

TO LET

IMMEDIATELY AVAILABLE

CREWE 335

WESTON ROAD, CW1 6HZ

NEW DISTRIBUTION UNIT

335,403 SQ FT
(31,160 SQ M)

WWW.CREWE335.CO.UK

HILLWOOD
A PEROT COMPANY®

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 former site of the renowned "Old Tea Factory", both Crewe Town Centre and Crewe Railway Station are 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 335,403 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 has been finished to the highest standards and occupiers will have a best-in-class facility for their future operations. The unit has achieved BREEAM "Excellent" accreditation.



IT'S ALL IN THE DETAILS

SPECIFICATION

26 DOCK LEVEL LOADING DOORS INC.4 EURO DOCKS

4 LEVEL ACCESS LOADING DOORS

50 KN/m2 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

ENHANCED SPECIFICATION

FIBRE CONNECTIVITY

84 CYCLE SPACES

BREEAM "EXCELLENT"

EPC "A" RATING

EV CHARGING POINTS

ROOF DESIGNED FOR 100% PV COVERAGE

SUSTAINABLE MATERIALS

ENERGY EFFICIENT HEATING, COOLING, AND LIGHTING





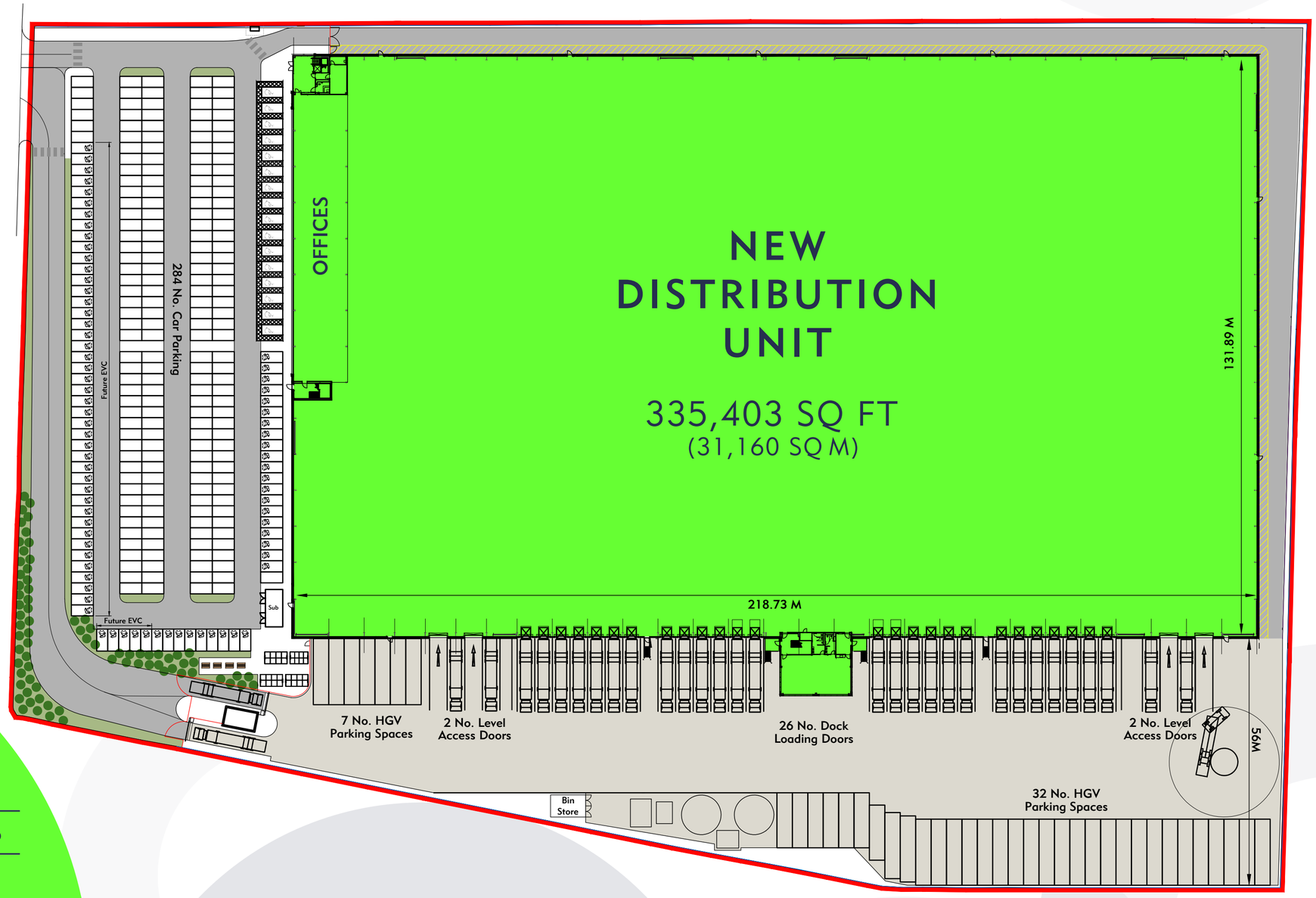






SITE PLAN





ACCOMMODATION

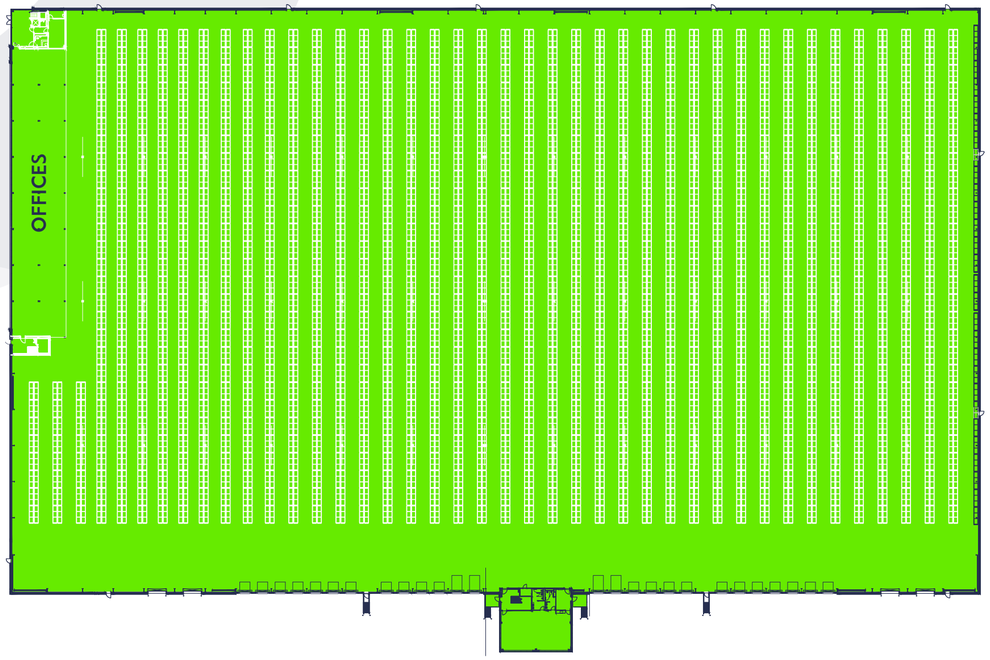
	SQ FT	SQ M
WAREHOUSE	309,314	28,736
GROUND, FIRST & SECOND FLOOR OFFICES	21,108	1,961
GROUND FLOOR & FIRST FLOOR TRANSPORT HUB	4,743	441
GATEHOUSE	238	22
TOTAL GIA	**335,403**	**31,160**

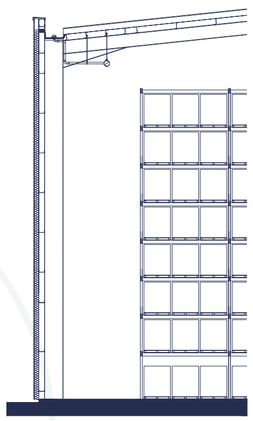
RACKING LAYOUT OPTIONS (MAXIMUM)

Detailed plans are available on request.

