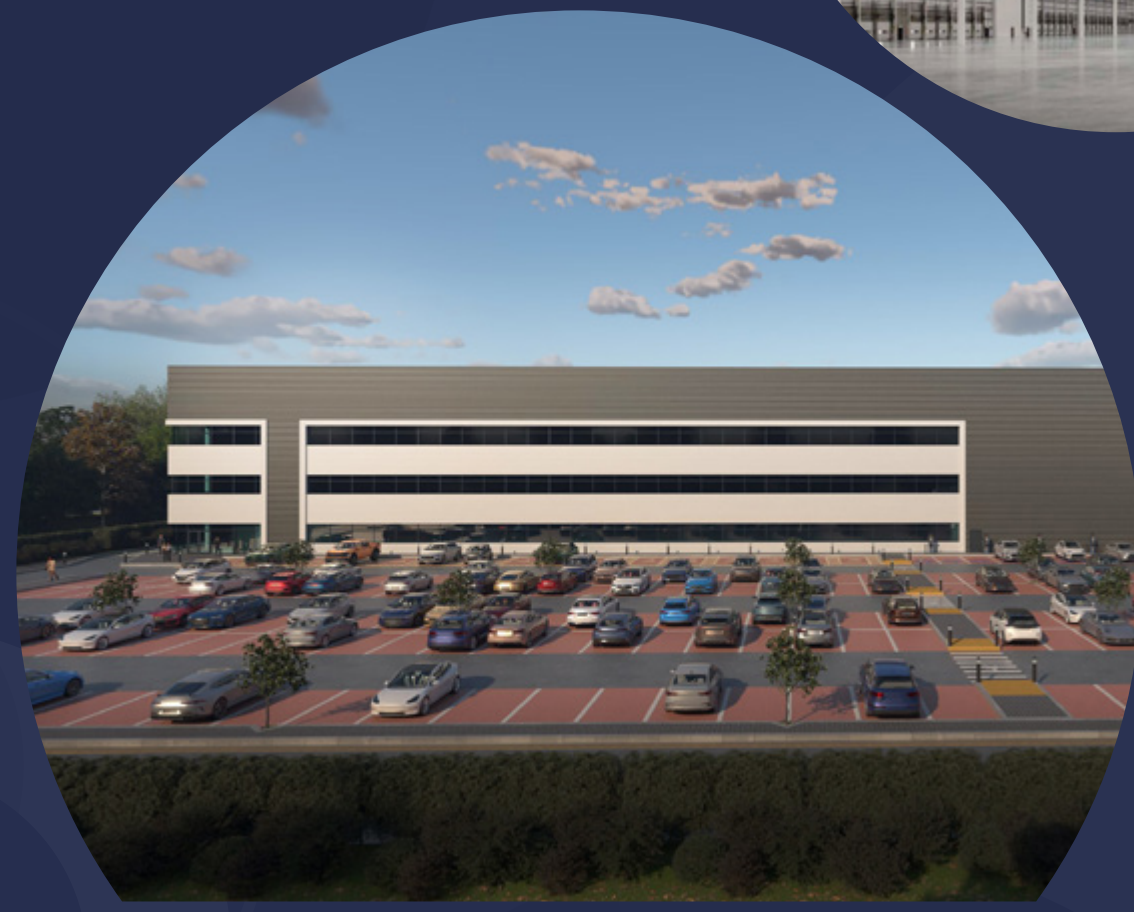
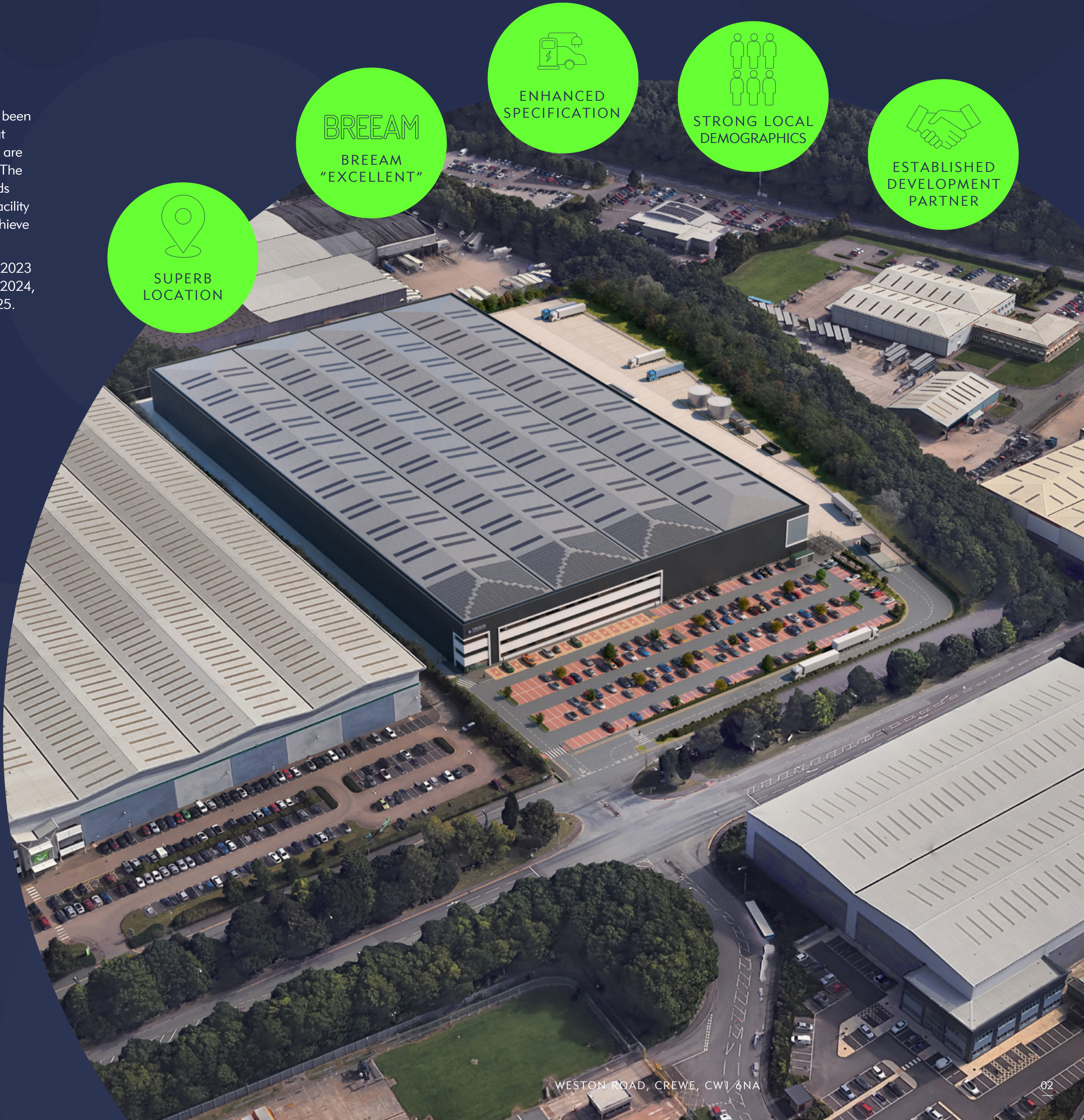
# MARKET LEADING SPACE

