

# RADWAY/6 CREWE

[radway16crewe.co.uk](http://radway16crewe.co.uk)

A MAJOR NEW INDUSTRIAL / DISTRIBUTION DEVELOPMENT J16 M6

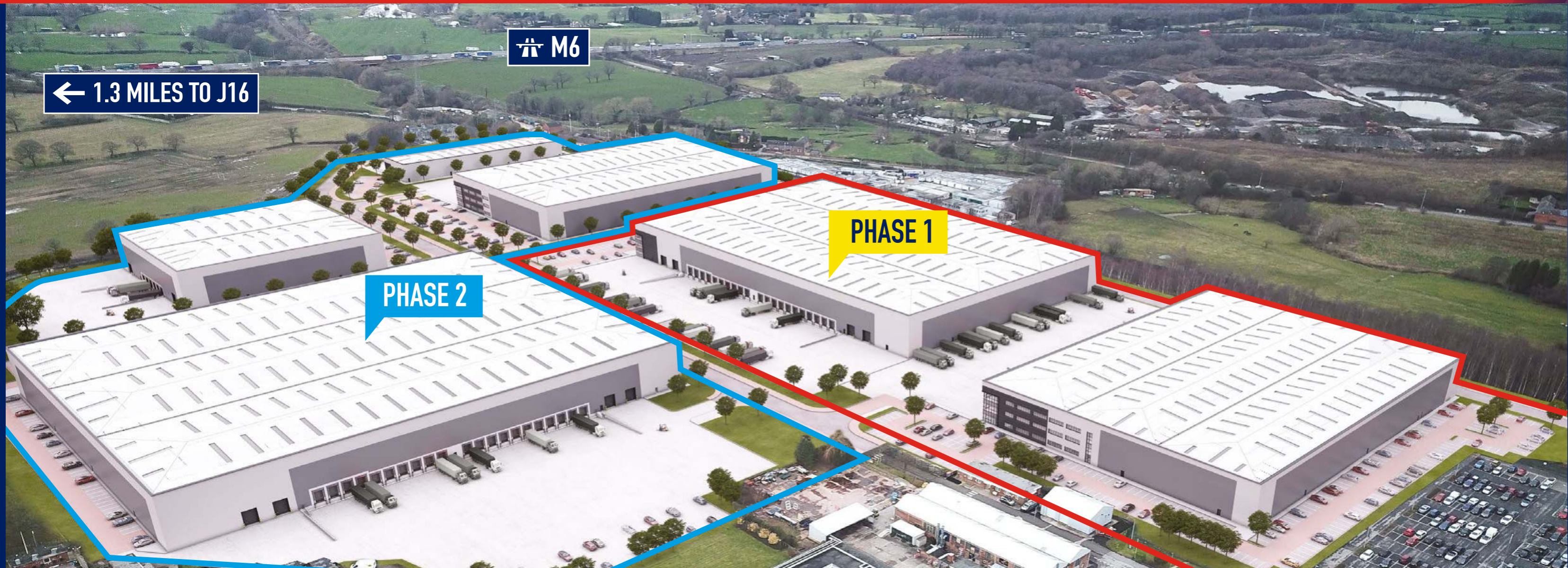
CW2 5PR

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# The Development

PHASE 1 UNITS FROM 143,000 TO 208,000 SQ FT AVAILABLE Q1 2022

PHASE 2 UNITS FROM 22,000 TO 240,000 SQ FT



Planning Permission Granted. Ready for immediate development **Over 4.1MVA Power Supply**

# A Premier Logistics and Manufacturing Park

**RADWAY** / **6** CREWE



- Strategically located, 1.3 miles to the north of J16 M6 motorway
- Situated at the centre of the national motorway network
- Excellent access to the key north-south routes, M6, M56 / M62 and major UK ports and airports
- The site will be ready for development with fully serviced development plots available from Q1 2021
- Radway 16 can accommodate 808,000 sq ft of industrial warehouse space in units from 22,000 sq ft to 240,000 sq ft
- There is a dedicated 4.1 MVA power supply
- Radway 16 is one of the regions key warehouse and industrial development sites

CGI Images are indicative

# Masterplan

## AVAILABILITY / PLANNING

It is anticipated that Phase 1 units 1 and 2 will commence construction in Q1 2021, ready for occupation in Q1 2022.

Detailed planning consent exists for 355,159 sq ft of commercial development (E, B2 and B8 uses).

A second application has been submitted to Cheshire East Unitary Authority seeking detailed consent for Units 1 and 2 and outline consent for the balance of the scheme to offer a total of 808,000 sq ft.

The Cheshire East Development Plan is clear in its support for Employment Uses on this land. Their support for Radway Green as a strategically important site within the M6 Growth Corridor from Birmingham to Manchester will allow this site to act as the key linkage between these major hubs and the wider Cheshire economy.

