

RADAR!

Crewe • Jct 16 M6

ON SITE 2021



FOR SALE / TO LET NEW BUILD TO SUIT MANUFACTURING / DISTRIBUTION UNITS

Ranging from **17,924** to **59,463 sq ft** (1,665 - 5,523 sq m)



THE SCHEME

The scheme comprises 5 manufacturing/distribution (B1/B2/B8/B8 use) units with sizes from 17,924 sq ft up to 59,463 sq ft on an overall site of 28.97 acres

[CLICK TO REVIEW EACH UNIT IN MORE DETAIL:](#)

- [UNIT 1](#)
- [UNIT 2](#)
- [UNIT 3](#)
- [UNIT 4](#)
- [UNIT 5](#)

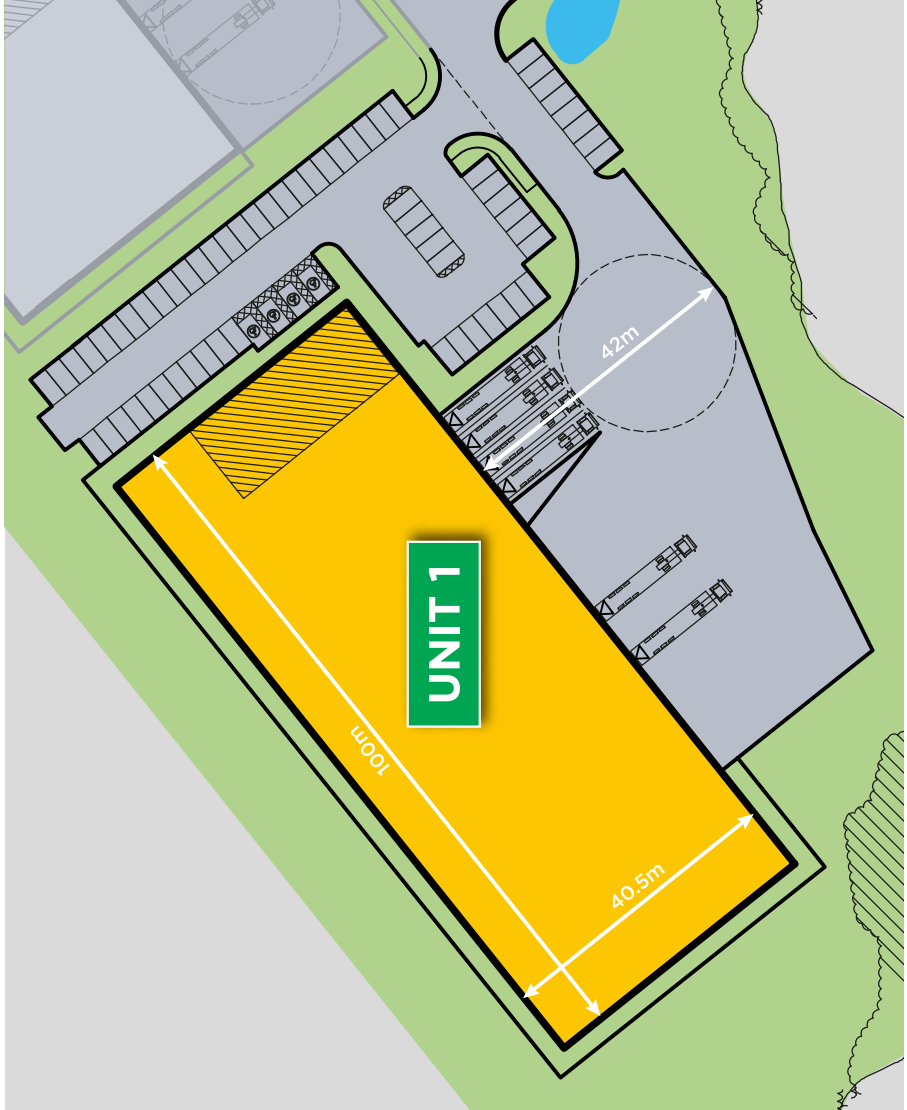
UNIT SIZE	SQ M	SQ FT
Unit 1	4,386	47,209
Unit 2	1,665	17,924
Unit 3	5,523	59,463
Unit 4	3,246	34,942
Unit 5	4,426	47,533



