

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

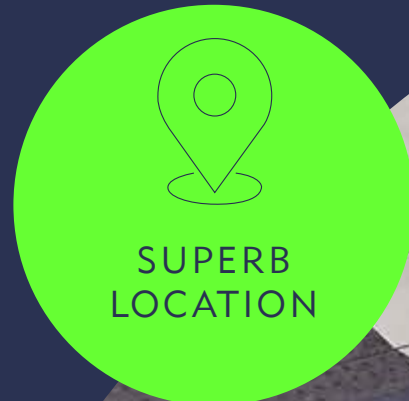
MARKET LEADING SPACE

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.





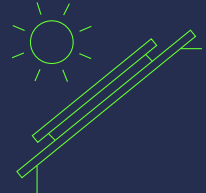


The unit comprises 335,000 sq ft and has been designed to an enhanced specification that includes various sustainable initiatives that are of critical importance to our stakeholders. The unit will be finished to the highest standards and occupiers can expect a best-in-class facility for their future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


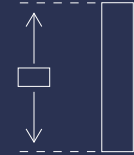



IT'S ALL IN THE DETAILS

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

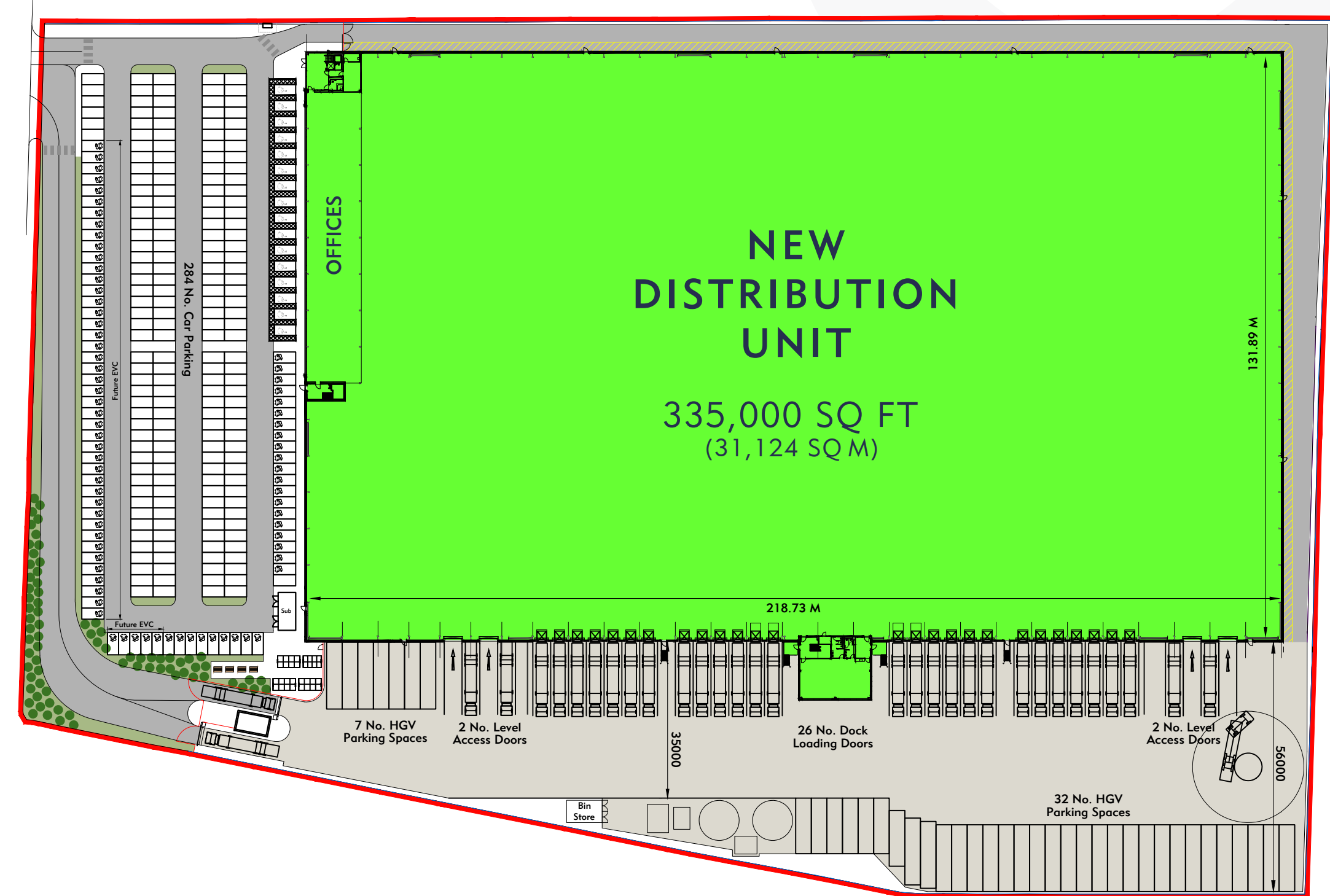
SPECIFICATION

-  26 DOCK LEVEL LOADING DOORS INC. 4 EURO DOCKS
-  4 LEVEL ACCESS LOADING DOORS
-  50 KN/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