DOWNLOAD RACKING LAYOUTS >

STANDARD LAYOUT

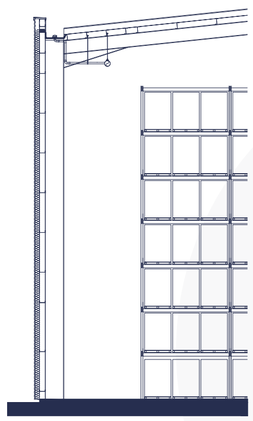




1.5m Pallet Height

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

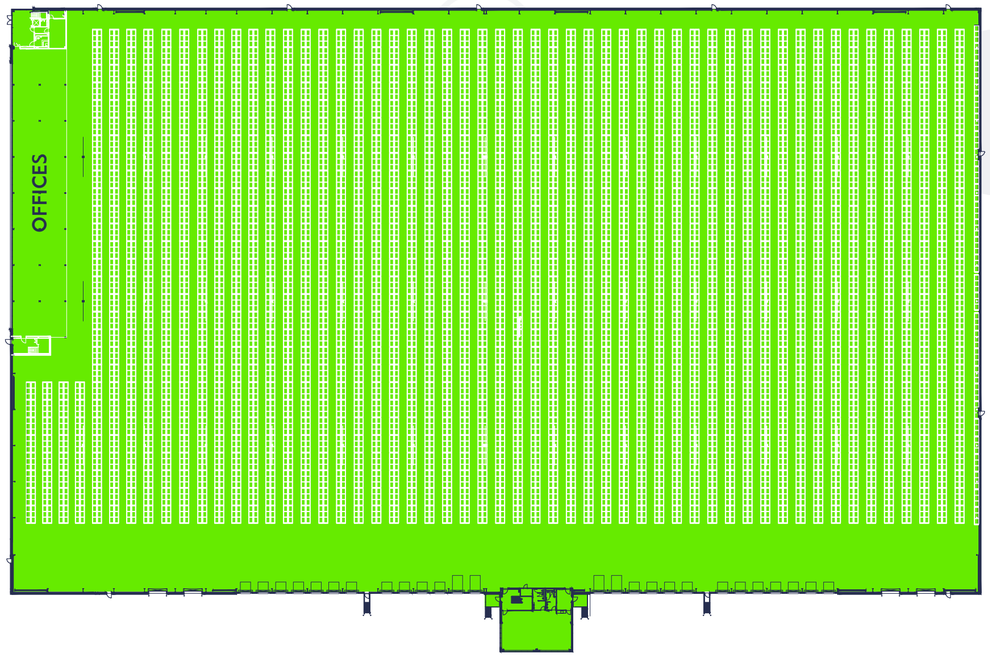


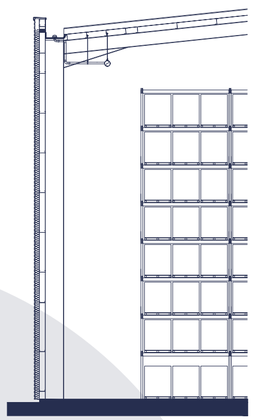
1.8m Pallet Height

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

VNA LAYOUT

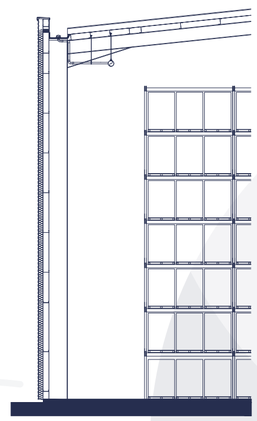




1.5m Pallet Height

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

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 1.6 million persons of working age in catchment area.

