

RADAR

Crewe • Jct 16 M6

ON SITE 2021

A stylized graphic of concentric circles with dots, resembling a radar screen, positioned to the right of the main title.

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)



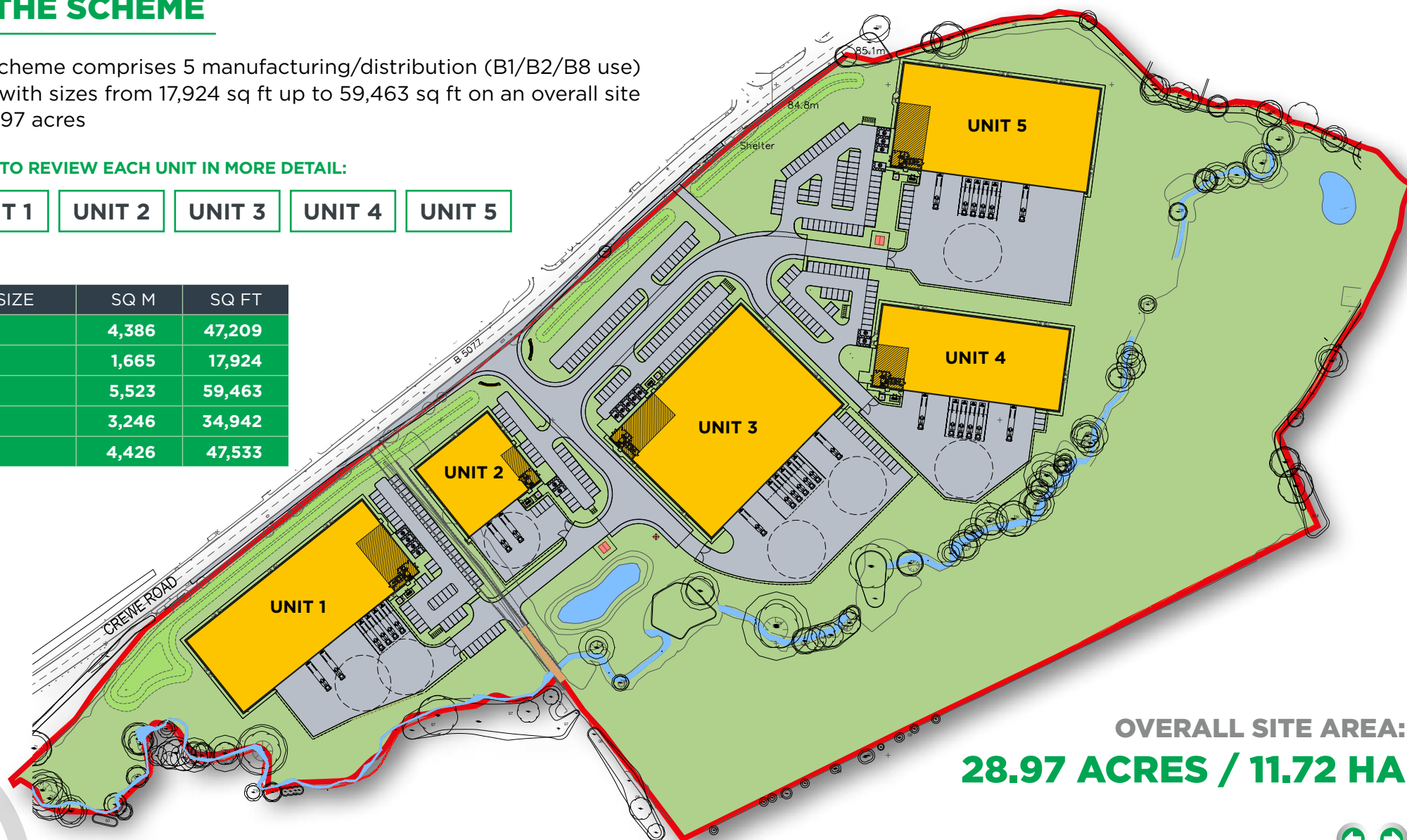
THE SCHEME

The scheme comprises 5 manufacturing/distribution (B1/B2/B8 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:

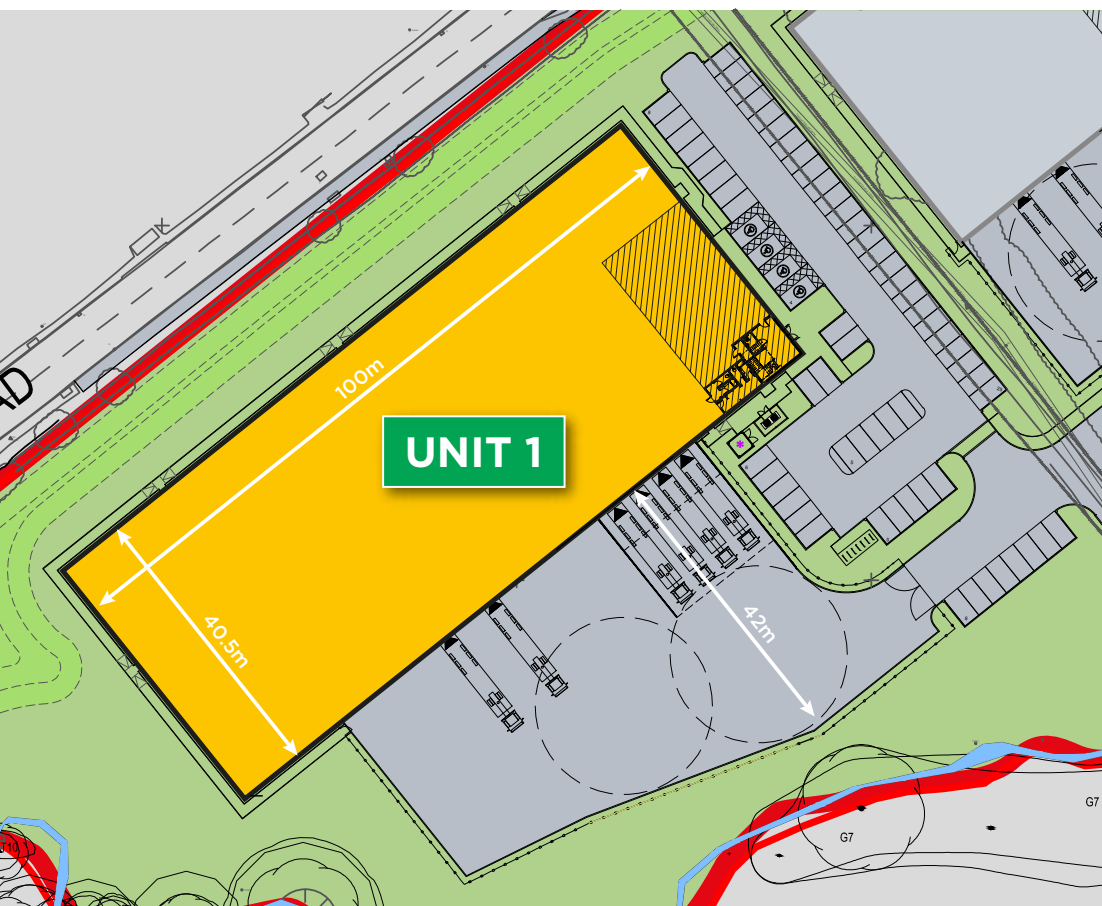
[UNIT 1](#)[UNIT 2](#)[UNIT 3](#)[UNIT 4](#)[UNIT 5](#)

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 HA





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

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



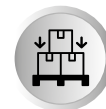
2 STOREY INTEGRAL OFFICES



4 DOCK LEVEL LOADING DOORS
2 LEVEL LOADING DOORS



42M DEEP YARD



50KN/M² FLOOR LOADING



250 KVA POWER SUPPLY



B1 / B2 / B8 USE



BREEAM 'VERY GOOD' RATING



EPC (AVAILABLE ON COMPLETION)