ACCOMMODATION

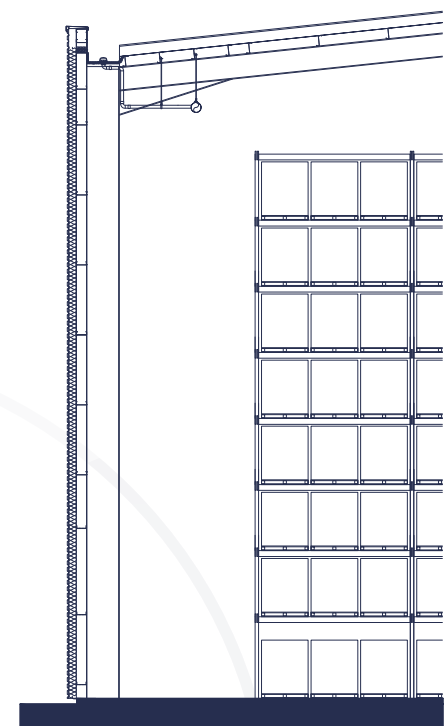
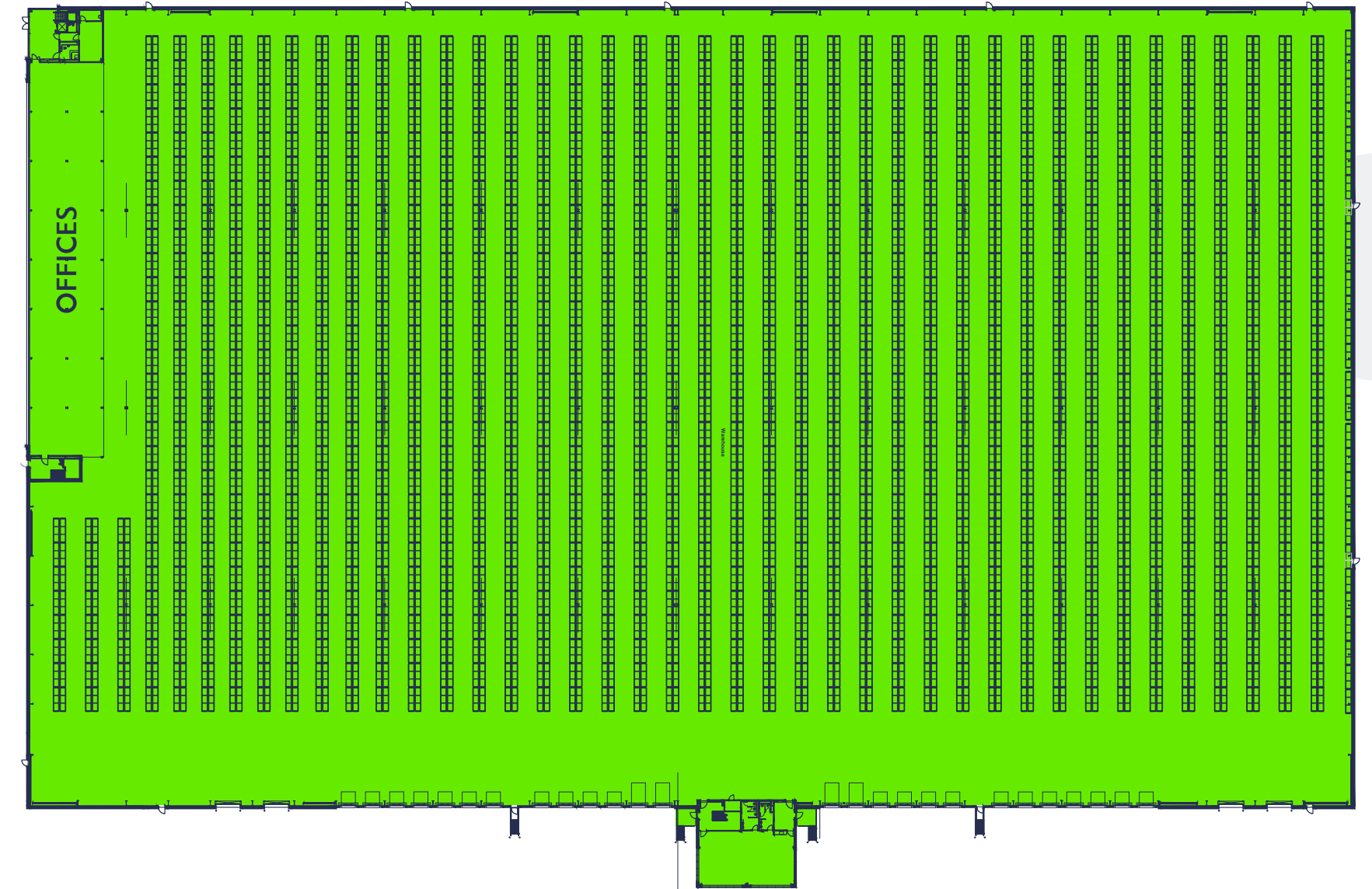
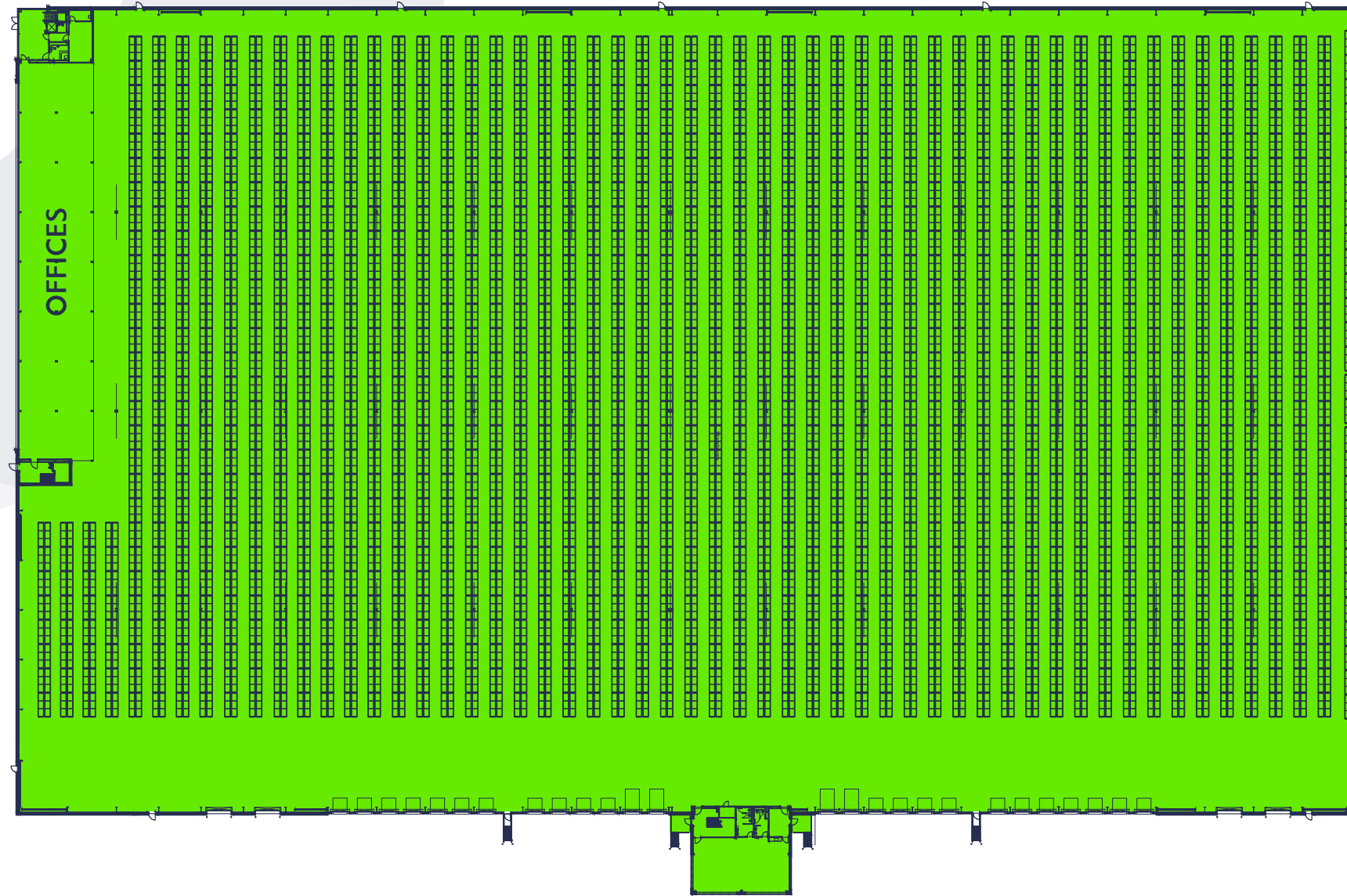
	SQ FT	SQ M
WAREHOUSE	310,000	28,800
FIRST & SECOND FLOOR OFFICES	20,000	1,858
GROUND FLOOR & FIRST FLOOR TRANSPORT HUB	5,000	465
GATEHOUSE	300	28
TOTAL GIA	335,000	31,151