26,000

people looking for work/employment in the wider Chesire area.

8,500,000

households within a 2 hour drive, with an estimated total population of c.20m people.

£32,099

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

7.5%

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

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.

Local occupiers include:

ao

BENTLEY

BAE SYSTEMS

Buffaload LOGISTICS & FACILITIES

BMW

VW

JTI

boughey

GXO

likewize.

Ryman

WH1 WAREHOUSE ONE LOGISTICS PARTNERS



/// cycle.robots.names

POSTCODE: CW1 6HZ



STRATEGICALLY POSITIONED

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

MOTORWAYS

M6 (J16)	4 miles	7 mins
M6 (J17)	6 miles	10 mins
A50	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

Port Salford	38 miles	40 mins
Ellesmere Port	42 miles	50 mins
Liverpool	48 miles	1 hr
Immingham	142 miles	2 hrs 40 mins

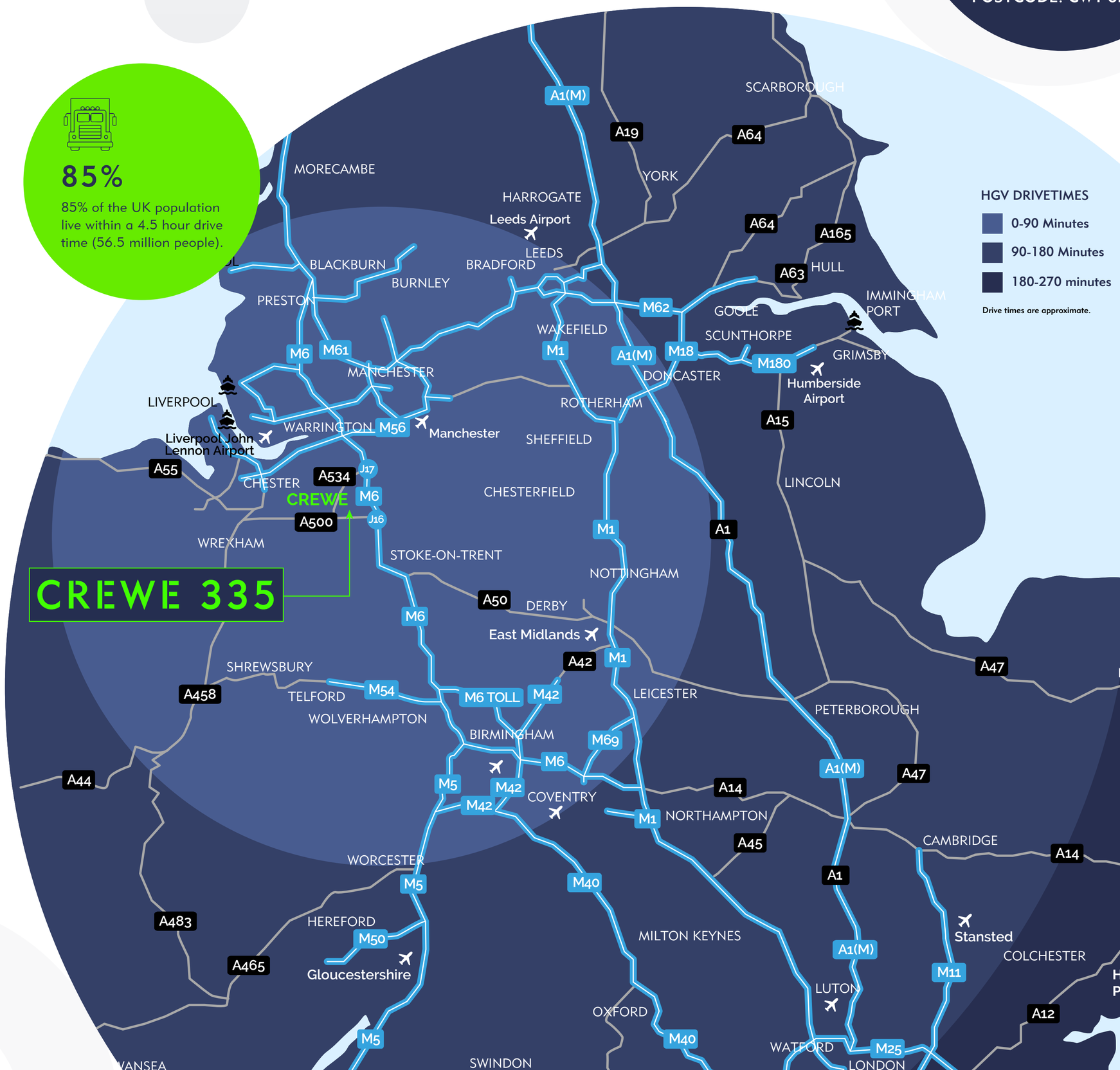
RAIL FREIGHT

Crewe Basford Freight Yard	2 miles	10 mins
Trafford Park	37 miles	45 mins
Port Salford Rail	40 miles	45 mins
Hams Hall	60 miles	1 hr 5 mins

85%

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

CREWE 335



HGV DRIVETIMES

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

Drive times are approximate.

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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 has 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 provides 30 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.

SUPERIOR AIR TIGHTNESS

The unit has been constructed to reduce loss of heat by up to 70% (compared to a building 10-15 years older).

PHOTO-VOLTAIC (PV) PANELS

A provision of PV panels has been installed with a capacity of 240kWP, providing potential cost savings of up to £47,800 per annum.

The roof has been designed to support a full solar array, with further installation options available.

CYCLE PARKING

84 covered cycle spaces have been provided, as well as warehouse shower facilities.

HILLWOOD

Hillwood is a leader in developing and acquiring high-quality, sustainable industrial and logistics properties across the UK, Europe, U.S., and Canada. Within these core markets we have delivered more than 230 million sq ft combined across 12,500 acres.