65 CAR PARKING SPACES



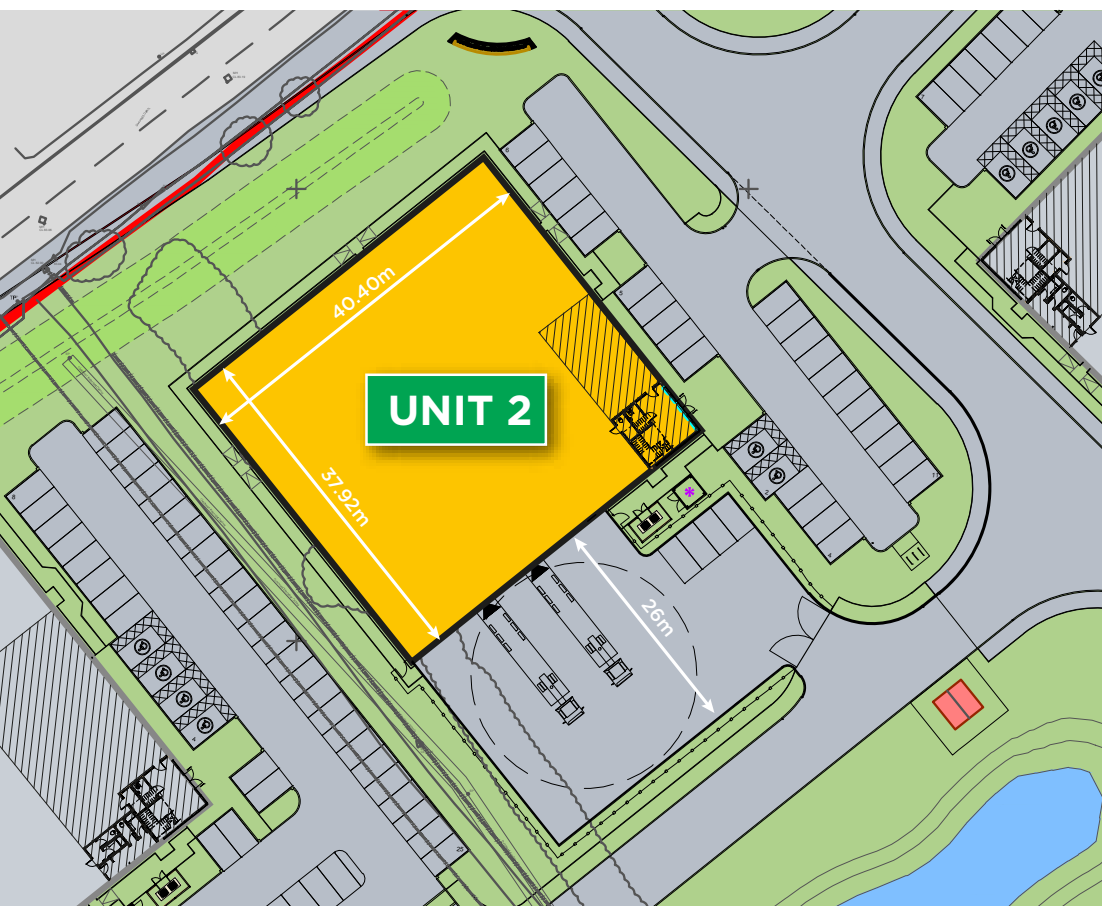
7 CAR CHARGING POINTS



14 CYCLE PARKING SPACES

CLICK TO REVIEW EACH UNIT IN MORE DETAIL:

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



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

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



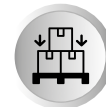
2 STOREY INTEGRAL OFFICES



2 LEVEL LOADING DOORS



26M DEEP YARD



37.5KN/M² FLOOR LOADING



250 KVA POWER SUPPLY



B1 / B2 / B8 USE



BREEAM 'VERY GOOD' RATING



EPC (AVAILABLE ON COMPLETION)



