



TO LET

114

CREWE 114

1 DUCHY ROAD, CW1 6NB

FULLY REFURBISHED  
INDUSTRIAL /  
WAREHOUSE UNIT

113,827 SQ FT  
(10,574.8 SQ M)

EXCELLENT ACCESS  
JUNCTIONS 16 & 17 M6





## A HIGH BAY AND LOW BAY SECTION



### DESCRIPTION

Crewe 114 comprises a refurbished industrial facility split into a high bay (13.00m – 15.81m) and low bay section (3.50m – 7.68m).

The site is fully secure with separate gated barrier controlled access to both the yard and car park. There is a separate car park accessed off the A532 Weston Road.



## WAREHOUSE SPECIFICATION



6.5 ACRE SITE



9 DOCK LEVEL  
LOADING DOORS



4 GROUND LEVEL  
ACCESS DOORS



EAVES HEIGHT  
UP TO 13.00M



HIGH QUALITY  
REFURBISHMENT



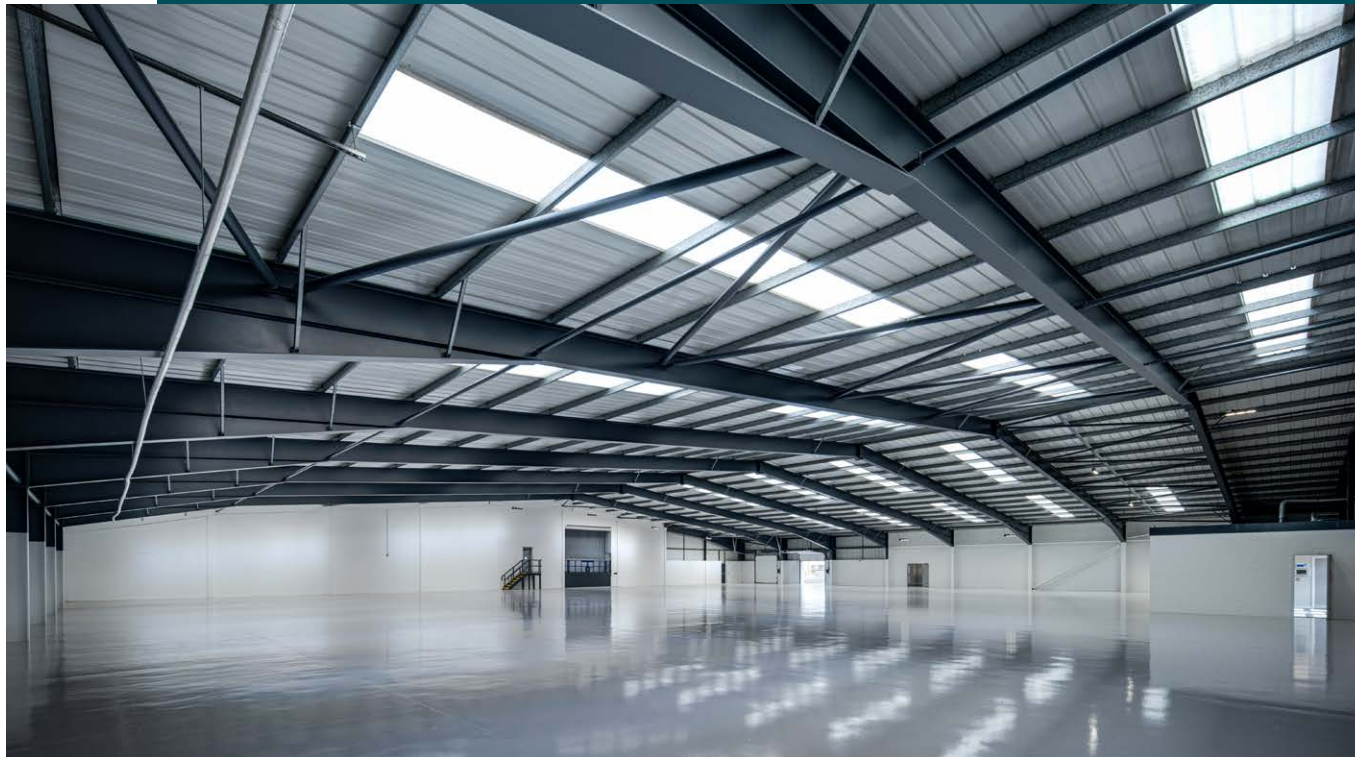