\*Indicative sizes / specification

UNIT NUMBER	TO U/S OF EAVES/HAUNCH	YARD DEPTH
Unit 1	15m	50m
Unit 2	12.5m	50m
Unit 3	15m	65m
Unit 4	10m	50m
Unit 5	12.5m	50m
Unit 6	8m	25m



\*Indicative site layout

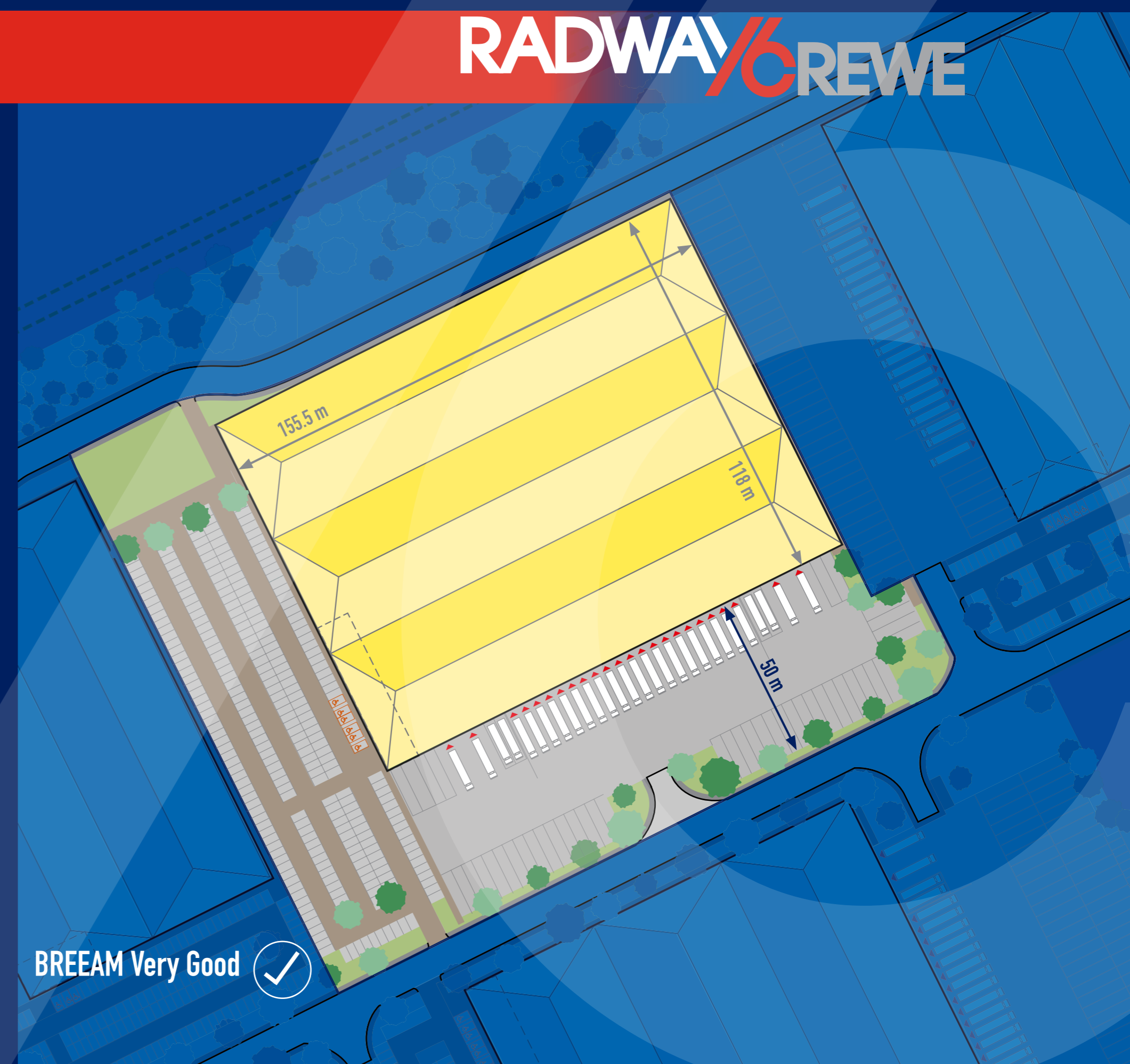
# Phase 1 Unit 1

208,000 SQ FT (19,323.8 SQ M)



UNIT 1	SQ M	SQ FT
Warehouse	18,488	199,000
Offices	805	8,666
<b>TOTAL</b>	<b>19,324</b>	<b>208,000</b>

- Secure service yards
- Yard depth from 50 m
- 15 m clear height
- 50 kN floor loading
- 10% roof lights
- Level access doors 4
- Dock levellers 21
- Euro docks 4
- Fitted office
- Double height atrium reception
- Raised access floors
- PIR controlled energy efficient lighting
- Up to 276 car parking spaces
- HGV parking provision 67
- Electric vehicle charging provision
- High quality landscaped environment



















