

crewe46 

The logo for Crewe46, featuring the word "crewe" in a lowercase, rounded sans-serif font, followed by "46" in a larger, bold, rounded sans-serif font. To the right of "46" is a circular icon composed of many small, dark dots arranged in a ring.

Q4 2022
Big Box Logistics



MARSTON'S
THE STATION PILOT

Morning
FOODS

bouhey
likewise.

ao
ao

WH1
WAREHOUSE ONE

Ryman

CoTek

likewise.

Bargain
Booze

PETROL
FILLING STATION



CREWE

JTi

ao
ao

GIST

Buffaload

Jack Mills Way

crewe46

A500 - Basford - Hough - Shavington Bypass

M6 J16

Strategic Gateway Location

Crewe Commercial Park,
CW2 5UZ

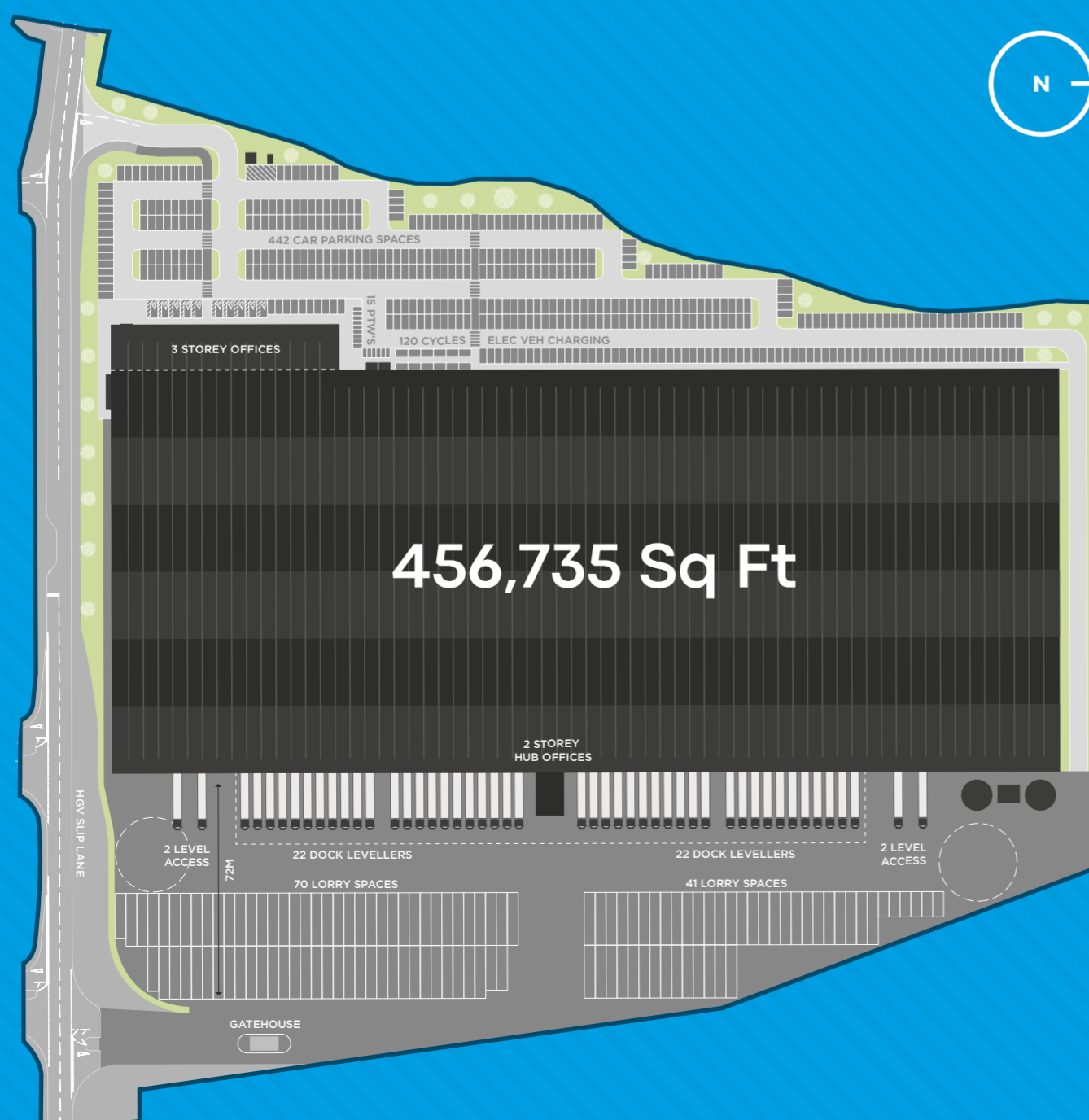
- + Modern Business Park Environment
- + Only 5 miles to M6 Junction 16
- + Adjacent to West Coast Mainline
- + Walking distance to Crewe railway station
- + Close to proposed HS2 hub
- + Petrol Filling Station next door