Crewe 335 is a brand new, market leading distribution unit situated in the heart of Crewe's established commercial area. Strategically located within 7 minutes of the M6 Motorway (Junction 16), connectivity to both the North West and Midlands has never been better.

Located on the site of the renowned "Old Tea Factory", Crewe Town Centre is within walking distance whilst key nearby commercial centres including Manchester, Liverpool, Stoke on Trent, Stafford, and Birmingham can be accessed via the M6.

The unit comprises 335,000 sq ft and has been designed to an enhanced specification that includes various sustainable initiatives that are of critical importance to our stakeholders. The unit will be finished to the highest standards and occupiers can expect a best-in-class facility for their future operations. The unit will achieve BREEAM "Excellent" accreditation.

Detailed planning consent was secured in 2023 and construction started on site in August 2024, targeting Practical Completion in April 2025.





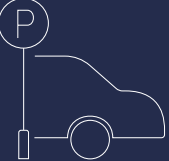


# IT'S ALL IN THE DETAILS

## ENHANCED SPECIFICATION

-  FIBRE CONNECTIVITY
-  84 CYCLE SPACES
-  BREEAM "EXCELLENT"
-  EPC "A" RATING
-  EV CHARGING POINTS
-  ROOF DESIGNED FOR PV PANELS
-  SUSTAINABLE MATERIALS
-  ENERGY EFFICIENT HEATING, COOLING, AND LIGHTING