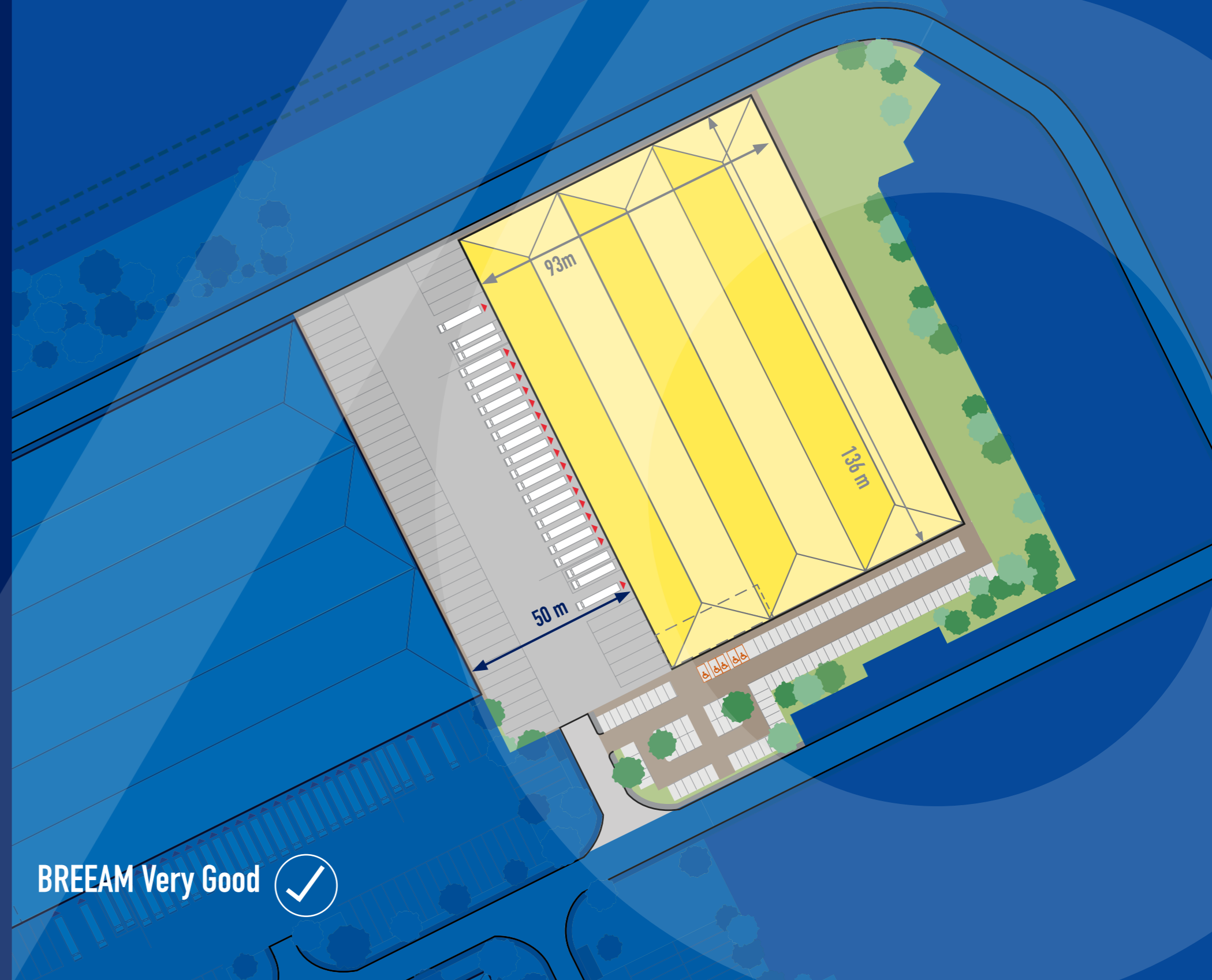
BREEAM Very Good

# Phase 1 Unit 2

143,000 SQ FT (13,285 SQ M) **RADWAY/6 CREWE**

UNIT 2	SQ M	SQ FT
Warehouse	12,728	137,000
Offices	554	5,958
<b>TOTAL</b>	<b>13,285</b>	<b>143,000</b>

-  Secure service yards
-  Yard depth 50 m
-  12.5 m clear height
-  50 kN floor loading
-  10% roof lights
-  Level access doors 2
-  Dock levellers 15
-  Euro docks 3
-  Fitted office
-  Double height atrium reception
-  Raised access floors
-  PIR controlled energy efficient lighting
-  Up to 245 car parking spaces
-  HGV parking provision 72
-  Electric vehicle charging provision
-  High quality landscaped environment