Subject to final measurement.



WESTON ROAD, CRÊWE, CW1 6NA

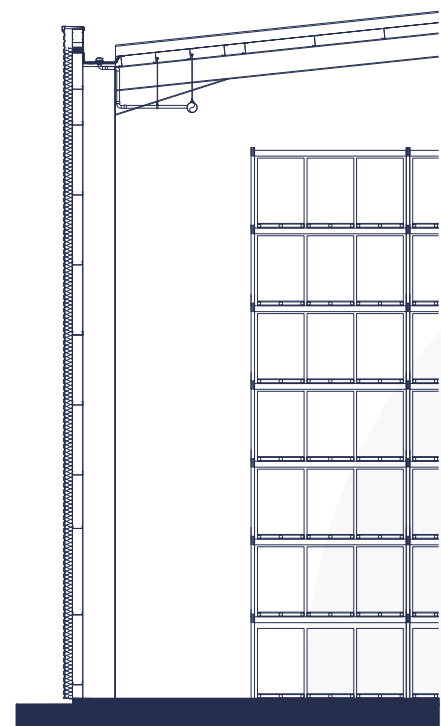
RACKING LAYOUT OPTIONS (MAXIMUM)



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

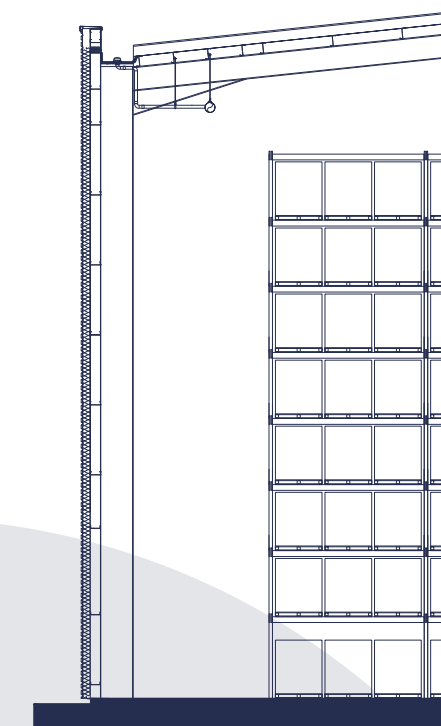
Total Pallets: 68,614



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

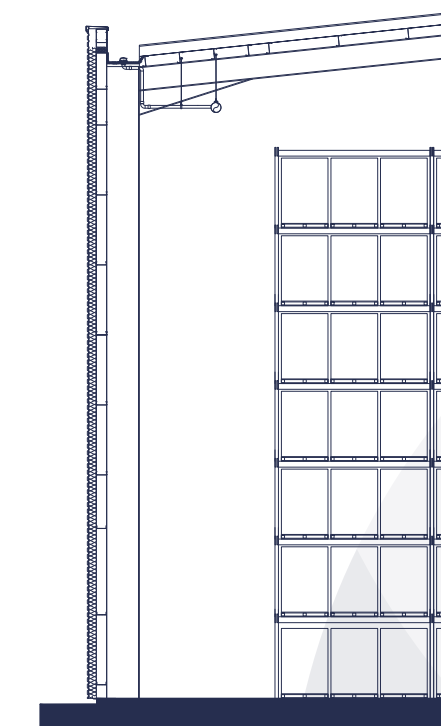
