

An aerial architectural rendering of a large industrial development. The site features several large, modern warehouse-style buildings with grey roofs and dark vertical accents. Numerous semi-trailers are parked in organized rows in the parking areas. The development is surrounded by green spaces, trees, and a railway line. In the background, there are more industrial buildings and a road.

MUSE

Weston M6

DAVID WHITBY WAY,
CREWE, CW1 6NF
J16 / M6

Exceptional placemaking on an industrial scale.
Up to 1.3m sq ft of high quality mixed use commercial
space delivered in two phases.

DETAILED
CONSENT
GRANTED

Contents

4

5

6

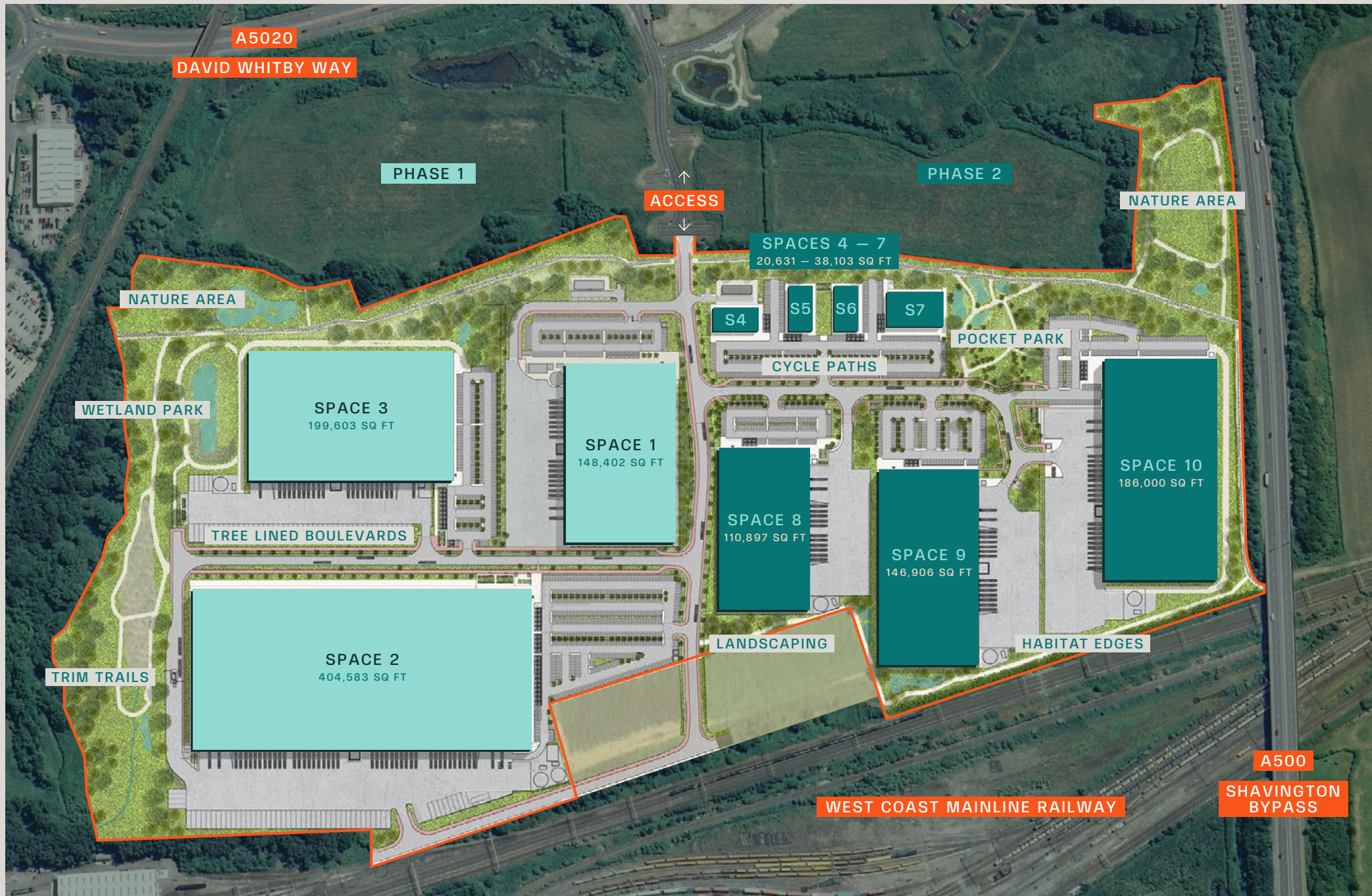
7

9

10

11

12





Where business, people and nature can thrive

WestonM6 comprises two development phases:

Phase 1 includes 3 high specification units of 160,000, 213,000 and 414,000 sq ft with detailed planning consent granted.