**BREEAM Very Good** ✓

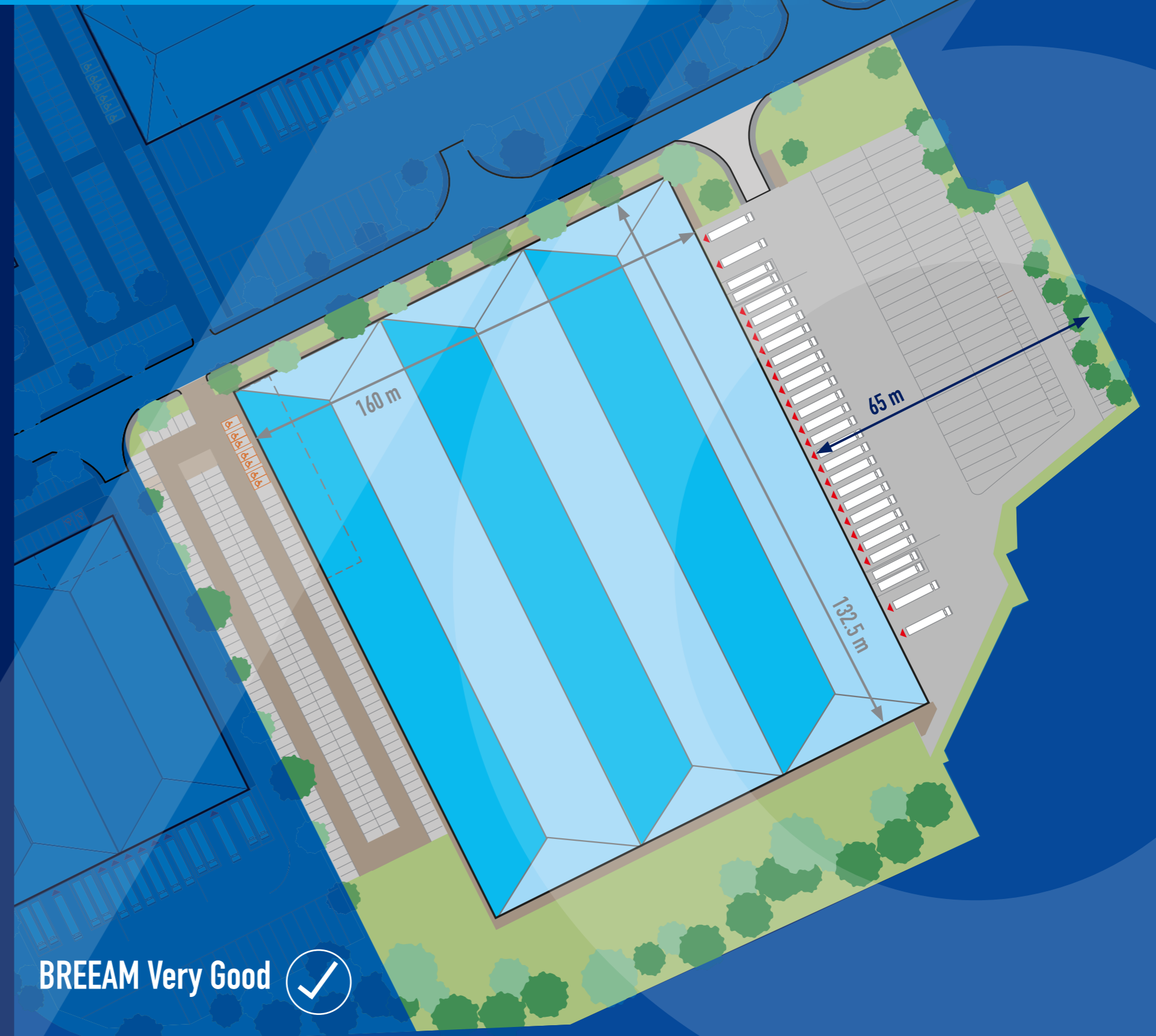
# Phase 2 Unit 3

240,000 SQ FT (22,297 SQ M)



UNIT 3	SQ M	SQ FT
Warehouse	21,368	230,000
Offices	929	10,000
<b>TOTAL</b>	<b>22,297</b>	<b>240,000</b>

- Secure service yards
- Yard depth 65m
- 15 m clear height
- 50 kN floor loading
- 10% roof lights
- Level access doors 4
- Dock levellers 15
- Euro docks 4
- Fitted office
- Double height atrium reception
- Raised access floors
- PIR controlled energy efficient lighting
- Up to 235 car parking spaces
- HGV parking provision 82
- Electric vehicle charging provision
- High quality landscaped environment



BREEAM Very Good

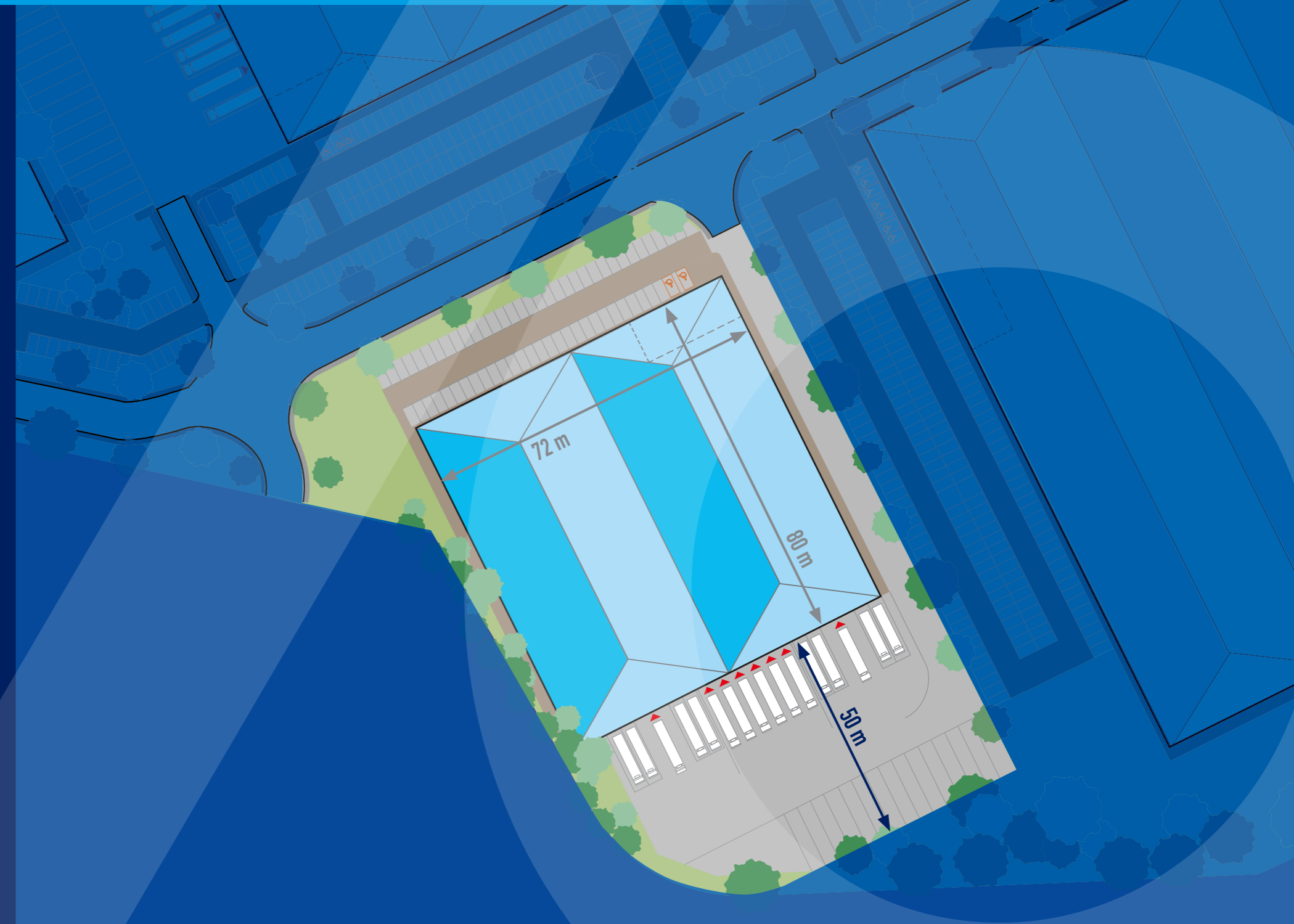
# Phase 2 Unit 4

70,000 SQ FT 6,503 SQ M)