32 CAR PARKING SPACES



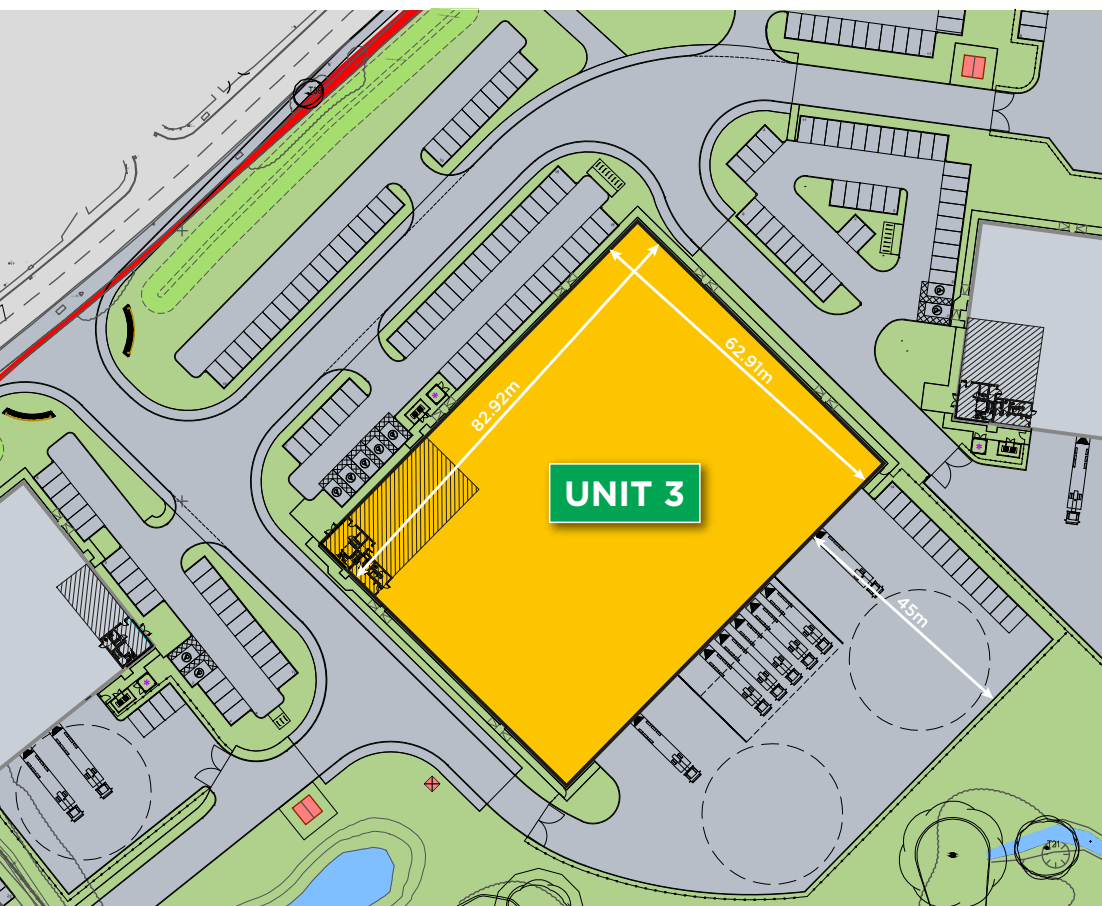
4 CAR CHARGING POINTS



6 CYCLE PARKING SPACES

CLICK TO REVIEW EACH UNIT IN MORE DETAIL:

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



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

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



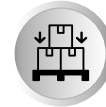
2 STOREY INTEGRAL OFFICES



5 DOCK LEVEL LOADING DOORS
2 LEVEL LOADING DOORS



45M DEEP YARD



50KN/M² FLOOR LOADING



250 KVA POWER SUPPLY



B1 / B2 / B8 USE



BREEAM 'VERY GOOD' RATING



EPC (AVAILABLE ON COMPLETION)



