

# CREWE 335

WESTON ROAD, CW1 6BU

## NEW DISTRIBUTION UNIT

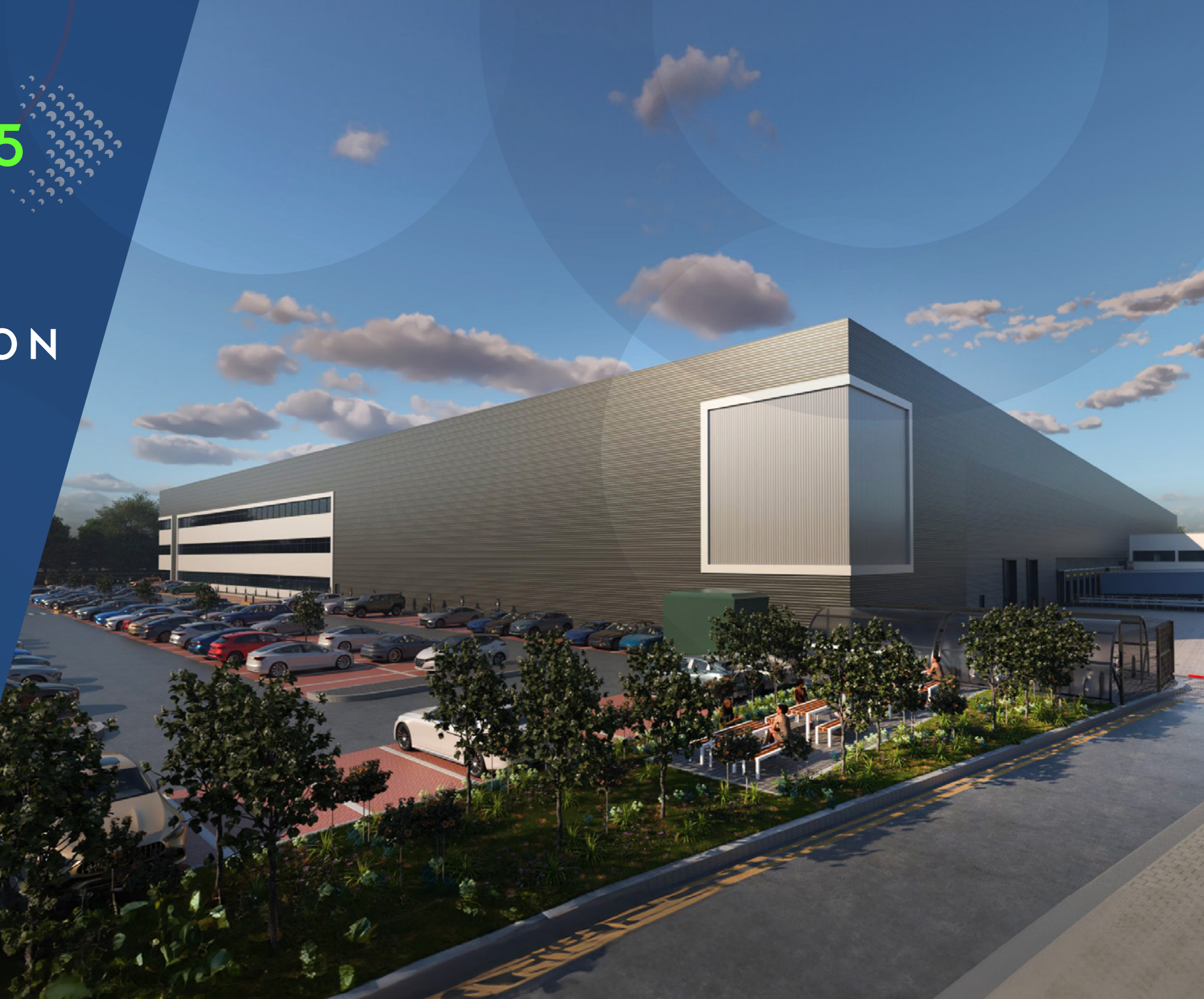
335,000 SQ FT  
(31,122 SQ M)

ON SITE &  
AVAILABLE  
Q1 2025

[CREWE335.CO.UK](http://CREWE335.CO.UK)