UNIT 4	SQ M	SQ FT
Warehouse	6,232,	67,083
Offices	271	2,917
<b>TOTAL</b>	<b>6,503</b>	<b>70,000</b>

- Secure service yards
- Yard depth 50 m
- 10 m clear height
- 50 kN floor loading
- 10% roof lights
- Level access doors 2
- Dock levellers 5
- Euro docks 1
- Fitted office
- Double height atrium reception
- Raised access floors
- PIR controlled energy efficient lighting
- Up to 100 car parking spaces
- HGV parking provision 31
- Electric vehicle charging provision
- High quality landscaped environment



BREEAM Very Good

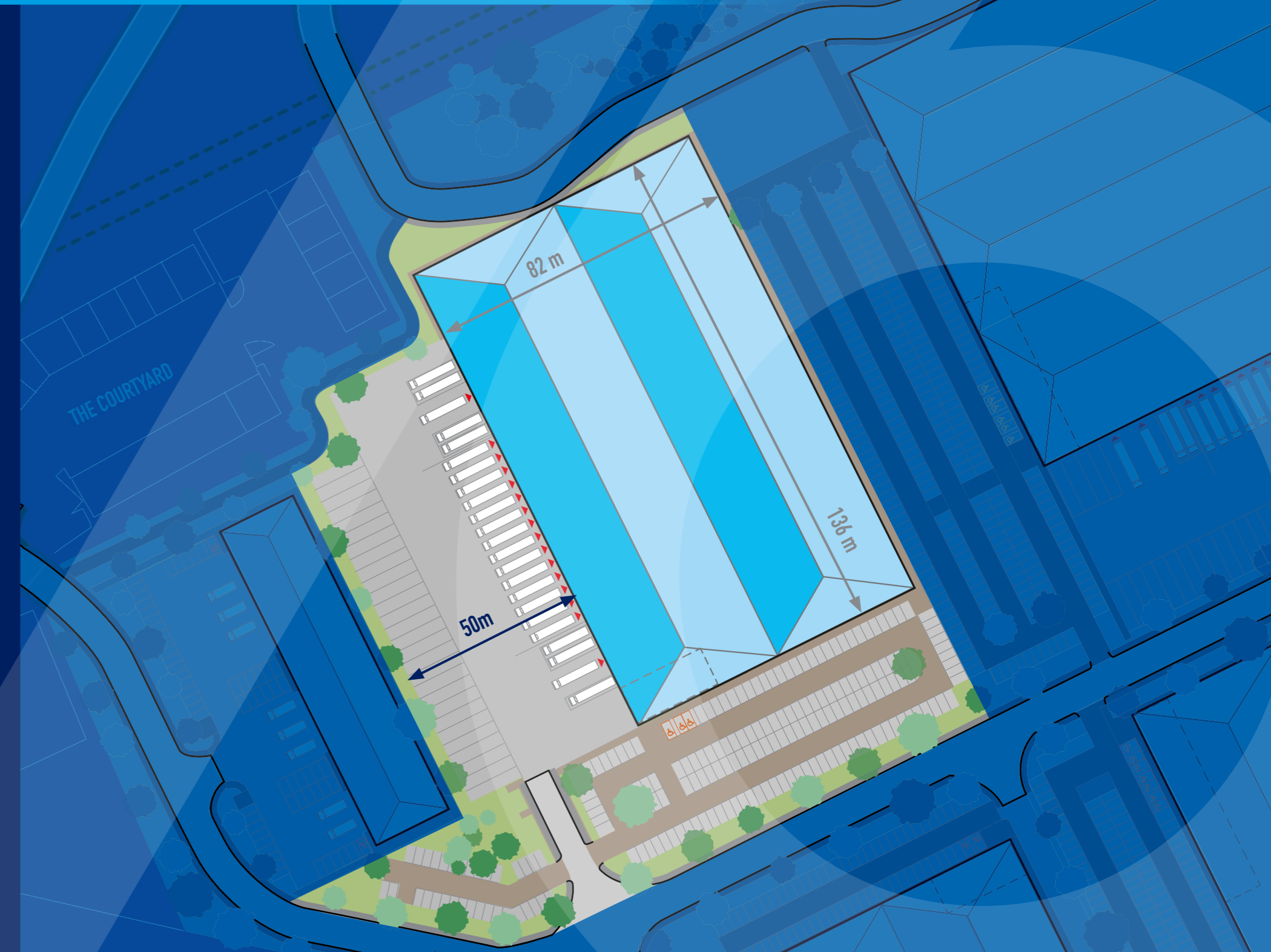
# Phase 2 Unit 5

125,000 SQ FT (11,612 SQ M)



UNIT 5	SQ M	SQ FT
Warehouse	11,129	119,792
Offices	484	5,208
<b>TOTAL</b>	<b>11,612</b>	<b>125,000</b>