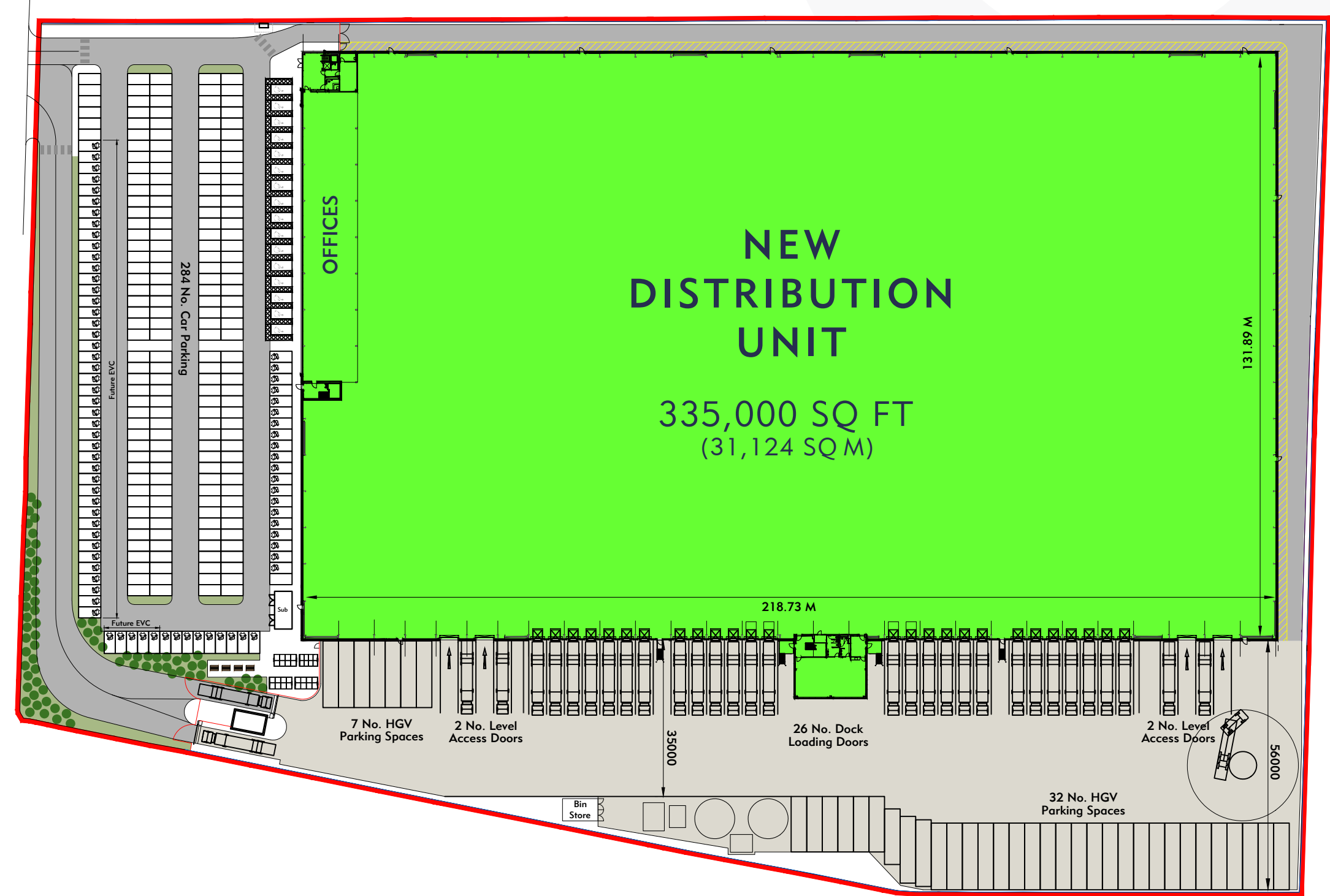
## SPECIFICATION

-  26 DOCK LEVEL LOADING DOORS INC. 4 EURO DOCKS
-  4 LEVEL ACCESS LOADING DOORS
-  50 KN/m<sup>2</sup> FLOOR LOADING
-  1 MVA POWER SUPPLY
-  284 CAR PARKING SPACES
-  SECURE YARD UP TO 56M DEPTH
-  15M CLEAR INTERNAL HEIGHT
-  GRADE A OPEN PLAN FIRST & SECOND FLOOR OFFICES

