

PLP CREWE PHASE 2



UP TO 500,000 SQ FT
DESIGN & BUILD OPPORTUNITY
CREWE COMMERCIAL PARK, CW2 5AB

SAT NAV: CW2 5AB



BENTLEY

MARSTON'S
THE STATION PILOT



Morning
FOODS

CREWE

PLP CREWE

PHASE 1 LET TO



Wrights

warehouse one



Conviviality

Ryman



PETROL
FILLING STATION

JACK MILLS WAY

PHASE 2



NWF GROUP PLC

M6
J16

A500

BASFORD - HOUGH - SHAVINGTON BYPASS

A STRATEGIC GATEWAY SITE

- PHASE 1 LET TO BRIGHTSTAR
- PHASE 2 - SERVICED PLOT FOR DESIGN AND BUILD UP TO 500,000 SQ FT – DELIVERY WITHIN 12 MONTHS
- ONLY 5 MILES TO M6 JUNCTION 16
- MODERN 'BUSINESS PARK' ENVIRONMENT
- CLOSE TO PROPOSED HS2 HUB

PHASE 2 - OPTION 1

SINGLE UNIT UP TO 500,000 SQ FT

UNIT 1

	SQ FT	SQ M
WAREHOUSE	469,500	43,618
OFFICE	26,500	2,462
HUB OFFICE	3,720	345
GATEHOUSE	280	26
TOTAL UNIT GIA	500,000	46,451
PLOT SIZE	20.5 AC	8.3 HA