Phase 2 features flexible build-to-suit options with outline planning for up to 575,000 sq ft of industrial and logistics space.

Phase 1

Detailed planning consent granted.

	SQ FT	SQ M
SPACE 1	148,402	13,787
WAREHOUSE	136,884	12,717
OFFICES (INC HUB)	11,518	1,070
SPACE 2	404,583	37,588
WAREHOUSE	386,235	35,883
OFFICES (INC HUB)	18,348	1,705
SPACE 3	199,603	18,544
WAREHOUSE	186,038	17,284
OFFICES (INC HUB)	13,565	1,260

SPECIFICATIONS

	HAUNCH (UNDERSIDE)	LEVEL DOORS	DOCK DOORS	EURO DOORS	SERVICE YARD	TRAILER SPACES	CAR PARK SPACES
SPACE 1	15M	2	14	2	50M	34	148
SPACE 2	18M	4	40	4	65M	63	404
SPACE 3	15M	2	18	2	51M	45	201



Phase 2

Flexible build-to-suit options up to 575,000 sq ft with outline planning.

	SQ FT	SQ M
OFFICE SPACE 4	20,631	1,917
OFFICE SPACE 5	20,631	1,917
OFFICE SPACE 6	20,631	1,917
OFFICE SPACE 7	38,103	3,540
SPACE 8	110,897	10,303
SPACE 9	146,906	13,648
SPACE 10	186,000	17,280



LOCATION

Ideally placed for UK, Eire and world markets

WestonM6 is one of the few UK locations from which a single HGV journey can reach Central London or the Scottish Borders. This central position also makes sea, air and rail ports easily accessible within around an hour.

DESTINATIONS	MILES	H:MM
M6 J16	3.8	0:07
CREWE	3	0:09
STOKE-ON-TRENT	13	0:19
MANCHESTER	40	0:57
LIVERPOOL	52	1:07
BIRMINGHAM	55	1:08
LEEDS	87	1:32
SHEFFIELD	75	2:00
LONDON	169	3:25

SEAPORTS	MILES	H:MM
LIVERPOOL	53	1:08

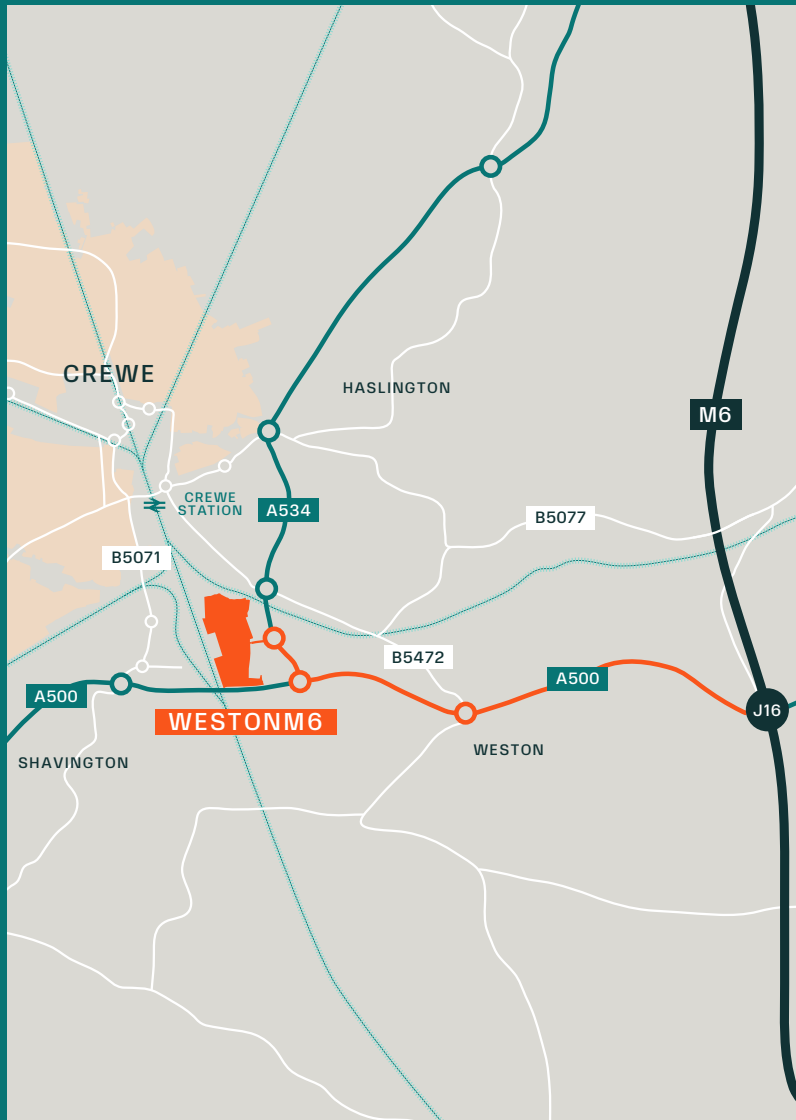
AIRPORTS	MILES	H:MM
MANCHESTER (MAN)	33	0:36