## ACCOMMODATION

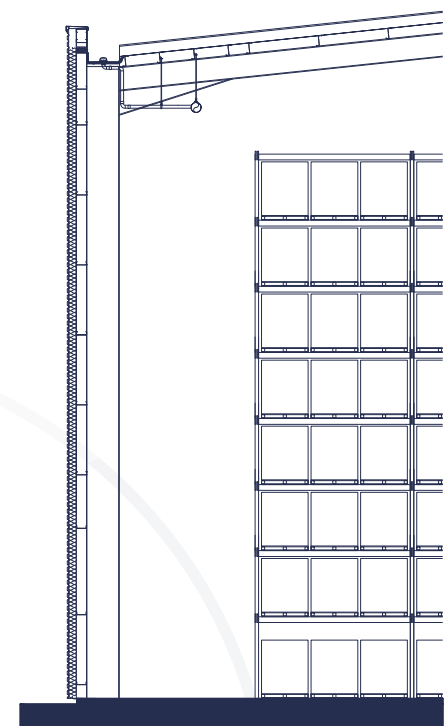
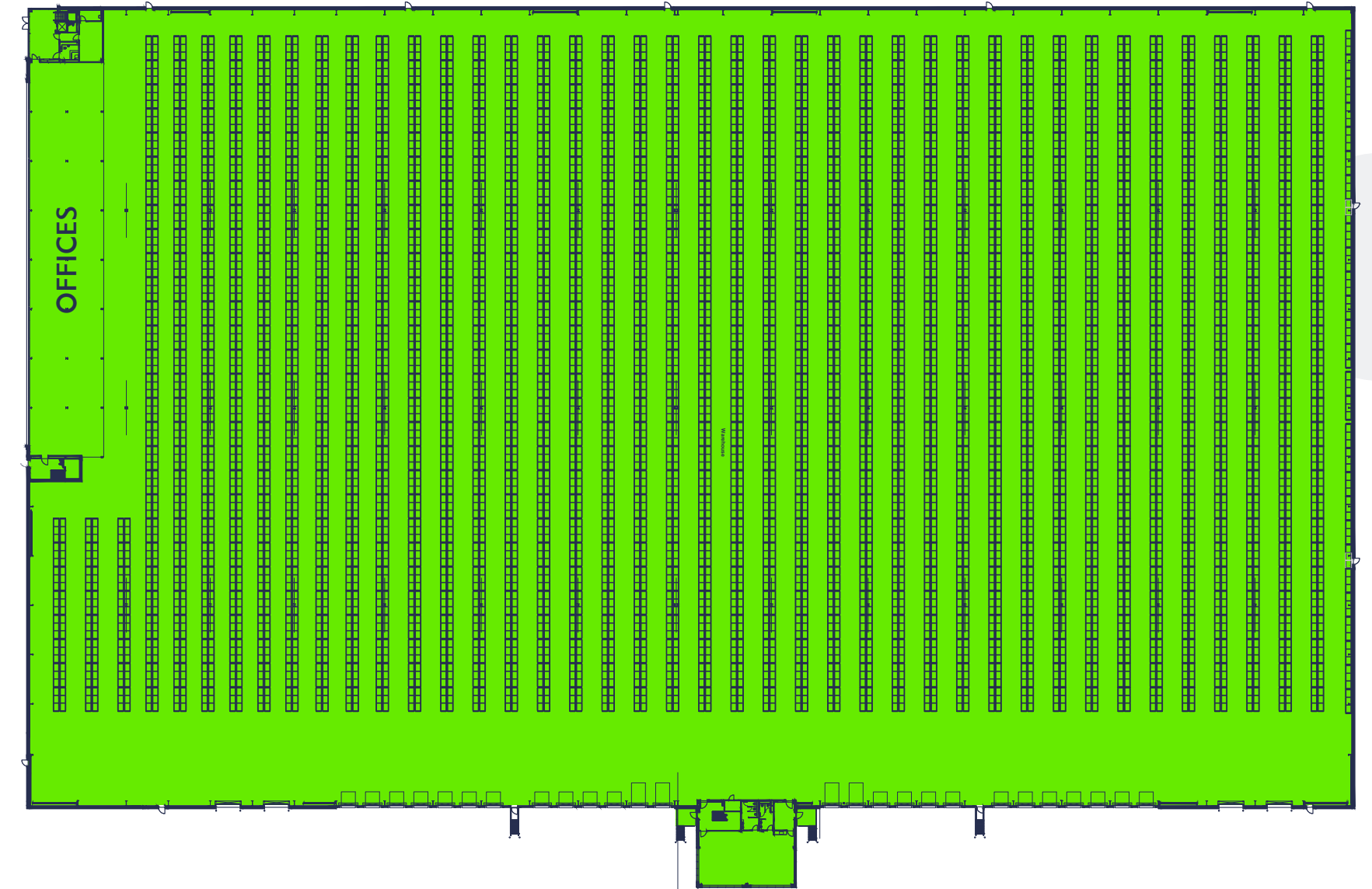
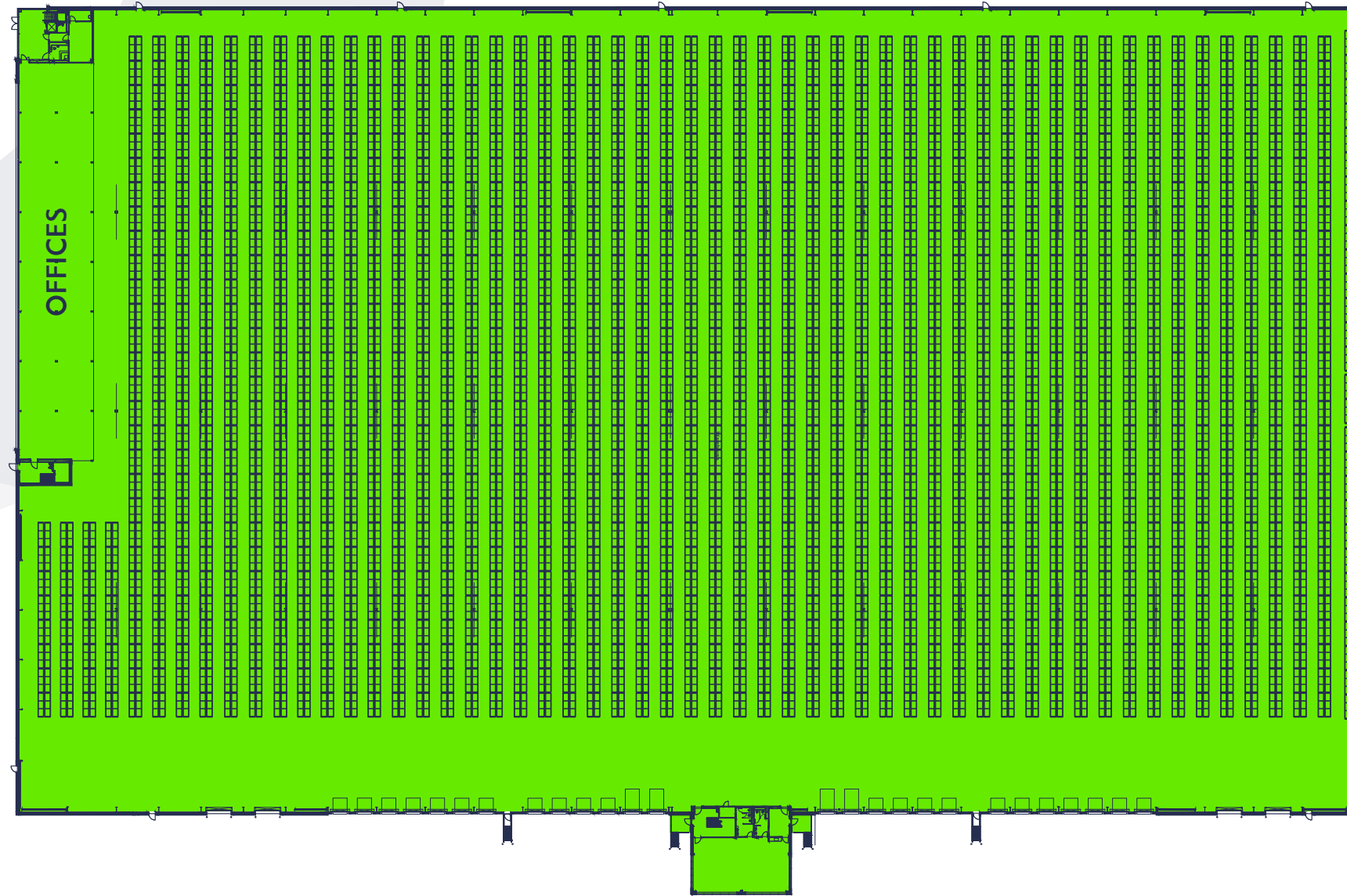
	SQ FT	SQ M
WAREHOUSE	310,000	28,800
FIRST & SECOND FLOOR OFFICES	20,000	1,858
GROUND FLOOR & FIRST FLOOR TRANSPORT HUB	5,000	465
GATEHOUSE	300	28
<b>TOTAL GIA</b>	<b>335,000</b>	<b>31,151</b>