Total Pallets: 60,037



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

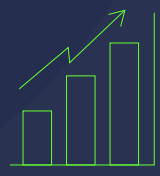


1.8m Pallet Height

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%

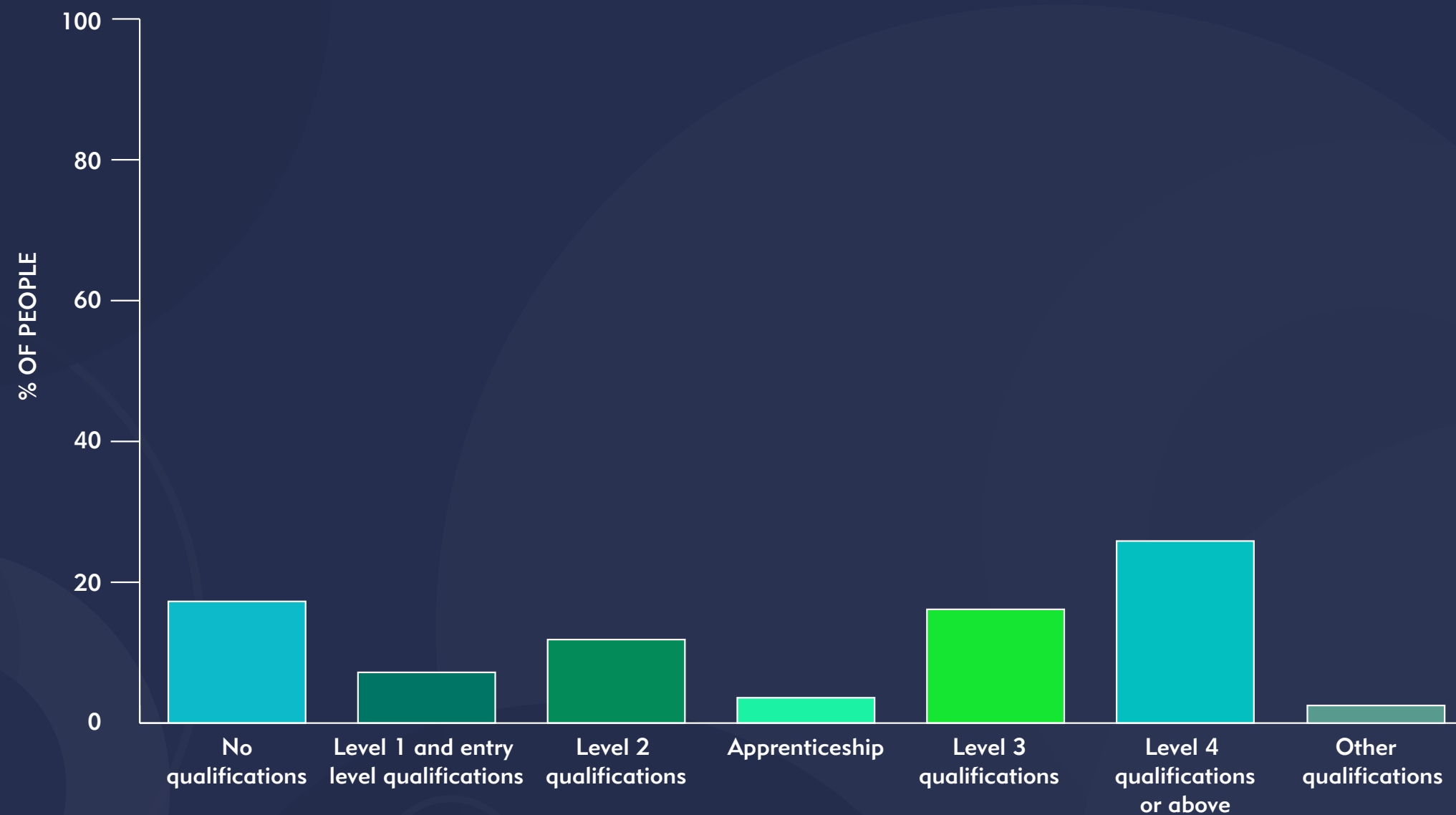
Unemployment rate in 2023 in Cheshire East was 2.9% - a lower unemployment rate than the Northwest at 3.9%, and England at 3%.