Our UK operational experience spans more than two decades and our innovative approach to master planning, commercial development, and property acquisitions has led to exciting partnerships with landowners and occupiers. Along the way, we've stuck to our belief that we are most successful when delivering creative solutions and long-term value for our partners and customers.

Most importantly, our private ownership and depth of capital allows us to move quickly to identify opportunities, whilst applying the hands-on approach you would expect from a long-term trusted partner. We make your business, our business.

BEST IN CLASS
Development team, technical team, and consultants.

5M SQ FT
Committed from 2025 onwards.

LIVE PROJECTS
In every region of the UK.

SUSTAINABLE
Developing to BREEAM "Excellent" and Net Zero.

FOCUSED
Global reach, focused home team.

AGILE
Private ownership and capital allows quick decisions.

"PROACTIVE, PROFESSIONAL, AND PASSIONATE"

"Hillwood led all development activities having introduced the site to CROWN and achieved a very fast track programme to meet our operational targets. They have at all times been proactive, professional, and passionate about delivering the project to our requirements and they are worthy of positive recognition for this major project delivery, which we have acquired on a Freehold basis."

Richard Ford
Director - Project Management and Engineering and Real Estate
Crown Packaging Manufacturing UK Ltd.



Lightning Park, Huntingdon



Gateway 4, Doncaster



Central Approach, Bristol

Recent Occupiers:

DHL, TAIT, GEODIS, dpd, OXFORD INSTRUMENTS, UPS, CROWN, EVRi, SIEMENS, movianto healthcare dedicated logistics

Our Awards:

IEG, insider Property Industry Awards, IAS industrial agents society, Property Awards2023, the PROPS



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.

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CLICK TO VIEW FLYTHROUGH >

CLICK TO VIEW RACKING LAYOUTS >

CREWE 335

WESTON ROAD, CW1 6HZ

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