Subject to final measurement.





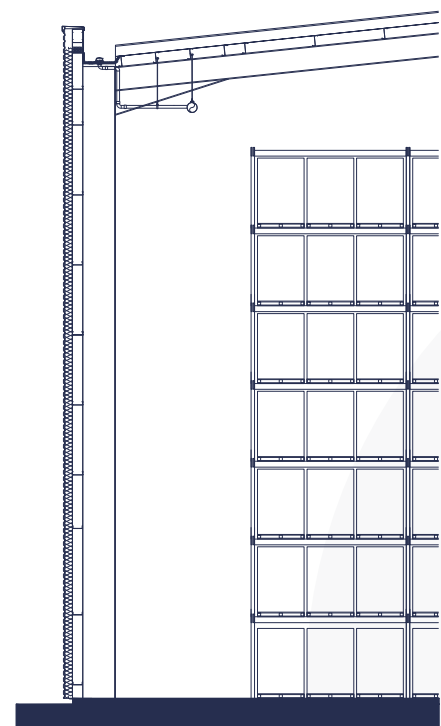
# RACKING LAYOUT OPTIONS (MAXIMUM)



1.5m Pallet Height

UK 4 Way Pallets (1.20m x 1.00m)  
Haunch 15m (C.I.H)  
8,628 Pallets per level  
Pallet Tiers: 8

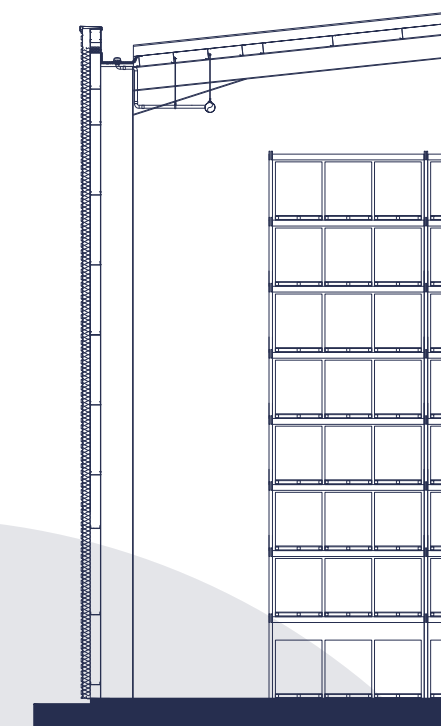
**Total Pallets: 68,614**



1.8m Pallet Height

UK 4 Way Pallets (1.20m x 1.00m)  
Haunch 15m (C.I.H)  
8,628 Pallets per level  
Pallet Tiers: 7

