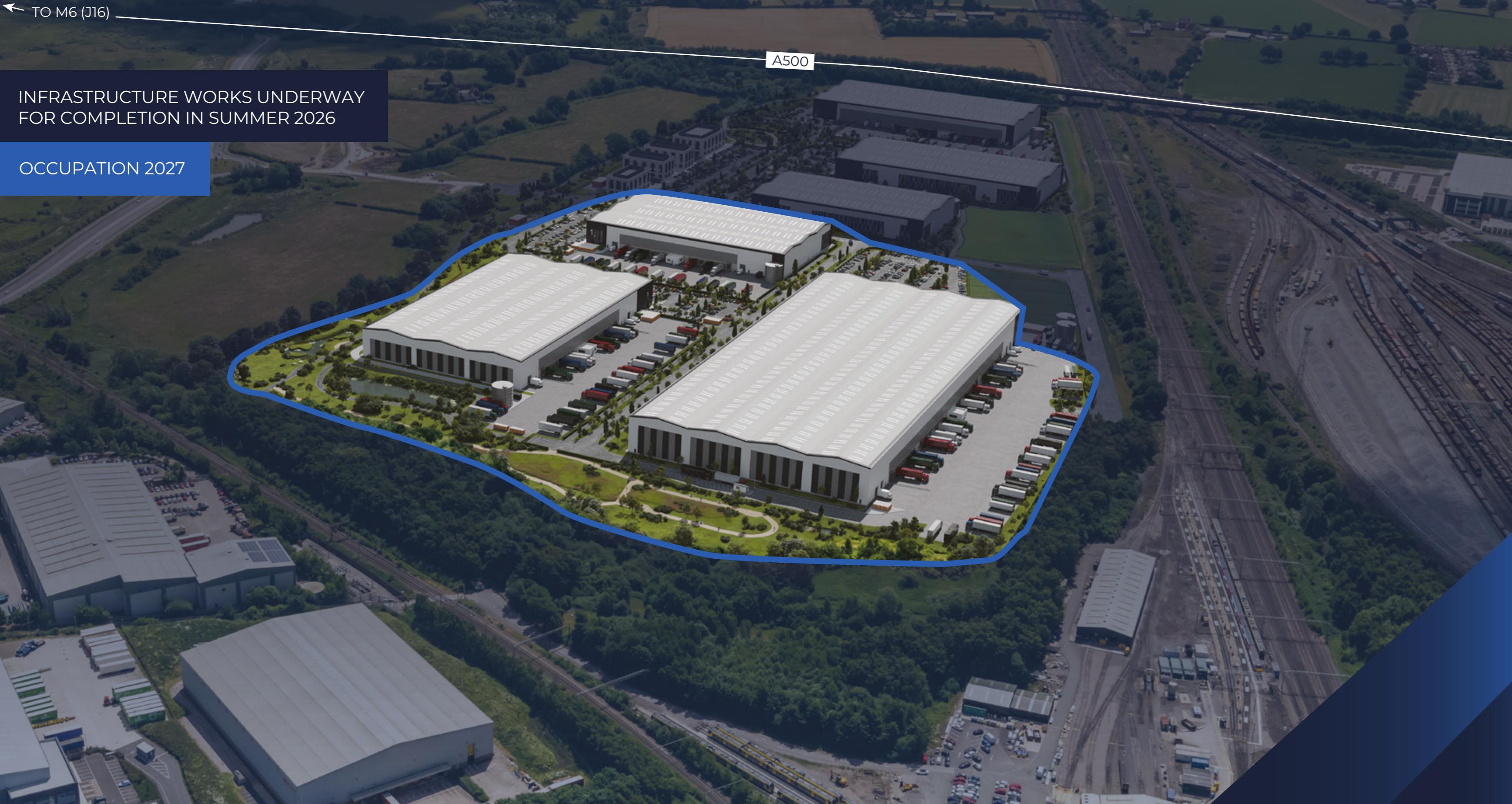