- Secure service yards
- Yard depth from 50 m
- 12.5 m clear height
- 50 kN floor loading
- 10% roof lights
- Level access doors 2
- Dock leveller 12
- Euro docks 2
- Fitted office
- Double height atrium reception
- Raised access floors
- PIR controlled energy efficient lighting
- Up to 196 car parking spaces
- HGV parking provision 51
- Electric vehicle charging provision
- High quality landscaped environment



BREEAM Very Good

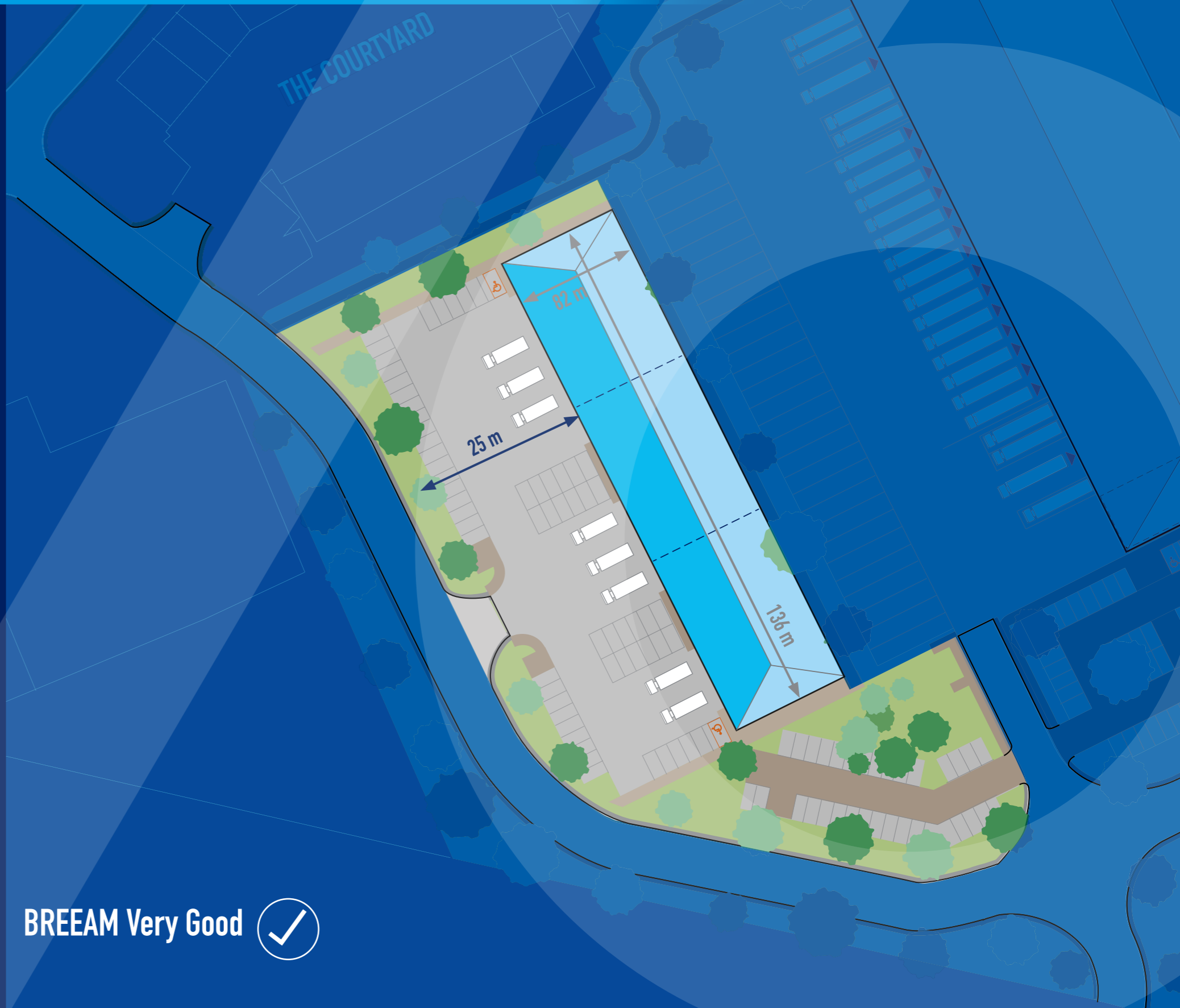
# Phase 2 Unit 6

22,000 SQ FT (2,044 SQ M) UNITS FROM 7,300 SQ FT (678.17 SQ M)



UNIT 6	SQ M	SQ FT
Warehouse	1959	21,083
Offices	85	917
<b>TOTAL</b>	<b>2,044</b>	<b>22,000</b>

- Secure service yards
- Yard depth 25 m
- 8 m clear height
- 50 kN floor loading
- 10% roof lights
- Level access doors 8
- Fitted office
- Double height atrium reception
- Raised access floors
- PIR controlled energy efficient lighting
- Up to 66 car parking spaces
- HGV parking provision 10
- Electric vehicle charging provision
- High quality landscaped environment



BREEAM Very Good

CW2 5PR

# RADWAY/6 CREWE

M6/M42 JUNCTION 30 MILES  
MANCHESTER 36 MILES  
LIVERPOOL 48 MILES

ALSAGER

CREWE ROAD

RADWAY/6 CREWE

M6

RADWAY GREEN ROAD

← CREWE 5 MILES

A500

J16 M6

STOKE-ON-TRENT 9 MILES →

A500

↓ BIRMINGHAM 51 MILES  
M42 56 MILES  
M40 67 MILES

# Excellent Access

Radway 16 is one of the North West's premier industrial / distribution developments. Its connectivity and accessibility to Junction 16 of the M6 motorway will quickly establish itself as a location of choice for logistics / warehouse occupiers.