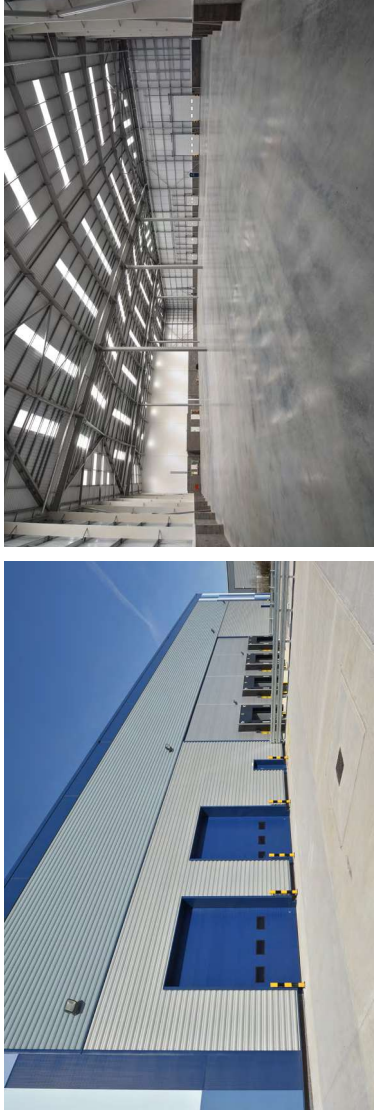
OVERALL SITE AREA
28.97 ACRES / 11.72 H

UNIT 1

	SQ. M	SQ. FT
Warehouse	4,050	43,593
First Floor Office	336	3,616
TOTAL	4,386	47,209



- 10M EAVES HEIGHT
13.5M RIDGE HEIGHT
- 2 STOREY INTEGRAL OFFICES
- B1 / B2 / B8 USE
- 4 DOCK LEVEL LOADING DOORS
2 LEVEL LOADING DOORS
- BREEM 'VERY GOOD' RATING
- 42M DEEP YARD
- EPC (AVAILABLE ON COMPLETION)
- 65 CAR PARKING SPACES
- 50KN/M² FLOOR LOADING
- 7 CAR CHARGING POINTS
- 250 KVA POWER SUPPLY
- 14 CYCLE PARKING SPACES



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- [UNIT 4](#)
- [UNIT 5](#)

UNIT 2

	SQ. M	SQ. FT
Warehouse	1,535	16,524
First Floor Office	130	1,400
TOTAL	1,665	17,924