Targeting a Carbon Net Zero Development



Key features and sustainability targets:

- Rainwater Harvesting
- BREEAM 'Very Good'
- Solar Photovoltaic Panels
- Landscaped Recreation Areas
- Electric Car Charging
- Showering & Changing Facilities
- 12% Rooflights
- EPC 'A' Rating
- Air Source Heating & Cooling
- LED Lighting
- Secure Cycle Parking



crewe46

- 15m eaves height
- 4 level access doors
- 44 dock doors
- 3.5MVA of power
- Three-storey offices
- 442 car parking spaces
- 111 HGV parking spaces
- Up to 72 m secure yard
- 50KN/m2 warehouse floor loading

Unit	Sq Ft	Sq M
Warehouse	421,665	39,174
Office - Ground Floor	11,195	1,040
Office - First Floor	10,635	988
Office - Second Floor	10,635	988
Hub Office (2 storey)	2,325	215
Gatehouse	280	26
Total	456,735	42,431

Just an 8 Minute Drive To M6 J16



Road	Miles	Time
M6 J16	5.1	8 mins
Crewe	2.1	5 mins
Warrington	33	40 mins
Manchester	41	50 mins
Liverpool	49	1 hour
Birmingham	56	1 hr 10 mins
London	179	3 hr 30 mins



Rail	Miles	Time
Crewe Station	1.1	3 mins
Nantwich Station	4.9	9 mins



Air	Miles	Time
Manchester	34	40 mins
Liverpool	48	50 mins
East Midlands	59	1 hr 5 mins
Birmingham	67	1 hr 10 mins

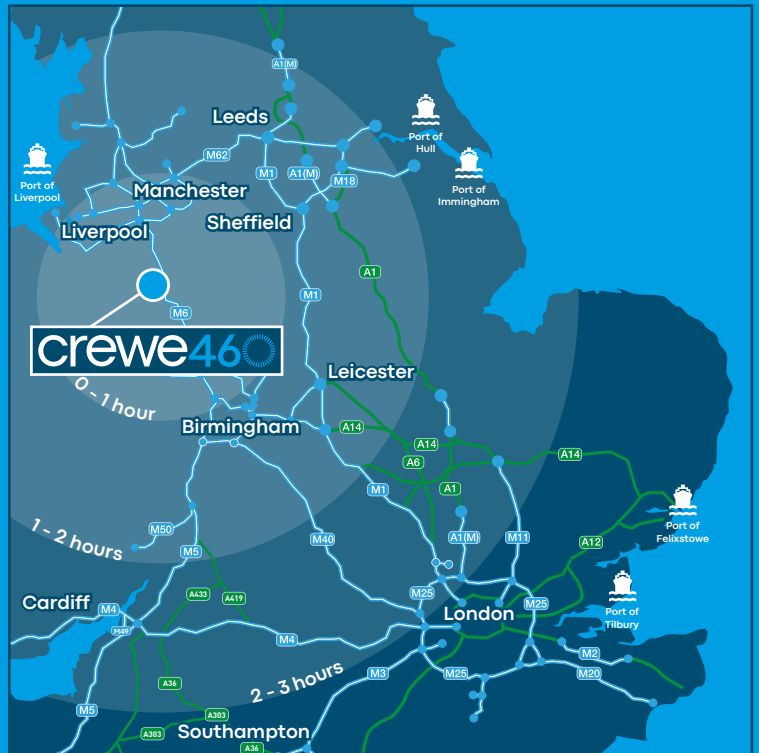


Ports	Miles	Time
Port of Liverpool	57	1 hour
Immingham	140	2 hr 20 mins

(Source: CACI)

4.5million people within 1 hour drive

Sat Nav: **CW2 5UZ**



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