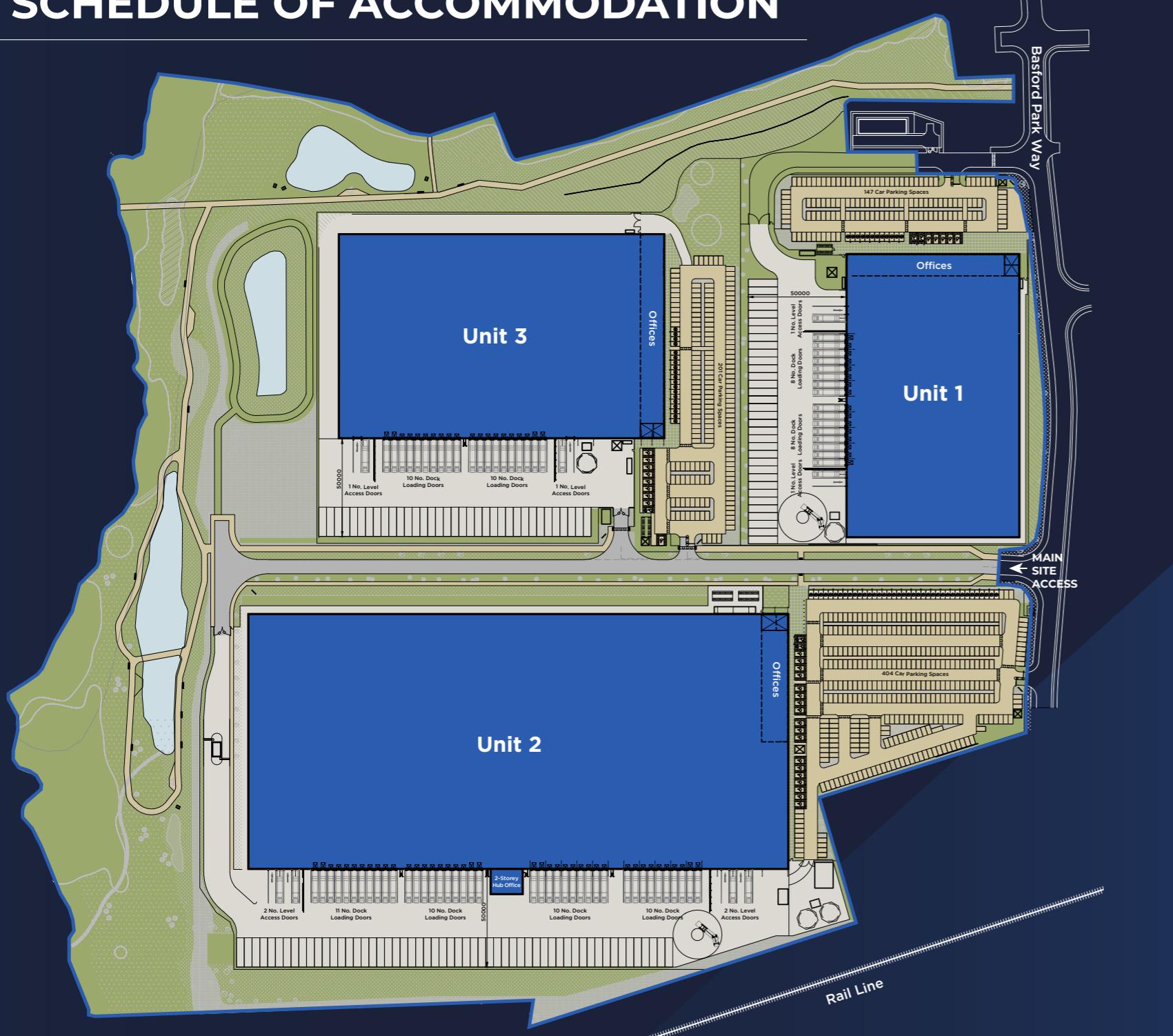