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

cycle.robots.names

POSTCODE: CW1 6NA



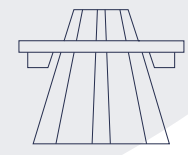
DRIVE TIMES

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).



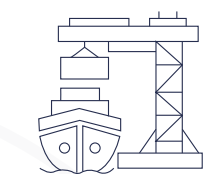
MOTORWAYS

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



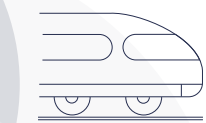
AIRPORTS

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



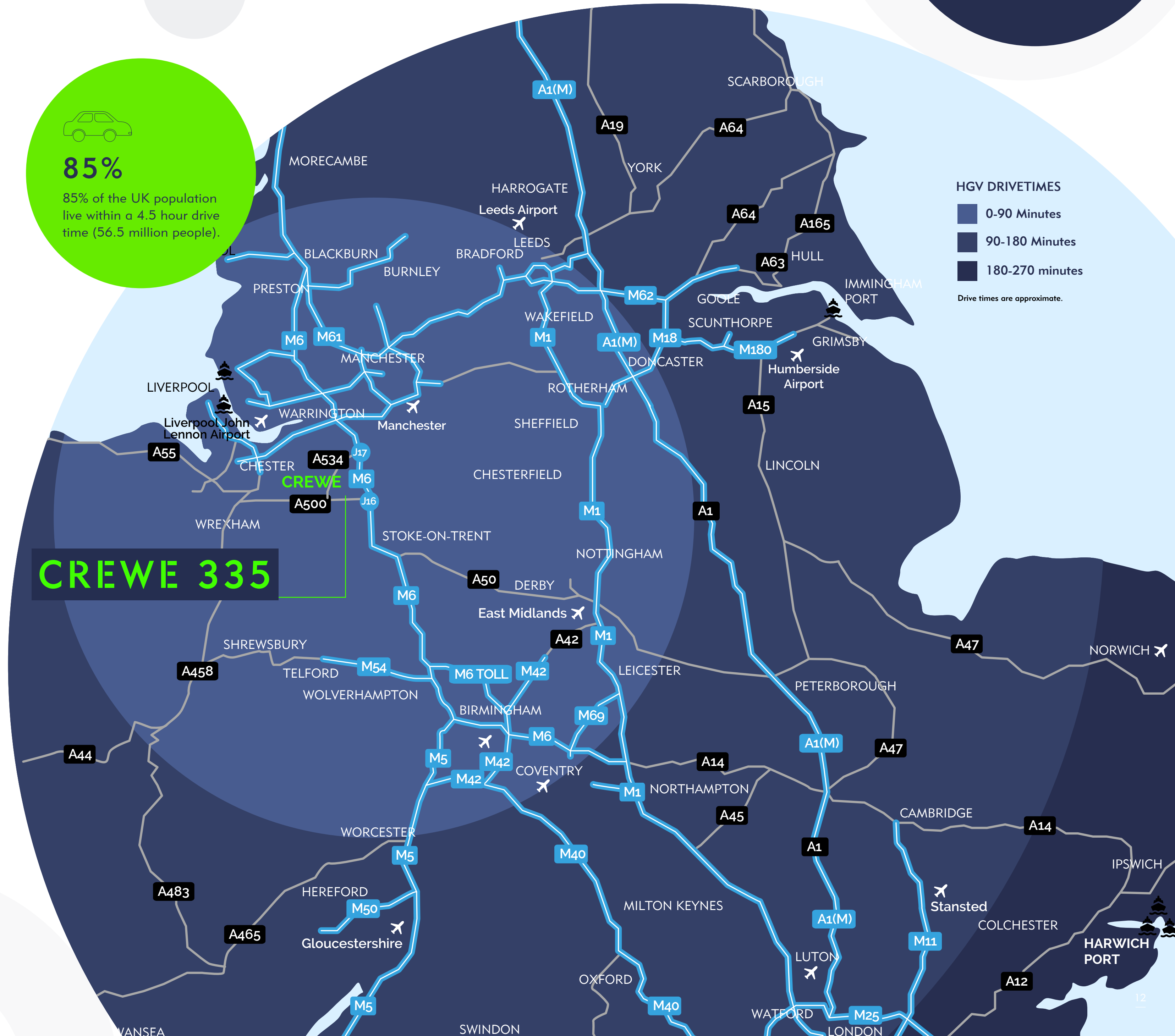
RAIL FREIGHT

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



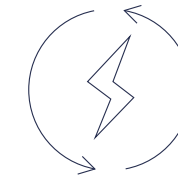
BREEAM IN USE

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.



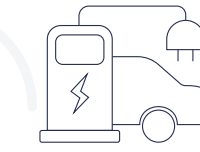
ENERGY PERFORMANCE (EPC)

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.



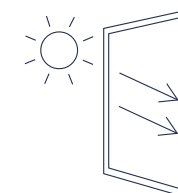
ENERGY EFFICIENT LIGHTING

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



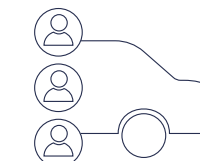
SOCIAL WELLBEING

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.

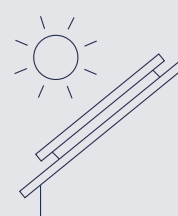


PHOTO-VOLTAIC (PV) PANELS

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.

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.

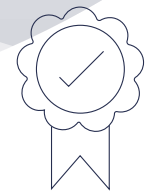
Most importantly, our private ownership and depth of capital allows us to move quickly to identify opportunities, whilst applying the hands-on approach you would expect from a long-term trusted partner. We make your business, our business.

"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."

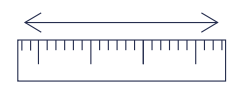
Richard Ford

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



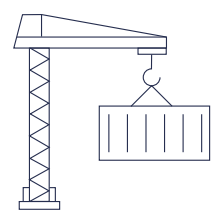
BEST IN CLASS

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.



Lightning Park, Huntingdon



Gateway 4, Doncaster

Recent Occupiers:



Our Awards:



Central Approach, Bristol



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

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HILLWOOD
A PEROT COMPANY®

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