90 CAR PARKING SPACES



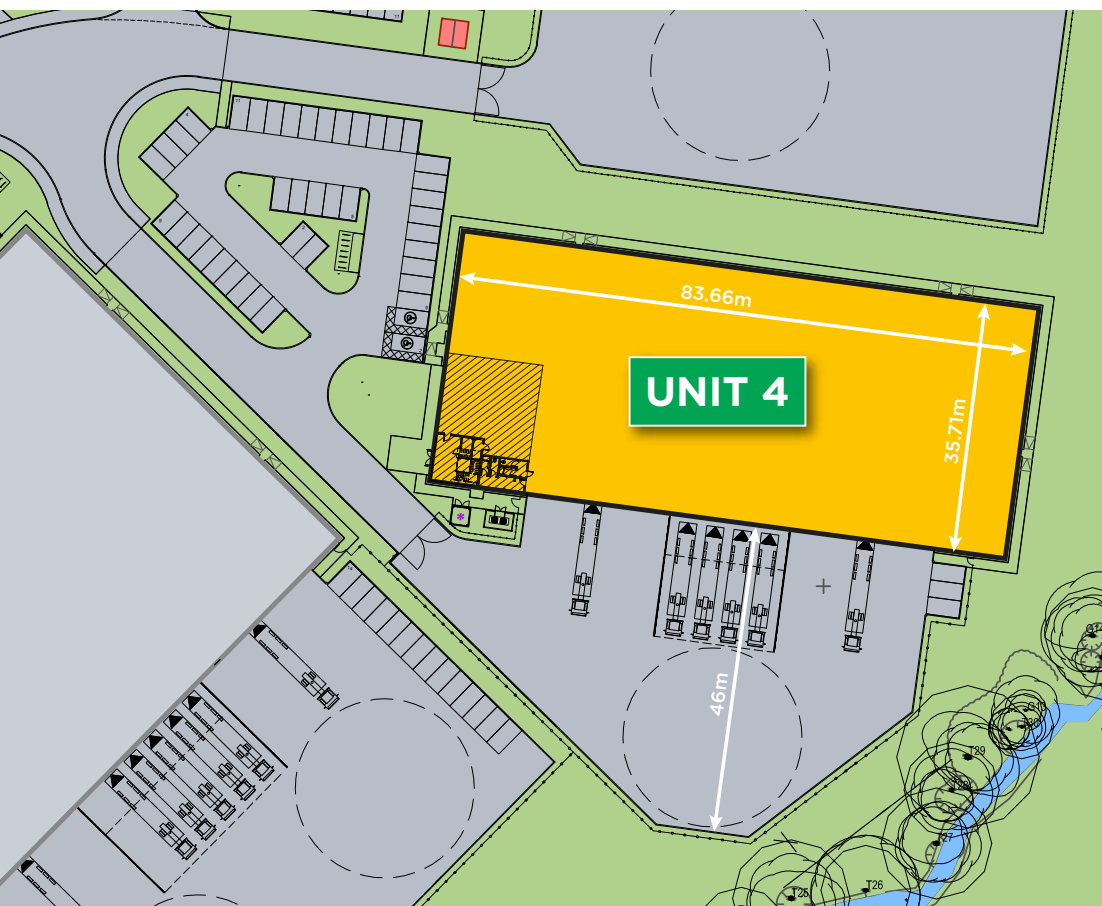
10 CAR CHARGING POINTS



16 CYCLE PARKING SPACES

CLICK TO REVIEW EACH UNIT IN MORE DETAIL:

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



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

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



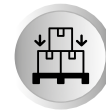
2 STOREY INTEGRAL OFFICES



4 DOCK LOADING DOORS
2 LEVEL LOADING DOORS



UP TO 46M DEEP YARD



50KN/M² FLOOR LOADING



250 KVA POWER SUPPLY



B1 / B2 / B8 USE



BREEAM 'VERY GOOD' RATING



EPC (AVAILABLE ON COMPLETION)