62 LORRY
PARKING SPACES



50M
SECURE YARD

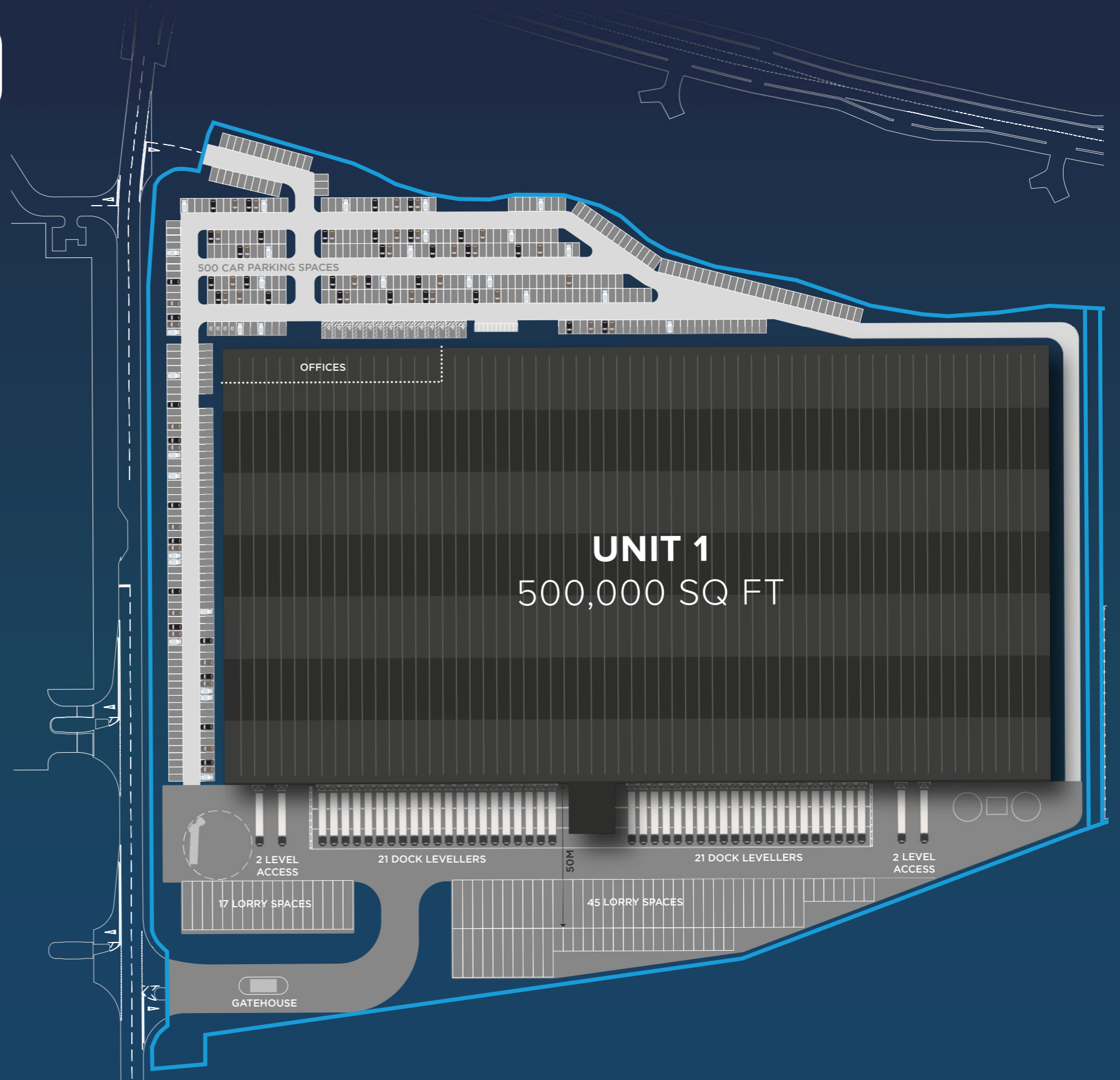


500 CAR
PARKING SPACES



42 DOCK / 4 LEVEL
ACCESS DOORS

OTHER OPTIONS AVAILABLE
INCLUDING CROSS DOCK



PHASE 2 - OPTION 2

TWO UNIT SCHEME

UNIT 1

	SQ FT	SQ M
WAREHOUSE	300,000	27,870
OFFICE	10,000	929
TOTAL UNIT GIA	310,000	28,799
PLOT SIZE	13.4 AC	5.4 HA



50M
SECURE YARD



30 DOCK / 2 LEVEL
ACCESS DOORS



39 LORRY
PARKING SPACES



285 CAR
PARKING SPACES

UNIT 2

	SQ FT	SQ M
WAREHOUSE	140,685	13,070
OFFICE	7,000	650
TOTAL UNIT GIA	147,685	13,720
PLOT SIZE	7.1 AC	2.9 HA



50M