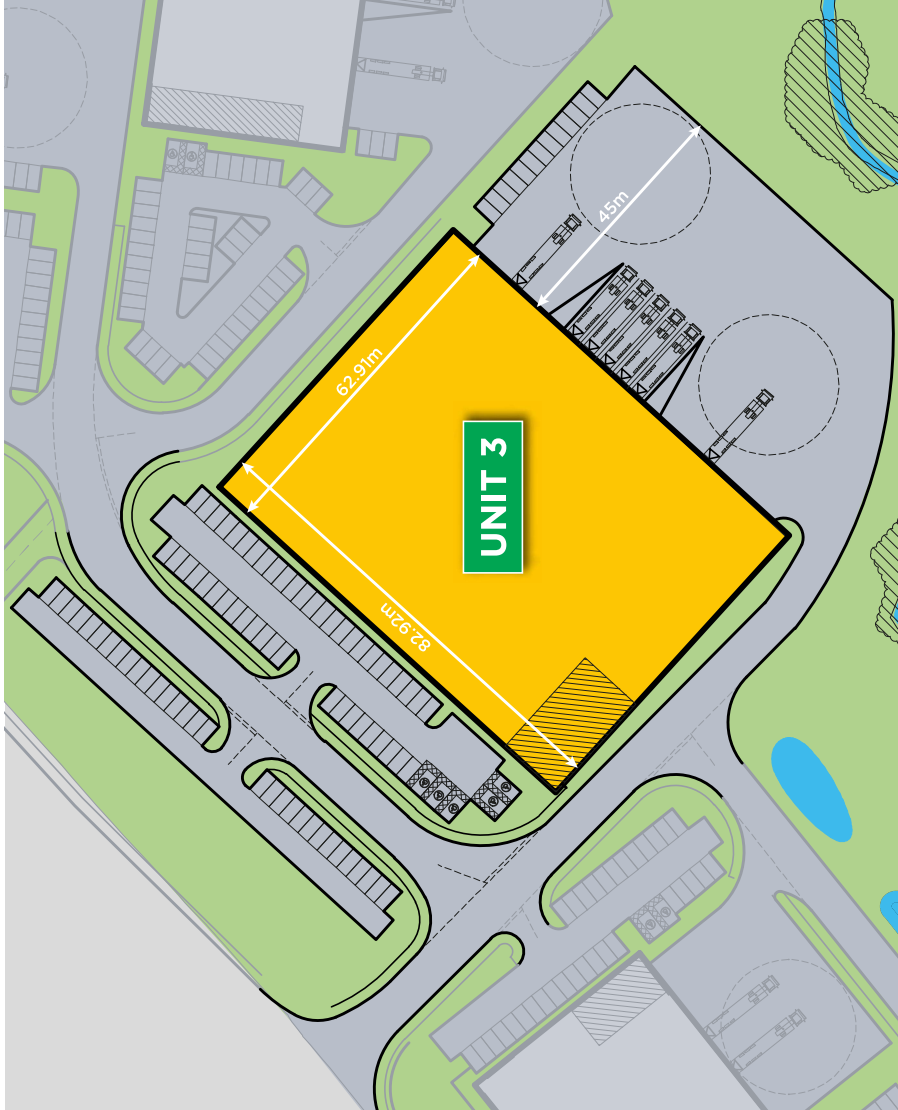


- 8M EAVES HEIGHT
11.5M RIDGE HEIGHT
- 2 STOREY INTEGRAL OFFICES
- B1 / B2 / B8 USE
- 2 LEVEL LOADING DOORS
- BREEAM 'VERY GOOD' RATING
- 26M DEEP YARD
- EPC (AVAILABLE ON COMPLETION)
- 32 CAR PARKING SPACES
- 37.5KN/M² FLOOR LOADING
- 4 CAR CHARGING POINTS
- 250 KVA POWER SUPPLY
- 6 CYCLE PARKING SPACES



CLICK TO REVIEW EACH UNIT IN MORE DETAIL:

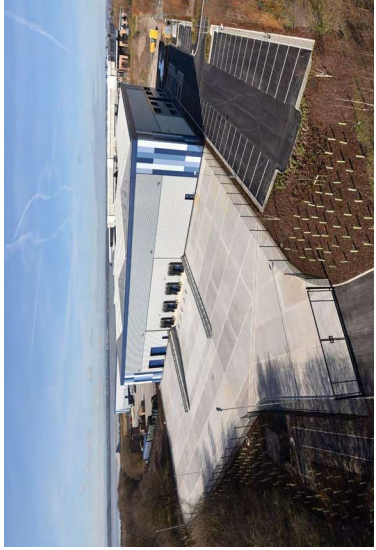
- [UNIT 1](#)
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- [UNIT 3](#)
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- [UNIT 5](#)



UNIT 3

	SQ M	SQ FT
Warehouse	5,245	56,463
First Floor Office	278	3,000
TOTAL	5,523	59,463

- 10M EAVES HEIGHT
13.5M RIDGE HEIGHT
- 2 STOREY INTEGRAL OFFICES
- B1 / B2 / B8 USE
- 5 DOCK LEVEL LOADING DOORS
2 LEVEL LOADING DOORS
- BREEM 'VERY GOOD' RATING
- 45M DEEP YARD
- EPC (AVAILABLE ON COMPLETION)
- 50KN/M² FLOOR LOADING
- 90 CAR PARKING SPACES
- 250 KVA POWER SUPPLY
- 10M CAR CHARGING POINTS
- 16 CYCLE PARKING SPACES



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- UNIT 3
- UNIT 4
- UNIT 5

UNIT 4

	SQ. M	SQ. FT
Warehouse	3,014	32,442
First Floor Office	232	2,500
TOTAL	3,246	34,942



- 10M EAVES HEIGHT
13.5M RIDGE HEIGHT
- B1 / B2 / B8 USE
- 2 STOREY INTEGRAL OFFICES
- BREEM 'VERY GOOD' RATING
- 4 DOCK LOADING DOORS
2 LEVEL LOADING DOORS
- EPC (AVAILABLE ON COMPL)
- UP TO 46M DEEP YARD
- 46 CAR PARKING SPACES
- 50KN/M² FLOOR LOADING
- 250 KVA POWER SUPPLY
- 14 CYCLE PARKING SPACES



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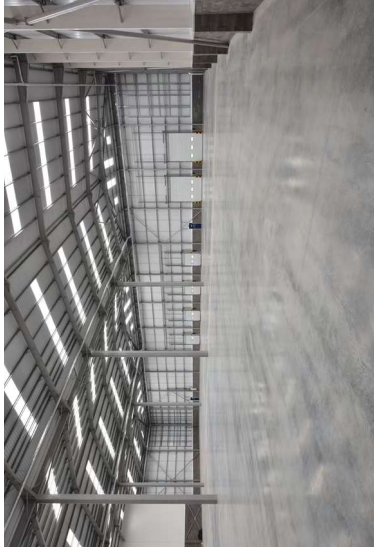
UNIT 5