46 CAR PARKING SPACES



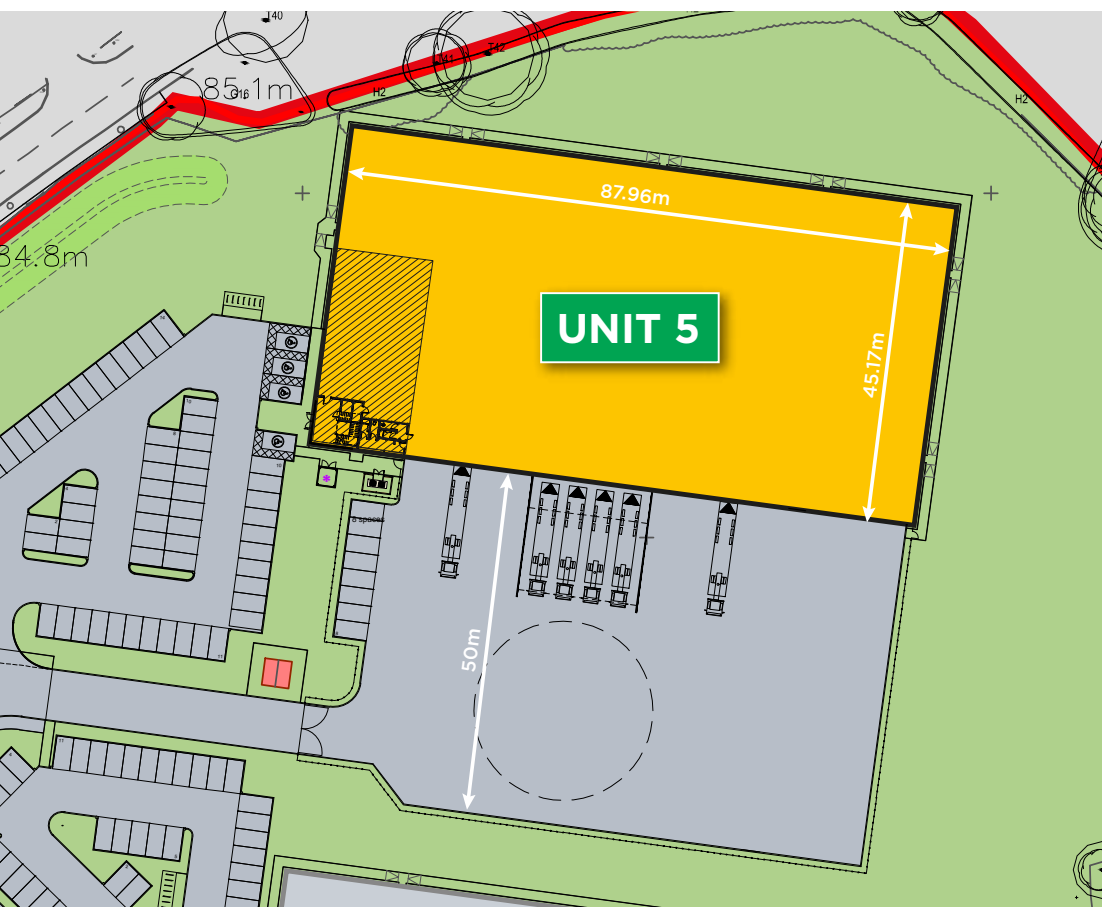
5 CAR CHARGING POINTS



14 CYCLE PARKING SPACES

CLICK TO REVIEW EACH UNIT IN MORE DETAIL:

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

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



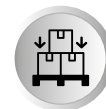
2 STOREY INTEGRAL OFFICES



4 DOCK LOADING DOORS
2 LEVEL LOADING DOORS



40M DEEP YARD



50KN/M² FLOOR LOADING



250 KVA POWER SUPPLY



B1 / B2 / B8 USE



BREEAM 'VERY GOOD' RATING



EPC (AVAILABLE ON COMPLETION)