**NEW MULTI-UNIT INDUSTRIAL / LOGISTICS DEVELOPMENT**  
Unit 1 – 156,947 sq ft | Unit 2 – 418,073 sq ft | Unit 3 – 212,158 sq ft



# SCHEDULE OF ACCOMMODATION



**BREEAM® EXCELLENT**



EPC A rated  
as standard



	SQ FT	SQ M	HAUNCH HEIGHT	LEVEL DOORS	DOCK DOORS	EURO DOORS	SERVICE YARD	TRAILER SPACES	CAR SPACES
UNIT 1	156,947	14,580	15M	2	14	2	50M	36	148
UNIT 2	418,073	38,840	18M	4	33	8	50M	60	404
UNIT 3	212,158	19,710	15M	2	16	4	50M	37	201

# LOCATION

Hillwood Park Crewe is a new industrial and logistics scheme located on the M6 corridor, with strategic links to both the North West and Midlands. The site is accessible via David Whitby Way, which is directly connected to the A500 dual carriageway that links Crewe to Junction 16 of the M6 only 4 miles to the east.

The site offers excellent local amenity and is walking distance to Crewe Train Station and the Crewe Town Centre. Crewe Station is a major rail hub on the West Coast Mainline connecting

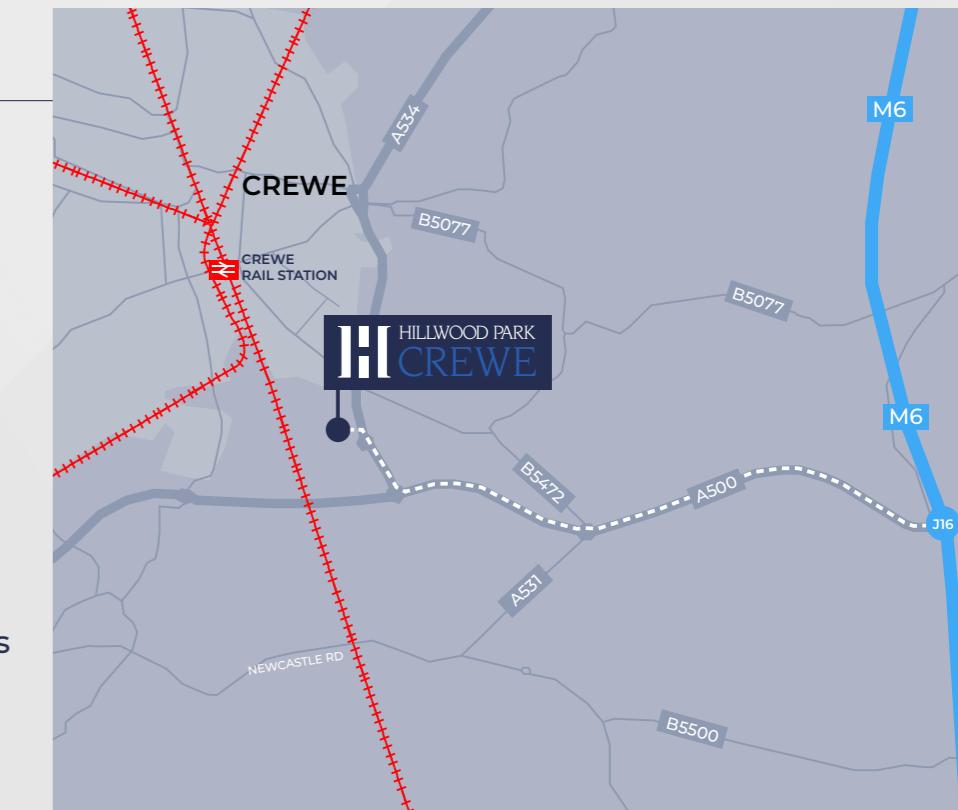
London to the North West and Scotland. Furthermore, Manchester Airport (one of the UK's busiest cargo airports) is around 40 minutes away by road.

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

## DRIVE TIMES

Crewe Town Centre	2 miles	6 mins
M6 (J16)	4 miles	7 mins
M6 (J17)	6 miles	10 mins
A34	7 miles	13 mins
A51	11 miles	19 mins
Stoke-on-Trent	13 miles	16 mins
M56 (J9)	26 miles	30 mins
Manchester	36 miles	45 mins
Liverpool	48 miles	55 mins
Birmingham	55 miles	1hr 5 mins

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## FURTHER INFORMATION

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