

# PLP CREWE



## PHASE 1

**43,000 AND 92,000 SQ FT**

NEW INDUSTRIAL/DISTRIBUTION UNITS

## PHASE 2

**UP TO 500,000 SQ FT**

DESIGN & BUILD OPPORTUNITY

CREWE COMMERCIAL PARK, CW2 5AB



BENTLEY

**MARSTON'S**

THE STATION PILOT



PETROL FILLING STATION  
OPENING SOON



**PLP CREWE**



**Wrights**



**warehouse one**



**Ryman**



**Buffaload**

**JACK MILLS WAY**

PHASE 1

PHASE 2

- PHASE 1 - SPECULATIVE NEW BUILD UNITS OF 43,000 AND 92,000 SQ FT
- PHASE 2 - SERVICED PLOT FOR DESIGN AND BUILD UP TO 500,000 SQ FT
- ONLY 5 MILES TO M6 JUNCTION 16
- MODERN 'BUSINESS PARK' ENVIRONMENT
- CLOSE TO PROPOSED HS2 HUB

# A STRATEGIC GATEWAY SITE

**A500**

**BASFORD - HOUGH - SHAVINGTON BYPASS**

**M6 J16**

**SAT NAV: CW2 5AB**

# PHASE 2 DESIGN & BUILD OPPORTUNITY UP TO 500,000 SQ FT

## PHASE 1

SPECULATIVE NEW BUILD UNITS  
COMPLETION 2020

# NEW INDUSTRIAL / DISTRIBUTION UNITS

**UNIT A**  
92,000 SQ FT

**UNIT B**  
43,000 SQ FT

JACK MILLS WAY

SAT NAV: CW2 5AB

# PHASE 1 92,000 & 43,000 SQ FT

| UNIT A                | SQ FT         | SQ M          |
|-----------------------|---------------|---------------|
| WAREHOUSE             | 87,047        | 8,087         |
| FIRST FLOOR OFFICE    | 5,435         | 505           |
| <b>TOTAL UNIT GIA</b> | <b>92,482</b> | <b>8,592</b>  |
| <b>PLOT SIZE</b>      | <b>5.3 AC</b> | <b>2.1 HA</b> |