**TD** TREBOR  
DEVELOPMENTS

**H** 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
<b>TOTAL</b>	<b>335,000</b>	<b>31,151</b>

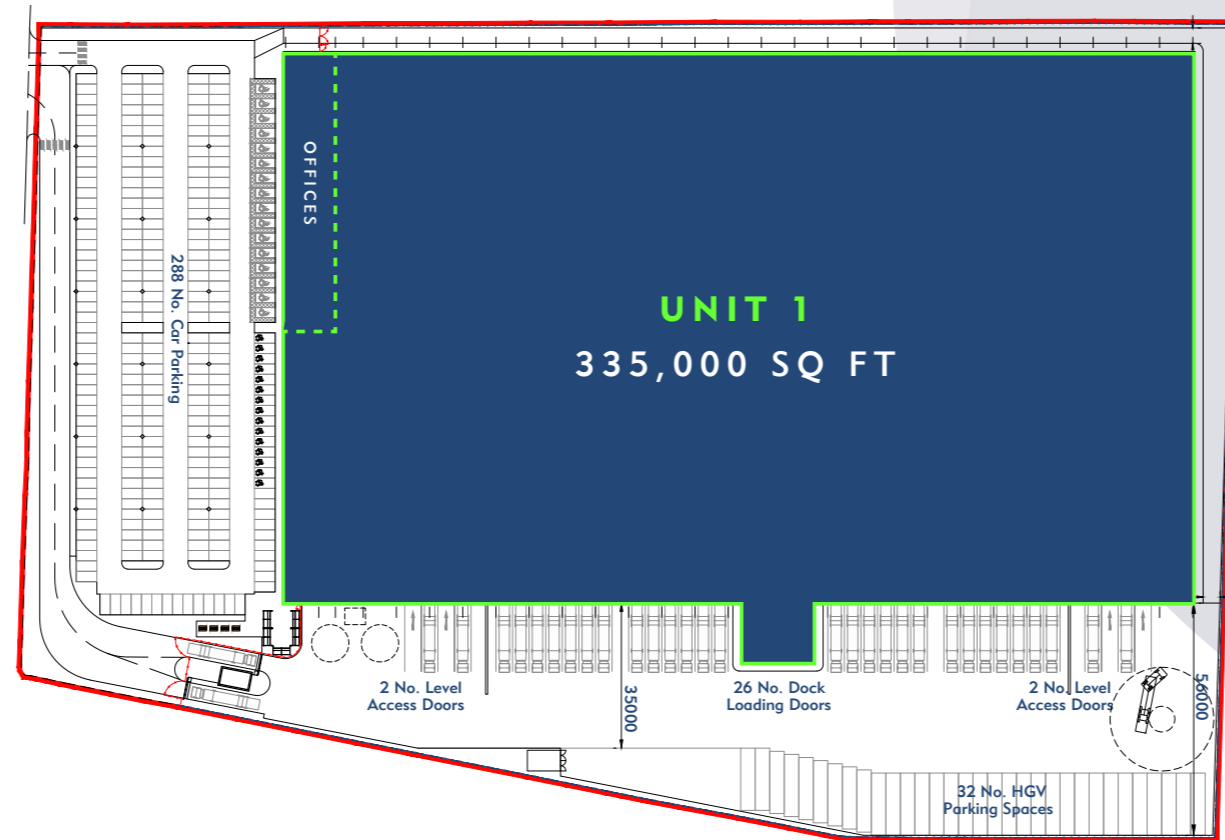
Gross Internal Area, subject to final measurement.

## 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:

**AVISON  
YOUNG**

024 7663 6888  
0161 228 1001

**ROBERT RAE**  
07860 398 744  
robert.rae@avisonyoung.com

**JAMES GOODE**  
07891 810 260  
james.goode@avisonyoung.com

**DAVID TEW**  
07920 005 081  
david.tew@avisonyoung.co.uk

**Knight  
Frank**  
0121 200 2220  
0161 833 0023  
KnightFrank.co.uk

**ROB TILLEY**  
07973 622 837  
rob.tilley@knightfrank.com

**JAMES CLEMENTS**  
07436 165 015  
james.clements@knightfrank.com

IMPORTANT NOTICE: Avison Young and Knight Frank give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated January 2024.

Designed by:  
Blaze  
Marketing  
0161 387 7252

## 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