1 MVA POWER  
SUPPLY



50KN FLOOR  
LOADING



151 DEMARKED CAR  
PARKING SPACES



## SUSTAINABILITY



EPC A20



4 EV CHARGING  
POINTS



10% ROOF  
LIGHTS

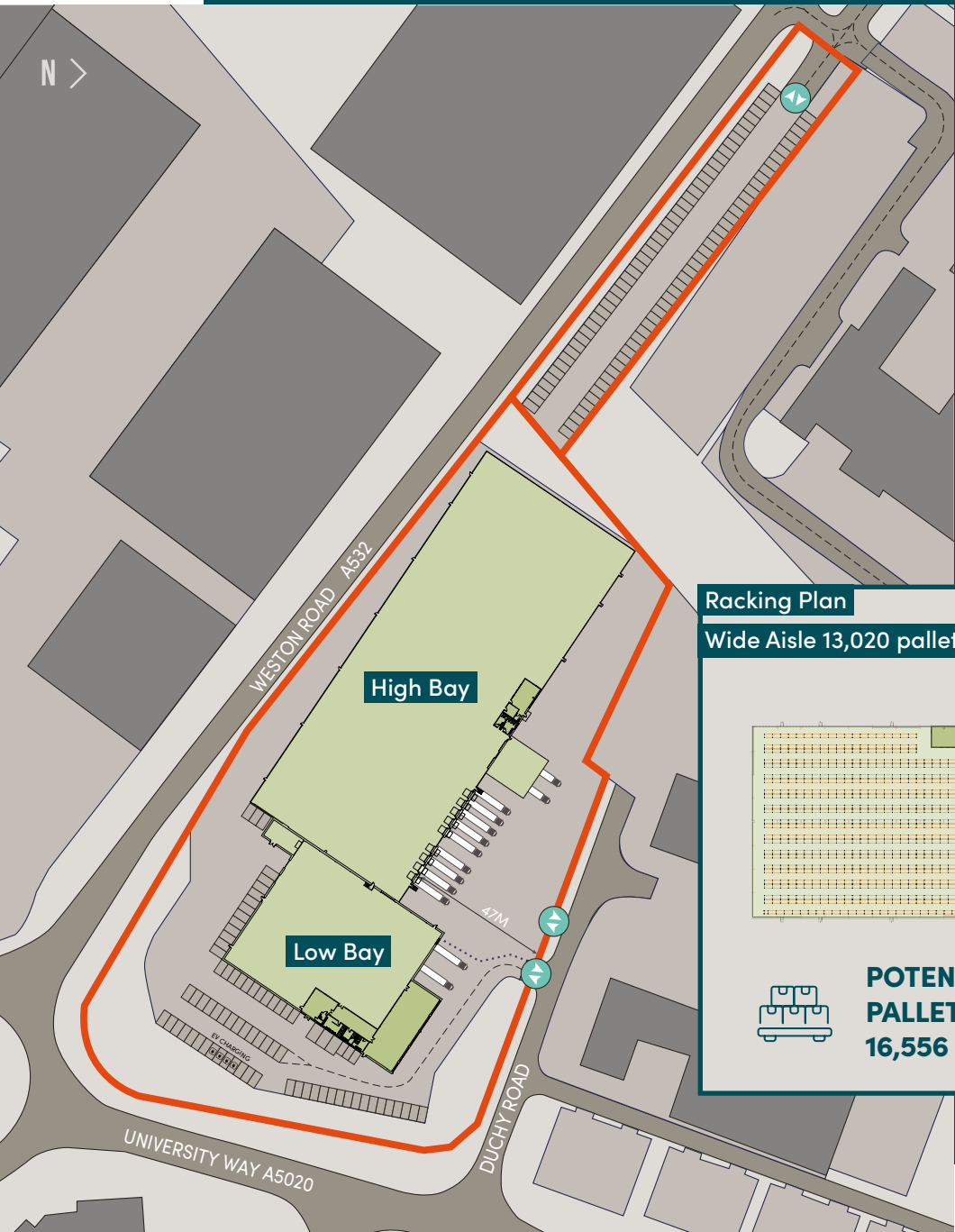


LED LIGHTING



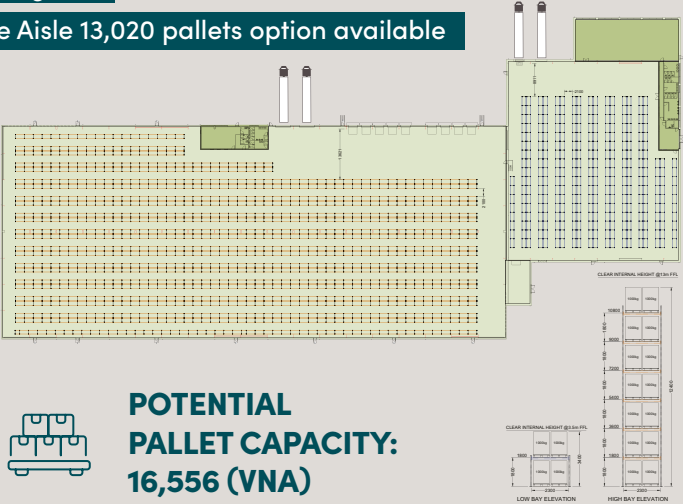
CYCLE STORE





### Racking Plan

Wide Aisle 13,020 pallets option available



## ACCOMMODATION (GIA)

	Sq Ft	Sq M
High Bay Warehouse	81,808	7,600.2
High Bay Office	1,193	110.8
Low Bay Warehouse	25,210	2,342.1
Low Bay Office	1,392	129.3
Front Office	3,383	314.3
Store	841	78.1
<b>TOTAL</b>	<b>113,827</b>	<b>10,574.8</b>
Plus Canopy	2,226	206.8







**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 1.6 million  
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.