# Transport Network

## CW2 5PR RADWAY/6 CREWE



### ROAD

Manchester	47 miles	59 minutes
Birmingham	54 miles	66 minutes
Sheffield	55 miles	106 minutes
Nottingham	66 miles	80 minutes
Leeds	84 miles	88 minutes
London	167 miles	180 minutes



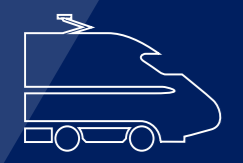
### AIRPORTS

Manchester	30 miles	36 minutes
Liverpool Airport	43 miles	53 minutes
East Midlands	56 miles	67 minutes
Birmingham	112 miles	117 minutes



### PORTS

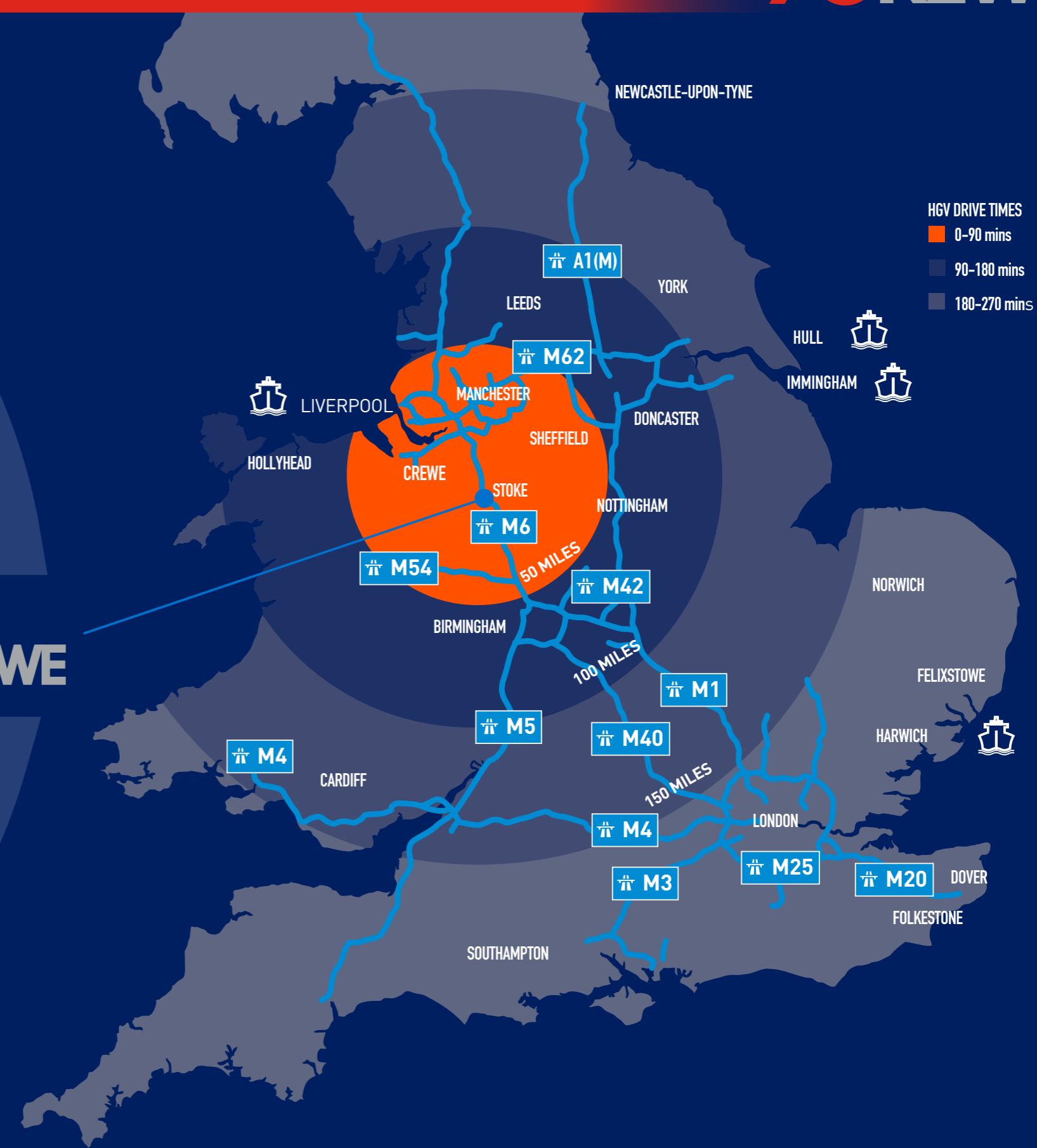
Liverpool	55 miles	63 minutes
Hull	138 miles	140 minutes
Immingham	138 miles	154 minutes



### CREWE HUB

Crewe station is 5.5 miles to the east and is one of the UK's largest key transport hubs providing connectivity for passenger and freight services to all areas of the country. HS2 services will call at Crewe, where passengers will be able to access the high speed network heading south. Journey times to London will be cut to under an hour.