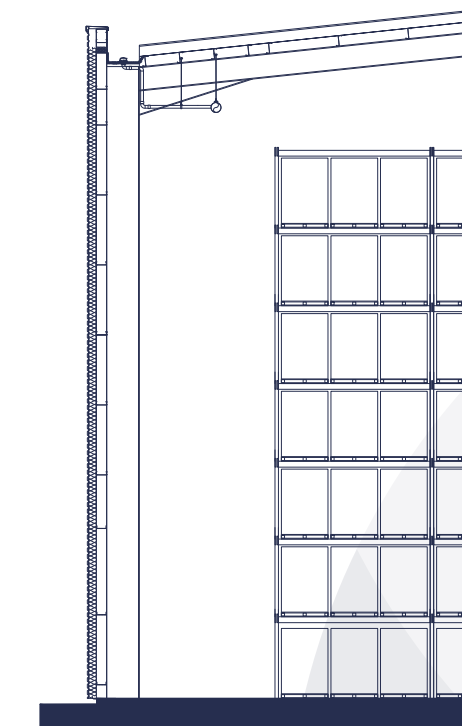
**Total Pallets: 60,037**



1.5m Pallet Height

UK 4 Way Pallets (1.20m x 1.00m)  
Haunch 15m (C.I.H)  
6,612 Pallets per level  
Pallet Tiers: 8

**Total Pallets: 52,486**



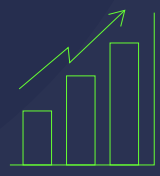
1.8m Pallet Height

UK 4 Way Pallets (1.20m x 1.00m)  
Haunch 15m (C.I.H)  
6,612 Pallets per level  
Pallet Tiers: 7

**Total Pallets: 45,925**



# STRENGTH IN NUMBERS



**45.5%**

45.5% of workforce age in Cheshire East are well educated at NVQ level 4 or equivalent, outperforming the 43.2% England average.



**1,600,000**

Over 1.6million persons of working age in catchment area.



**LOWER MEDIAN**

Crewe and Nantwich also have a lower median weekly and annual pay in comparison to the north west and England averages.



**£32,099**

Gross Annual Pay In Crewe & Nantwich, compared to an average of £35,100 in England.



**2.9%**

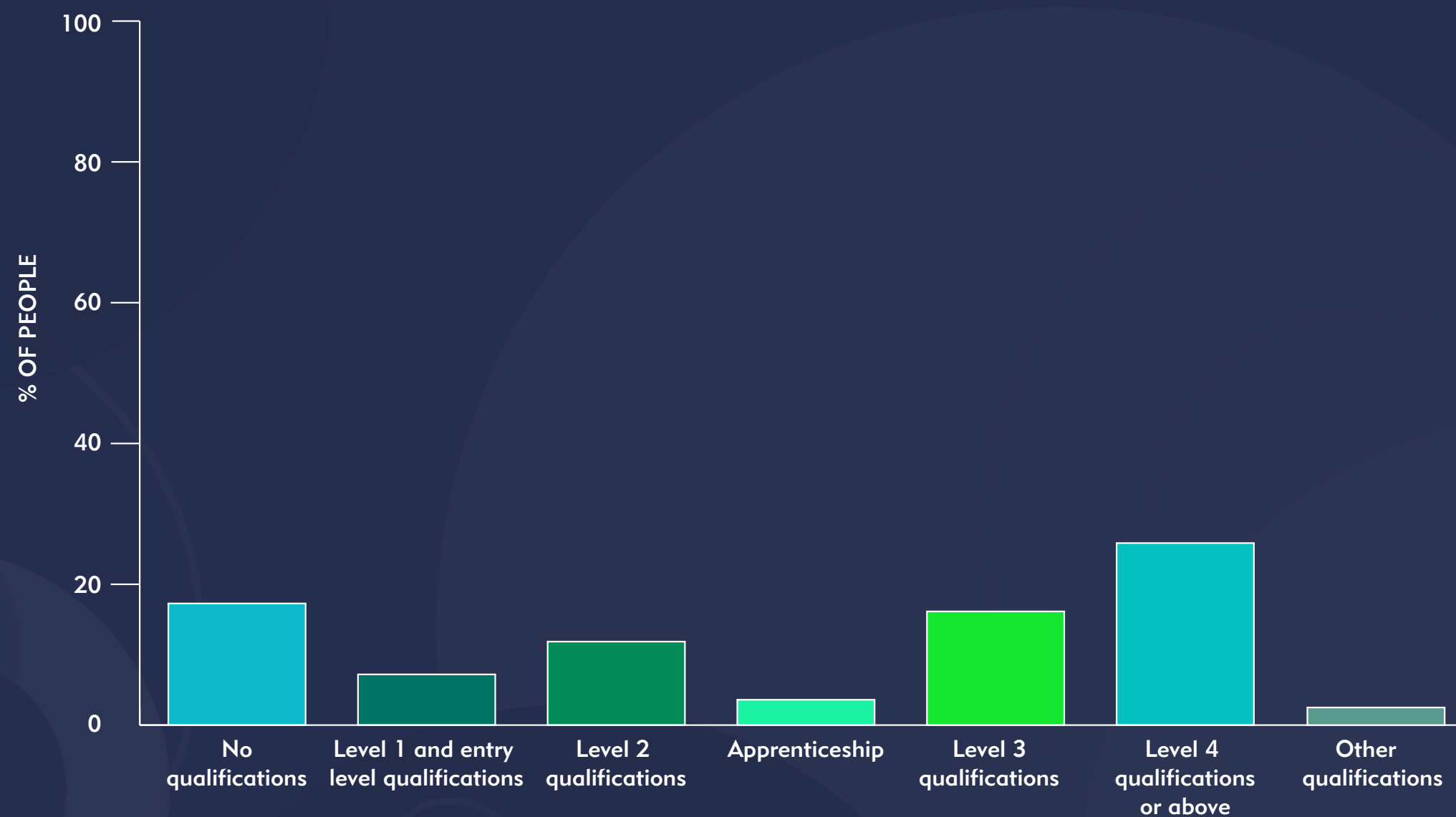
Unemployment rate in 2023 in Cheshire East was 2.9% - a lower unemployment rate than the Northwest at 3.9%, and England at 3%.