Source: ONS - 2021 Census North West Region

**STRATEGICALLY  
SITUATED TO SERVICE  
THE NORTH WEST**



## LOCATION

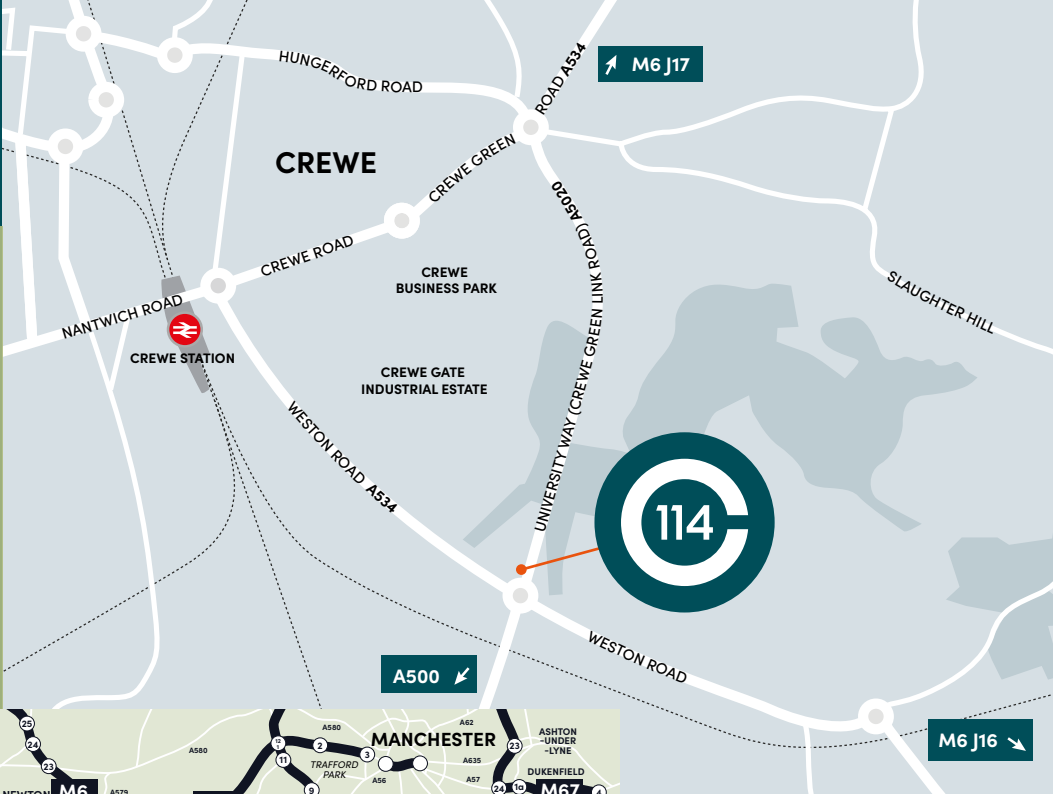
With a growing economy strong in both manufacturing and logistics, Crewe has long been the location of choice for fast moving operations.

Cheshire is the North West’s third largest economic region behind Greater Manchester and Liverpool, with a GDP valued at £36.5 billion in 2021. Crewe is the largest industrial centre in Cheshire East.

The major conurbations of the North West and West Midlands fall within 1.5 hours by HGV, while 4.5 hours grants a reach extending from Bristol to Newcastle, and London to beyond the Scottish borders.

At the heart of the UK rail network, Crewe has a long history of industry and logistics. Major rail employers in Crewe include Alstom, Arriva, Freightliner and Unipart Rail.

SAT NAV CW1 6NB  
what3words  
///stiffly.silver.deodorant



### HGV

A5020		Adjacent
A500	3 mins	1 mile
M6 J16	6 mins	4 miles
M6 J17	10 mins	6 miles
M56	26 mins	23 miles
MANCHESTER	45 mins	36 miles
BIRMINGHAM	55 mins	55 miles
LONDON	3hr 10 mins	169 miles



### FREIGHT

TRAFFORD PARK	45 mins	37 miles
WMI	53 mins	43 miles
BIRCH COPPICE	1hr 5 mins	57 miles



### AIR

MANCHESTER	35 mins	27 miles
LIVERPOOL	51 mins	41 miles
BIRMINGHAM	1hr 5 mins	65 miles
EAST MIDLANDS	1 hr 9 mins	57 miles



### PORTS

LIVERPOOL	55 mins	48 miles
HOLYHEAD	2hrs 12 mins	110 miles
IMMINGHAM	2hrs 20 mins	141 miles
Bristol	2hrs 25 mins	136 miles
London gateway	3hrs 21 mins	197 miles
Southampton	3hrs 28 mins	194 miles



# LARGE SECURE/ FENCED SITE



Local occupiers include:











**CREWE 114**

1 DUCHY ROAD, CW1 6NB

**VIEWING AND FURTHER  
INFORMATION AVAILABLE VIA THE  
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