## RADWAY/6 CREWE



# Demographics



**Number of people** within 30 Minutes Drive Time

Population	798,735
% of UK Population	1.174%



**Total households** within 60 Minutes Drive Time

3,027,168
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**Number of people** within 60 Minutes Drive Time

Total Population 2019	7,149,854
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## NATIONAL DEMOGRAPHICS



**Total population 2019** within 60 Minutes Drive Time

7,149,854
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**Number of people** within 2 Hours Drive Time

Population	21,888,418
% of UK Population	32.18%



**Economically active people** within 60 Minutes Drive Time

3,689,324
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**Number of people** within 3 Hours Drive Time

Population	36,736,958
% of UK Population	54.01%



**Unemployed people** within 60 Minutes Drive Time

125,437
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**Number of people** within 4 Hours Drive Time

Population	56,978,388
% of UK Population	83.77%

Source: 2020 Experian Ltd

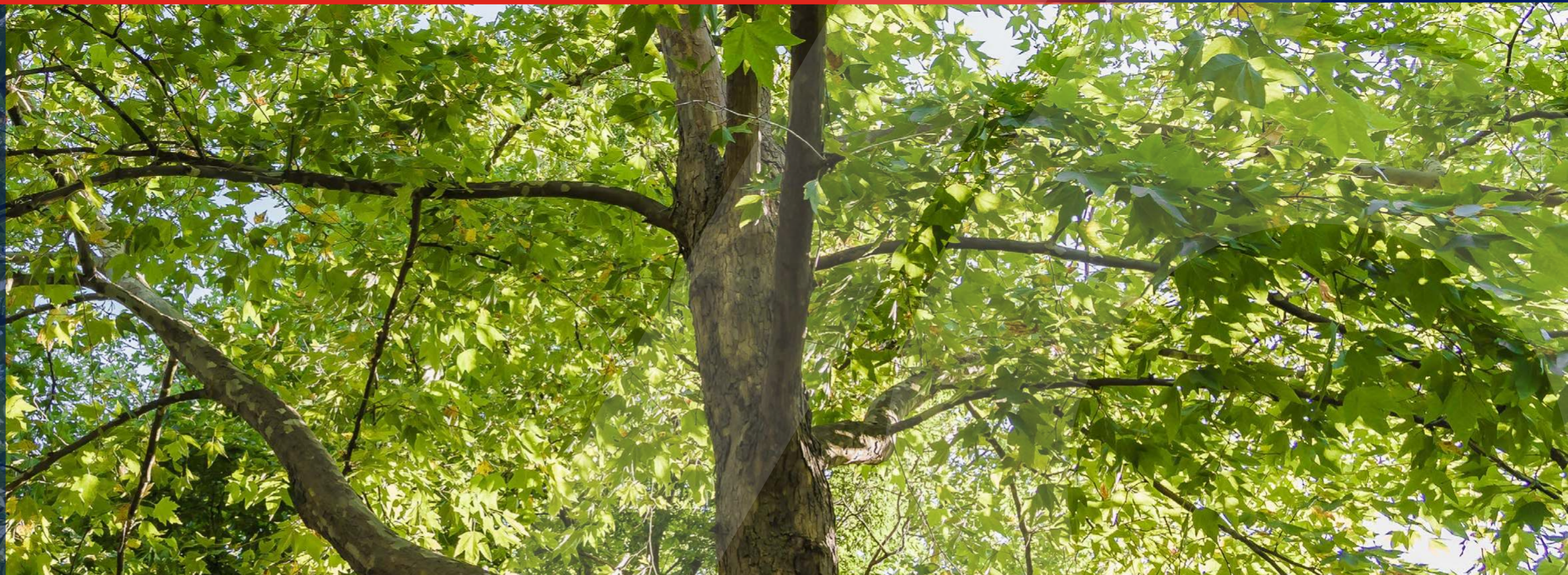
# Environment



At Radway16, Crewe the green infrastructure across the scheme will provide a robust rich structure within the park to complement the surrounding established treescape and existing vegetation along the boundaries and within the local landscape.

With an emphasis on quality transforming the previous uses on the site the development will feature enhanced vegetated boundaries and the creation of a formal tree lined avenue along its primary access road. Structural landscape planting, to include native shrub and tree planting would be established along the primary route, creating a green corridor through the Site with further native shrubs and trees established around the buildings and associated service yards and car parking areas. The retained mature Site boundary vegetation will be enhanced with additional planting to soften, screen and protect and enhance the character and visual amenity within the immediate area.

With an emphasis on sustainability the scheme design aims to mitigate any negative impacts and target opportunities relating to the environment, economy and society so that an intrinsically sustainable building is delivered. Radway16 Crewe aims to achieve a BREEAM Very Good rating, providing 10% of its predicted energy requirements from decentralised and renewable low carbon sources. It will mitigate negative impacts and target opportunities relating to the environment, economy and society so that intrinsically sustainable buildings are delivered.



# The Developers

## RADWAY/6 CREWE



**St Francis Group** has established itself as a dynamic and evolving land and property development business with a proven track record of delivery. With a highly regarded management team and expertise of brownfield land renewal, it adopts a successful approach to development and has evolved to become a leading provider of Grade-A speculative commercial space built to meet and wherever possible exceed occupier expectations.

**Warehouse REIT** is an AIM listed UK Real Estate Investment Trust that invests in and manages e-commerce urban and 'last-mile' industrial warehouse assets in strategic locations across the UK. With a national portfolio of existing assets in excess of £0.5b/7m sq ft, the company focuses on understanding occupier requirements to provide fit for purpose sustainable solutions.

The group has developed a building specification specifically designed with the needs of the end-user occupier in mind.



Images show examples of St Francis Group Developments



# Connected

## RADWAY/CREWE

### LOCATION

Radway 16 is located at the centre of the UK national motorway network, around 1.3 miles north of junction 16 of the M6 motorway. Situated between Crewe and Stoke, national coverage is available via the M6, M62, M60, M56, M54, M42 located approximately 10 miles to the south at Junction 11A via the M6 Toll road.



# RADWAY/6 CREWE

A Development by



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