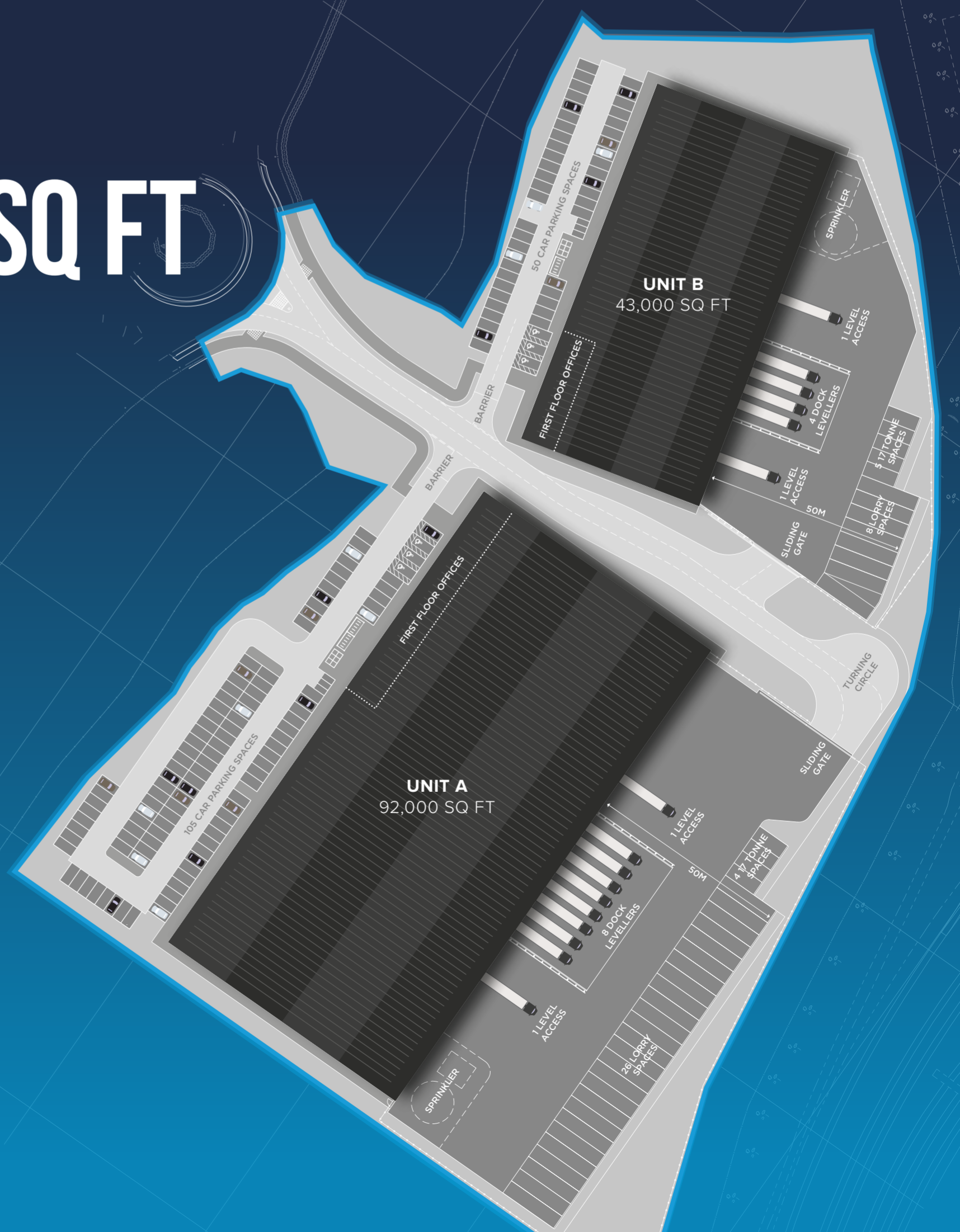
| UNIT B                | SQ FT         | SQ M          |
|-----------------------|---------------|---------------|
| WAREHOUSE             | 40,590        | 3,771         |
| FIRST FLOOR OFFICE    | 2,712         | 252           |
| <b>TOTAL UNIT GIA</b> | <b>43,302</b> | <b>4,023</b>  |
| <b>PLOT SIZE</b>      | <b>2.9 AC</b> | <b>1.2 HA</b> |

### UNIT A

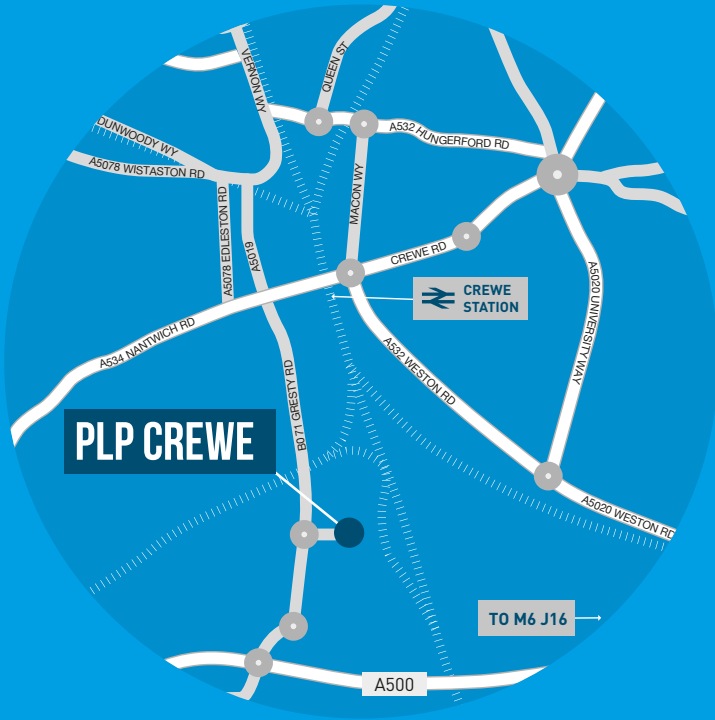
-  12.5M EAVES HEIGHT
-  50M SECURE YARD
-  8 DOCK / 2 LEVEL ACCESS DOORS
-  26 LORRY PARKING SPACES
-  105 CAR PARKING SPACES