77 CAR PARKING SPACES



7 CAR CHARGING POINTS

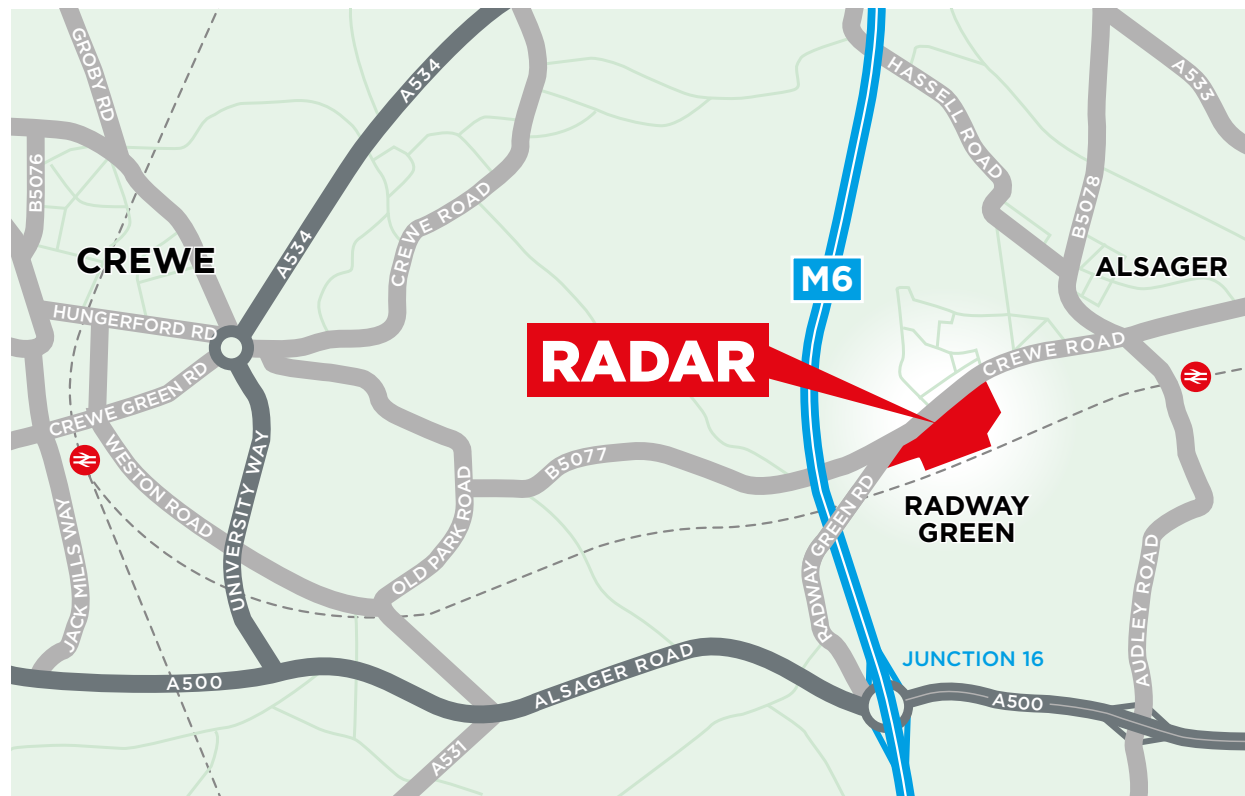


14 CYCLE PARKING SPACES

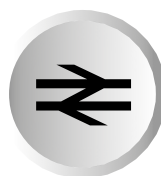
REVIEW EACH UNIT IN MORE DETAIL:

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LOCATION



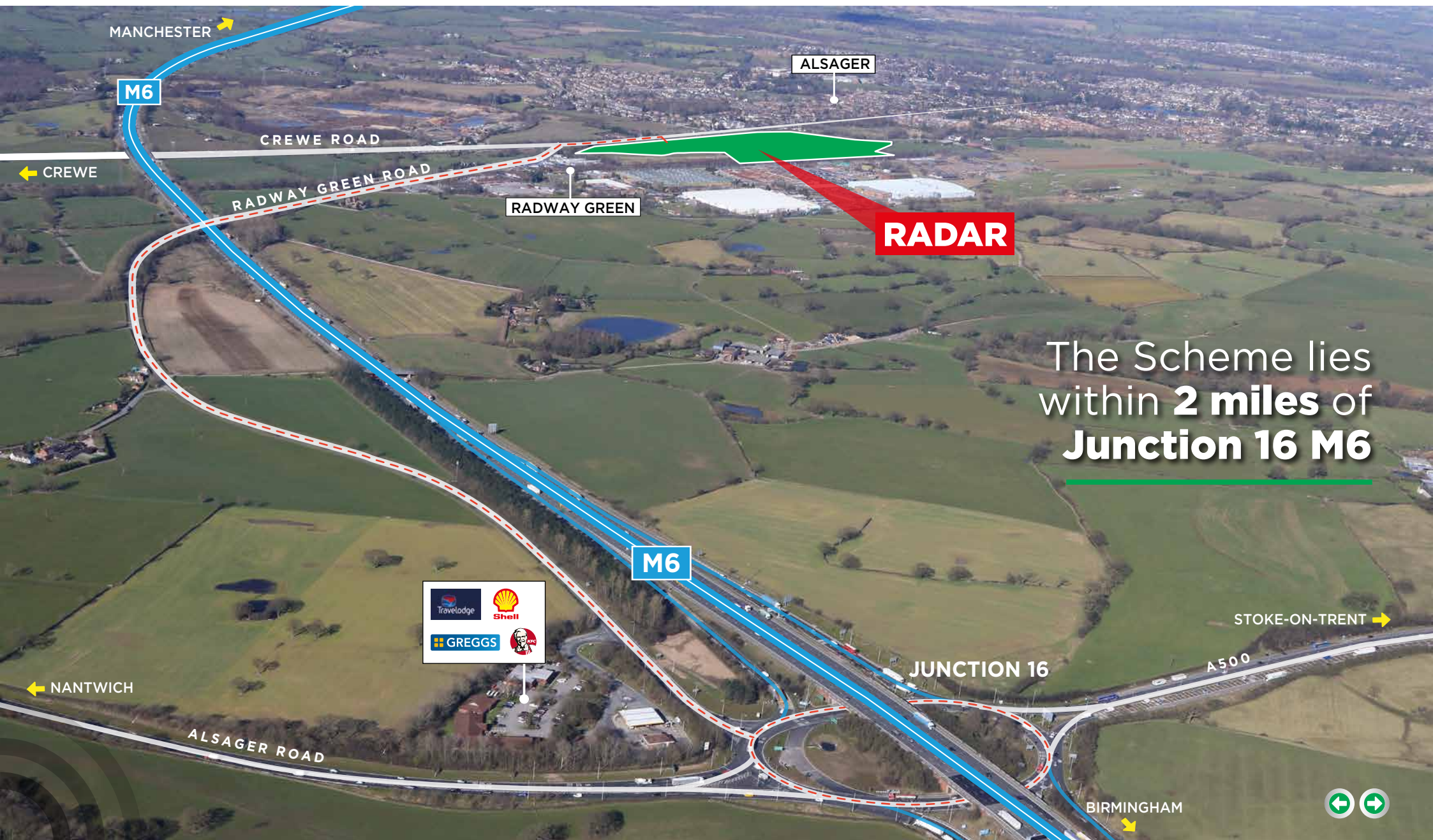
M6 JUNCTION 16
2 MILES
(6 MINS)



CREWE STATION
5.5 MILES
(12 MINS)



MANCHESTER AIRPORT
30 MILES
(38 MINS)





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

A DEVELOPMENT BY

MARSHALL

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



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07771 888 363



paul.j.cook@cbre.com
07793 119 221

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