**7.5%**

7.5% of all employment in Crewe & Nantwich are process, plant and machine operatives.

## QUALIFICATIONS



Source: ONS - 2021 Census North West Region.





# PERFECTLY LOCATED FOR BUSINESS

Crewe is an established commercial location with strategic links to both the North West and Midlands, via the M6 Motorway.

Crewe 335 is well located within 1 mile of the A500 (Dual Carriageway) that links with Junction 16 of the M6 Motorway to the east. The M6 in turn provides excellent direct access to nearby centres including Manchester and Birmingham, as well as the

national motorway network thereafter including the M5, M40, M42, M56, and M62 motorways.

Furthermore, Crewe 335 is positioned prominently with frontage to Weston Road (A532) on the established Crewe Gates Industrial Estate. The site benefits from nearby public transport and cycle routes, whilst Crewe's railway station and town centre are 3 and 6 minutes away respectively (via car).



/// cycle.robots.names

POSTCODE: CW1 6NA



Local occupier – BAE Systems

Local occupiers include:



**BAE SYSTEMS**



Local occupier – AO



Local occupier – Buffaload





# STRATEGICALLY POSITIONED

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POSTCODE: CW1 6NA



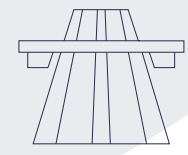
## DRIVE TIMES

Crewe Town Centre	2 miles	6 mins
Stoke-on-Trent	13 miles	16 mins
Manchester	36 miles	45 mins
Liverpool	48 miles	55 mins
Birmingham	55 miles	1 hr 5 mins



85%

85% of the UK population live within a 4.5 hour drive time (56.5 million people).



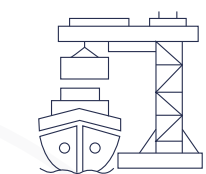
## MOTORWAYS

M6 (J16)	4 miles	7 mins
M6 (J17)	6 miles	10 mins
A34	7 miles	13 mins
A51	11 miles	19 mins
M56 (J9)	26 miles	30 mins
M1 (J24a)	54 miles	58 mins



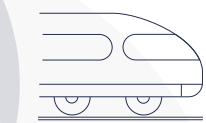
## AIRPORTS

Manchester	32 miles	37 mins
Liverpool	42 miles	57 mins
East Midlands	57 miles	1 hr 26 mins
Birmingham	65 miles	1 hr 10 mins



## PORTS

Birkenhead	44 miles	1 hr
Liverpool	48 miles	1 hr
Immingham	152 miles	2 hrs 30 mins
Teesport	152 miles	2 hrs 30 mins