	SQ M	SQ FT
Warehouse	4,048	43,572
First Floor Office	368	3,961
TOTAL	4,426	47,533

- 10M EAVES HEIGHT
13.5M RIDGE HEIGHT
- 2 STOREY INTEGRAL OFFICES
- 4 DOCK LOADING DOORS
2 LEVEL LOADING DOORS
- 40M DEEP YARD
- 50KN/M² FLOOR LOADING
- 250 KVA POWER SUPPLY
- B1 / B2 / B8 USE
- BREEM 'VERY GOOD' RATING
- EPC (AVAILABLE ON COMPL)
- 77 CAR PARKING SPACES
- 7 CAR CHARGING POINTS
- 14 CYCLE PARKING SPACES

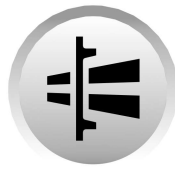
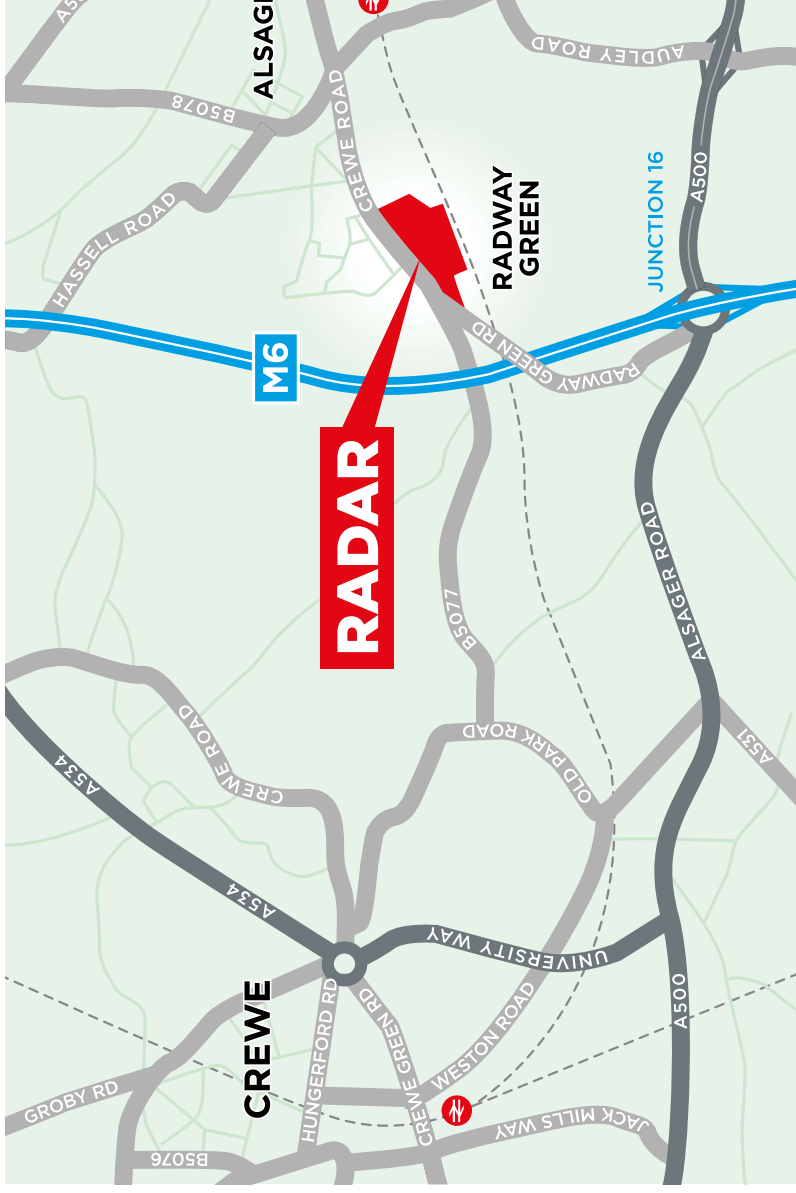
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Indicative images showing recent developments by Marshall Construction and Commercial Development Projects.

LOCATION



M6 JUNCTION 16
2 MILES
(6 MINS)



CREWE STATION
5.5 MILES
(12 MINS)



MANCHESTER AIRPORT
30 MILES
(38 MINS)





The Scheme lies within 2 miles of Junction 16 M6



TENURE

Completed units will be available on a Freehold/Leasehold basis on terms to be agreed.

VAT

VAT will be applicable.

RATES

Upon application to the letting agents.

LEGAL COSTS

Each party to bear their own legal costs associated with the transaction.

CONTACTS

For further information please contact the joint agents in the first instance.

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