SECURE YARD



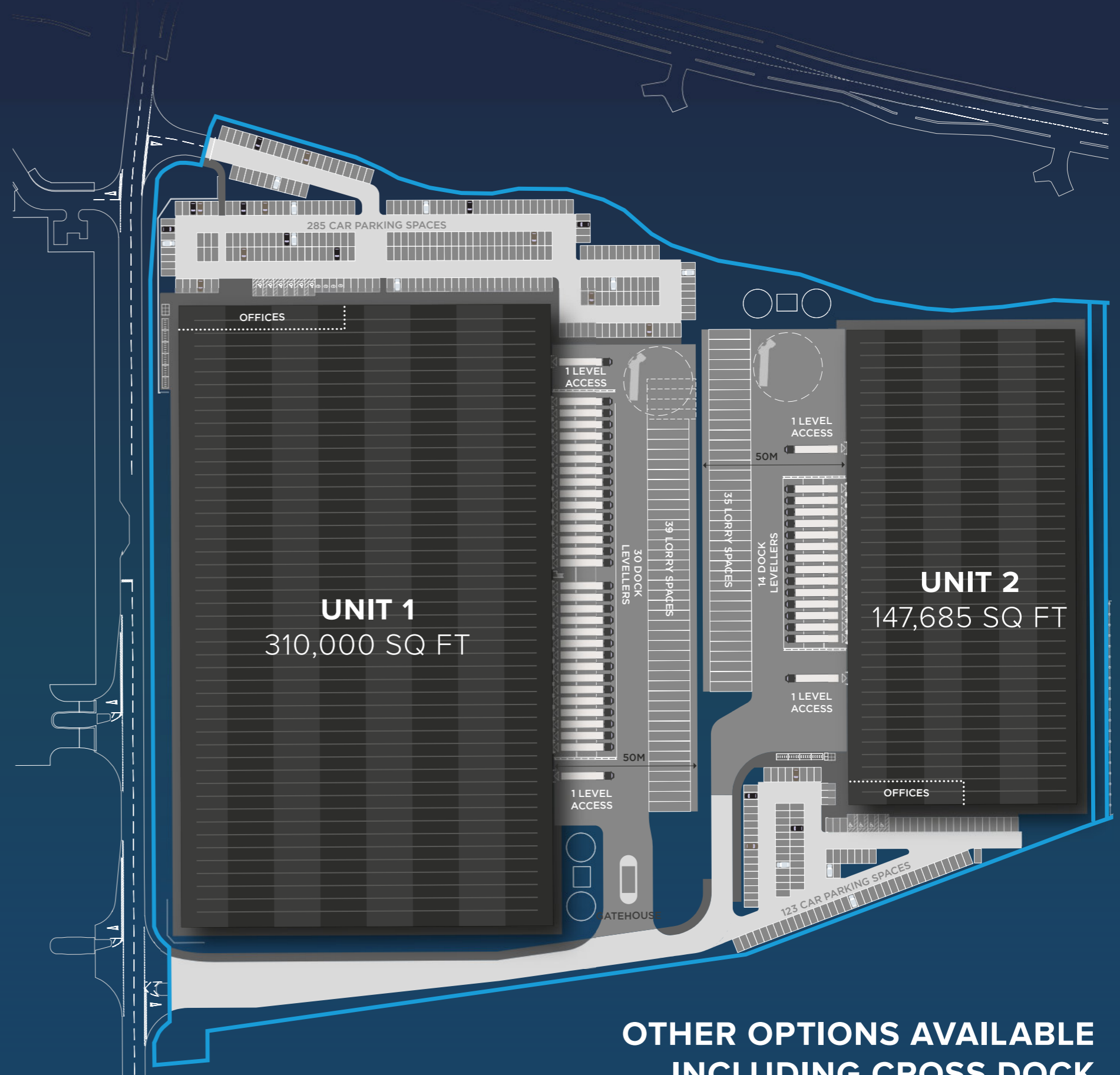
14 DOCK / 2 LEVEL
ACCESS DOORS



35 LORRY
PARKING SPACES

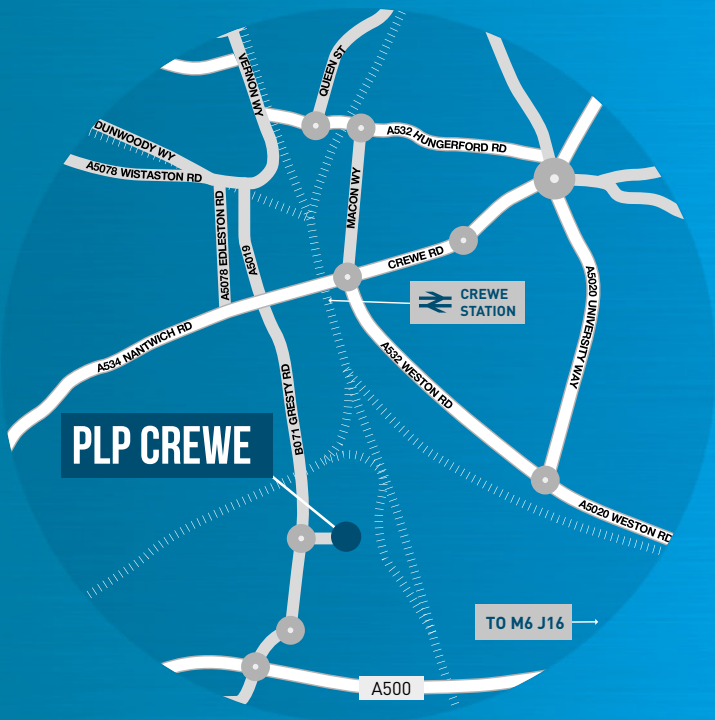


123 CAR
PARKING SPACES



**OTHER OPTIONS AVAILABLE
INCLUDING CROSS DOCK**

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



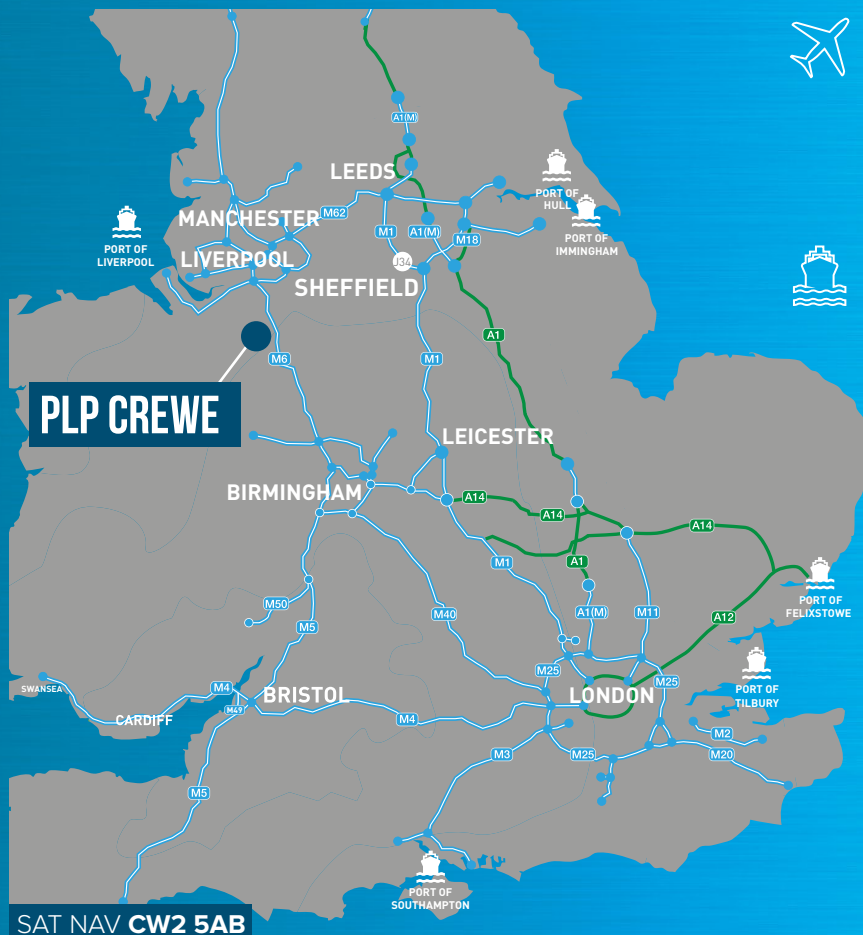
AIR

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



PORTS

Port of Liverpool	57 miles
Immingham	140 miles



**NEARLY 1 MILLION
PEOPLE WITHIN
45 MINUTE DRIVE**

www.plproperty.com

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