RAIL PORTS	MILES	H:MM
MANCHESTER FREIGHTLINER TERMINAL	40	0:48



Crewe

CREWE TOWN CENTRE 3 MILES



Regional

M6 J16 3.8 MILES



Exacting standards



Targeting 'A' rated EPC and BREEAM 'Outstanding' standards.



50m+ service yards and 15 – 18m max clear eaves height.



50 kN/m² floor loading and 9 tonne max rack leg loading with FM2 category flooring.



Secure gated sites.



Separate car parks.



Cat-A office fit out.



Curated parks and greenspaces.



Sustainable drainage and water saving WCs/taps.



EV charging points and solar PV array installed.



Cycle storage and facilities.



10% roof lights and LED efficient lighting.



6 MVa power supply and energy consumption sub-metering.

Great place, great people

WestonM6 is in an economically vibrant area with a strong reputation for high quality engineering and manufacturing.

Already a logistics and distribution 'hotspot', the locality has been chosen by TK Maxx, AO.com, Buffaload and many others for its outstanding connectivity and a large, skilled local workforce. Cheshire East is equally an attractive place to live, characterised by bustling towns, rolling countryside and easy commutes.



* CHESHIRE EAST, NEWCASTLE-UNDER-LYME AND STOKE-ON-TRENT. (NOMIS SEPT 2021)

** 21% HIGHER THAN UK AVERAGE (ONS 2019)



379,500 economically active people, 18,600 seeking employment.*



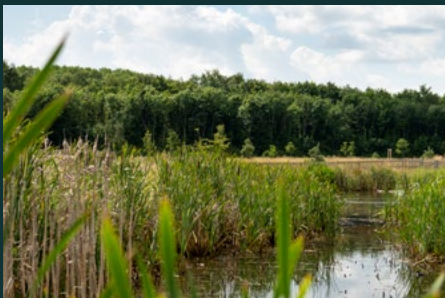
Cheshire East has the highest economic output per head in the UK.**



An area of innovation and industrial achievement.



Stoke, Nottingham
Newcastle-under-Lyme
and Derby close by.



Prioritising people and nature

Muse has built its reputation on genuine placemaking and sustainability across the UK.

We believe in business as a powerful part of the sustainability solution. Muse also know that the industrial sector is ready for our approach that harmonises the needs of people, the environment and commercial interests.

Like every Muse project, WestonM6 is subject to a rigorous environmental impact audit. This drives down carbon and waste during construction and occupancy, and includes measures to maximise the recyclability of each unit at the end of its useful life.

- A stress-minimising environment.
- Good public transport links by bus and rail.
- Cycling-friendly provisions.
- A planned local centre to provide amenities.

Contact us

Weston M6 Commercial Park
David Whitby Way
Crewe
CW1 6NF

what3words ///succeed.golf.reckoned



Steve Johnson
0777 188 8363
steve@b8re.com

Will Kenyon
0780 286 9279
will@b8re.com

Terms & Conditions. Muse Places and any agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Muse Places have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 36158. July 2024.

W