

CREWE 335

WESTON ROAD, CW1 6BU

NEW DISTRIBUTION UNIT

**335,000 SQ FT
(31,122 SQ M)**

ON SITE &
AVAILABLE
Q4 2024

CREWE335.CO.UK

TD TREBOR
DEVELOPMENTS

HILLWOOD
A PEROT COMPANY®



DESCRIPTION

Crewe 335 is a new distribution unit comprising 335,000 sq ft and situated in the heart of Crewe's established commercial area. The unit has 15m eaves height, Grade A offices, dock and level access loading doors, yard depths up to 56m, and separate car parking, all within a self-contained and secure site.

Furthermore, the unit has been designed to be sustainable from the start with 10% roof lights, solar panelled roof, dedicated EV charging points, cycle spaces, and staff wellbeing areas. The unit will be built to BREEAM "Excellent" standards and will achieve EPC "A".

PLANNING

Detailed planning consent for unrestricted B8 employment use [Planning Reference No. 21/5047N]

ACCOMMODATION

UNIT	SQ FT	SQ M
WAREHOUSE	310,000	28,800
OFFICES	20,000	1,858
TRANSPORT HUB	5,000	465
GATEHOUSE	300	28
TOTAL	335,000	31,151

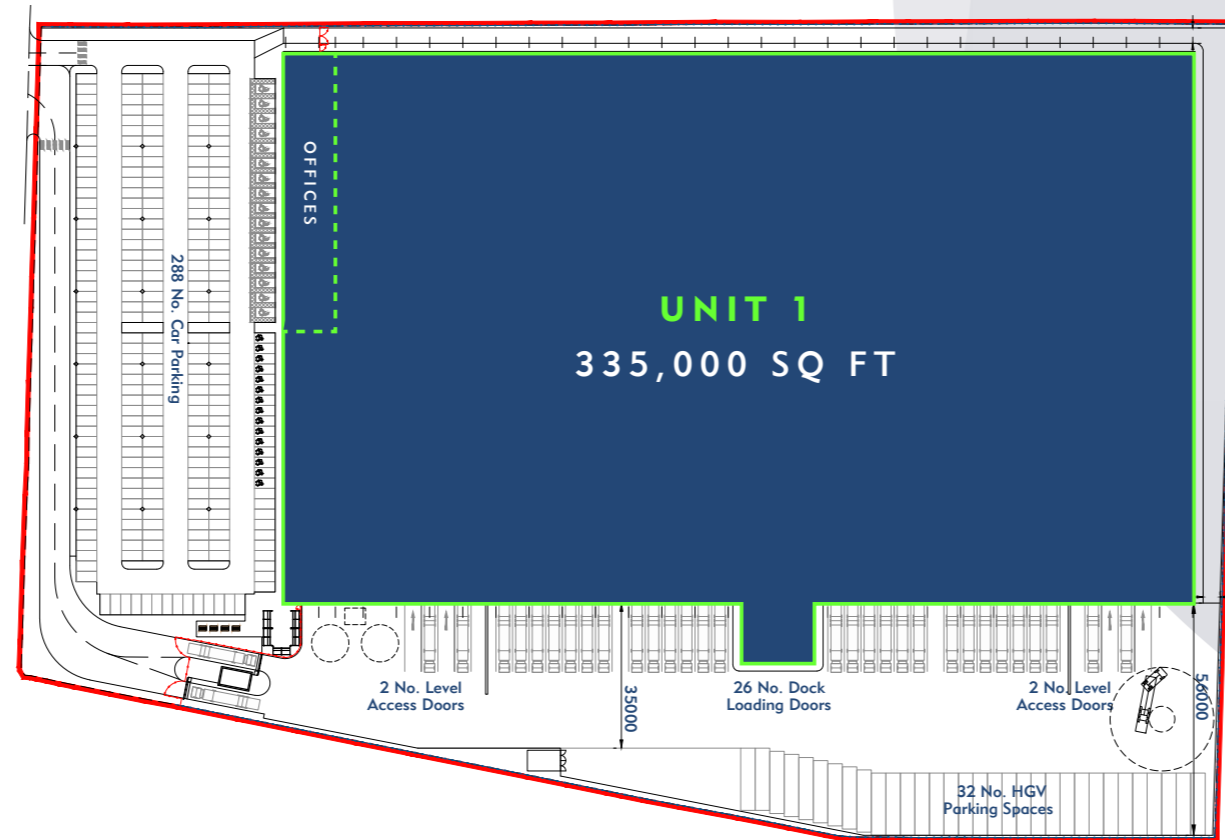
Gross Internal Area, subject to final measurement.

LOCATION

Crewe 335 is strategically located within 1 mile of the A500 Dual Carriageway and approximately 4 miles (6 minutes) west of Junction 16 of the M6 Motorway. The M6 provides excellent direct access to the national motorway network thereafter, including M5, M40, M42, M56, and M62.

Furthermore, Crewe 335 is positioned prominently with frontage to Weston Road (A532) on the established Crewe Gates Industrial Estate. Crewe's railway station and town centre are 3 and 6 minutes away respectively.

Local occupiers include AO, Bentley, BAE Systems, and Buffalod Logistics.



FURTHER INFORMATION

Please contact the retained agents:

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Designed by:
Blaze
Marketing
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DRIVE TIMES

Crewe Town Centre	2.3 miles	6 mins
J16, M6	4.3 miles	6 mins
Stoke-on-Trent	13.3 miles	16 mins
J9, M56	22.6 miles	24 mins
Manchester	36 miles	45 mins
Liverpool	48.1 miles	55 mins
Birmingham	55.3 miles	1hr 5 mins