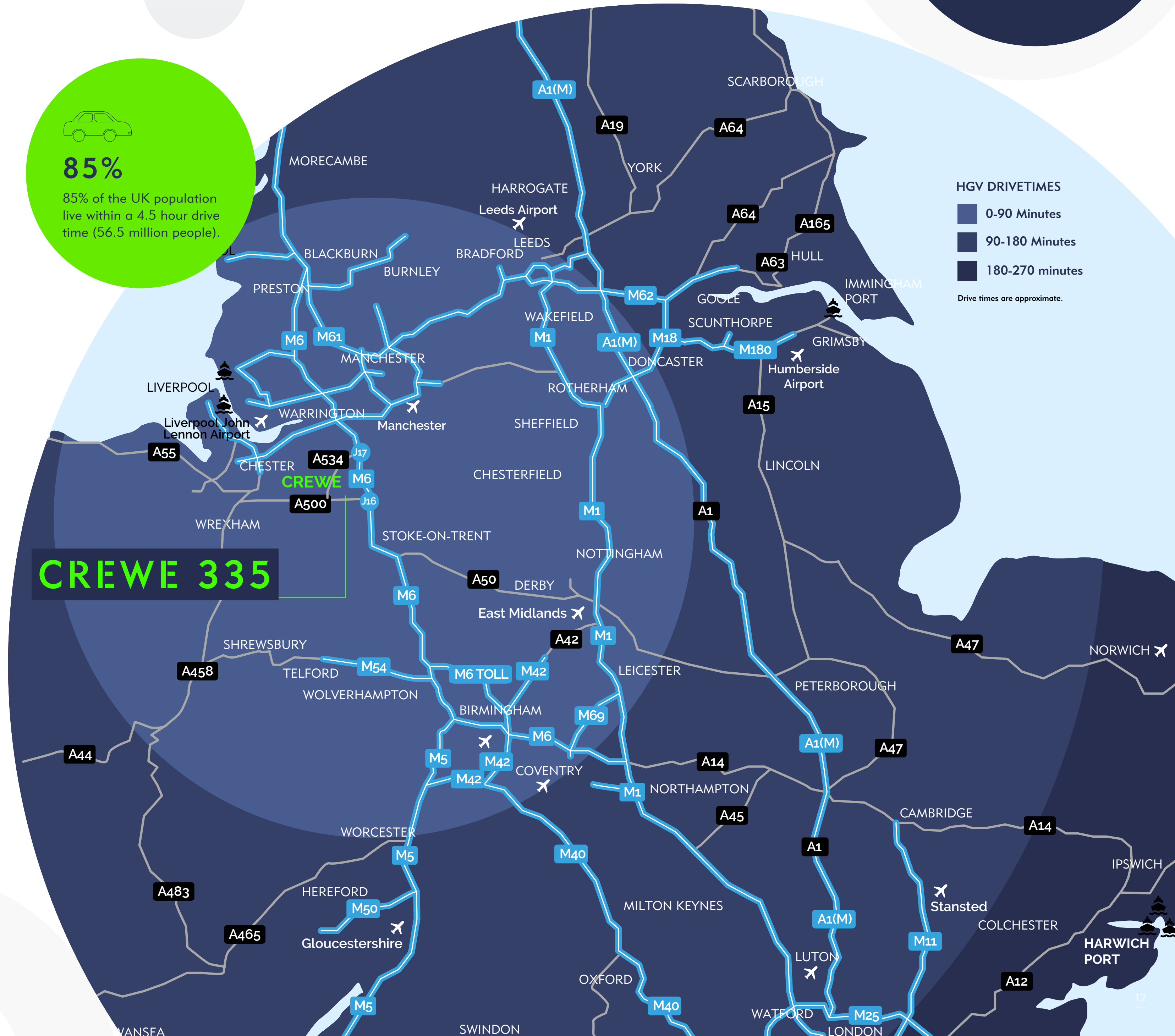
## RAIL FREIGHT

West Midlands Interchange	35 miles	35 mins
Widnes	37 miles	40 mins
Port Salford	40 miles	45 mins
Trafford Park	37 miles	40 mins

## HGV DRIVETIMES

- 0-90 Minutes
- 90-180 Minutes
- 180-270 minutes

Drive times are approximate.



CREWE 335



# SUSTAINABILITY AT ITS HEART



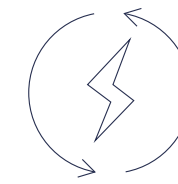
## BREEAM IN USE

The Landlord will be happy to work with occupiers to obtain BREEAM in Use certification, and have a full consultant team who have worked on the scheme from inception.



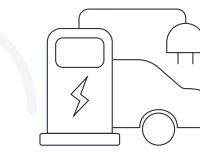
## ENERGY PERFORMANCE (EPC)

The unit will achieve an EPC "A" Rating.



## ENERGY EFFICIENT HEATING & COOLING

Variable Refrigerant Flow (VRF) heating / cooling system with internal ceiling concealed fan coil units fed from external air source heat pump to the offices, and efficient local electric heaters to ancillary areas.



## ELECTRIC VEHICLE (EV) CHARGING

The unit will provide EV charging spaces, as well as providing ducting to enable further spaces to be constructed in the future.



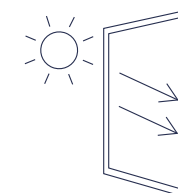
## ENERGY EFFICIENT LIGHTING

Energy efficient LED lighting is provided to the offices, operated by PIR sensors and daylight dimming sensors.



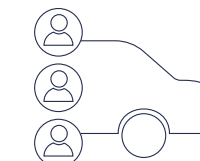
## SOCIAL WELLBEING

Crewe 335 combines outdoor wellbeing areas with open plan internal areas with natural daylight to offer staff a pleasant and natural environment. Nearby pedestrian routes offer access to public transport and the unit is within walking distance to the town centre.



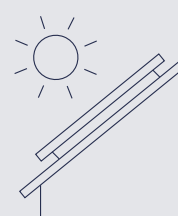
## NATURAL DAY-LIGHT

10% of the roof panels across the warehouse are translucent, providing plenty of natural day-light.



## CAR SHARING

The Landlord can mark spaces in accordance with an occupiers bespoke car sharing scheme.



## PHOTO-VOLTAIC (PV) PANELS

A provision of PV panels has been provided under the base build, whilst the roof is structurally designed to support panels across the entirety so the occupier can add more as they wish.



## CYCLE PARKING

Covered cycles spaces and shower facilities have been provided.



# FURTHER INFORMATION

## PLANNING

Detailed planning consent for unrestricted B8 employment use [Planning Reference No. 21/5047N].

## RENT

Please contact our retained agents for further information.

## TENURE

The premises are available by way of a new lease and may be considered for sale, subject to occupier interest.

## TIMING

Unit available for occupation from April 2025.





# CREWE 335

WESTON ROAD, CW1 6NA

## CONTACT

Please contact the retained agents:

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