### UNIT B

-  10M EAVES HEIGHT
-  50M SECURE YARD
-  4 DOCK / 2 LEVEL ACCESS DOORS
-  8 LORRY PARKING SPACES
-  50 CAR PARKING SPACES



# JUST 8 MINUTES DRIVE TO M6 J16



## ROAD

|            |           |
|------------|-----------|
| M6 J16     | 5.1 miles |
| Crewe      | 2.1 miles |
| Warrington | 33 miles  |
| Liverpool  | 49 miles  |
| Manchester | 41 miles  |
| Birmingham | 56 miles  |
| London     | 179 miles |



## RAIL

|                  |           |
|------------------|-----------|
| Crewe Station    | 1.1 miles |
| Nantwich Station | 4.9 miles |



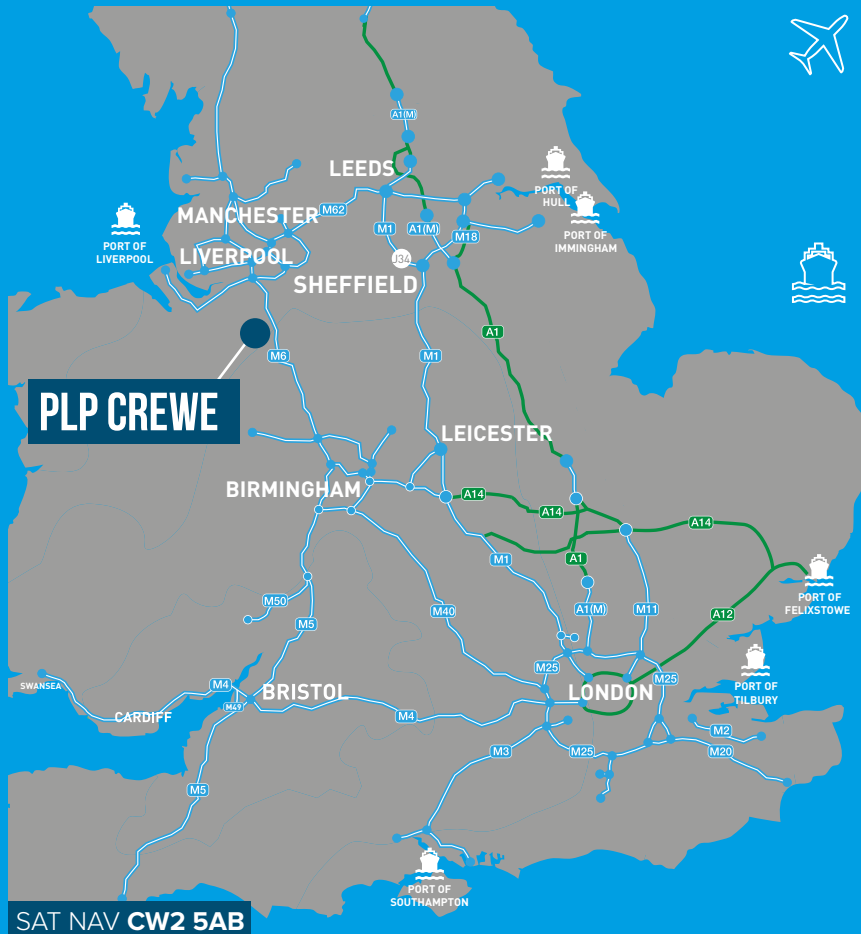
## AIR

|                       |          |
|-----------------------|----------|
| Manchester            | 34 miles |
| Liverpool John Lennon | 48 miles |
| East Midlands         | 59 miles |
| Birmingham            | 67 miles |



## PORTS

|                   |           |
|-------------------|-----------|
| Port of Liverpool | 57 miles  |
| Immingham         | 140 miles |



**OVER 830,000  
PEOPLE WITHIN  
45 MINUTE DRIVE**

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