

Gawsworth House

CREWE BUSINESS PARK
CW1 6XB

Be central to the fastest growing economy in England at **Gawsworth House**, Crewe



Productivity per person in Cheshire is **c.18%** higher than the UK average.

Workers in Cheshire generate **over £3,100** more than the UK average.

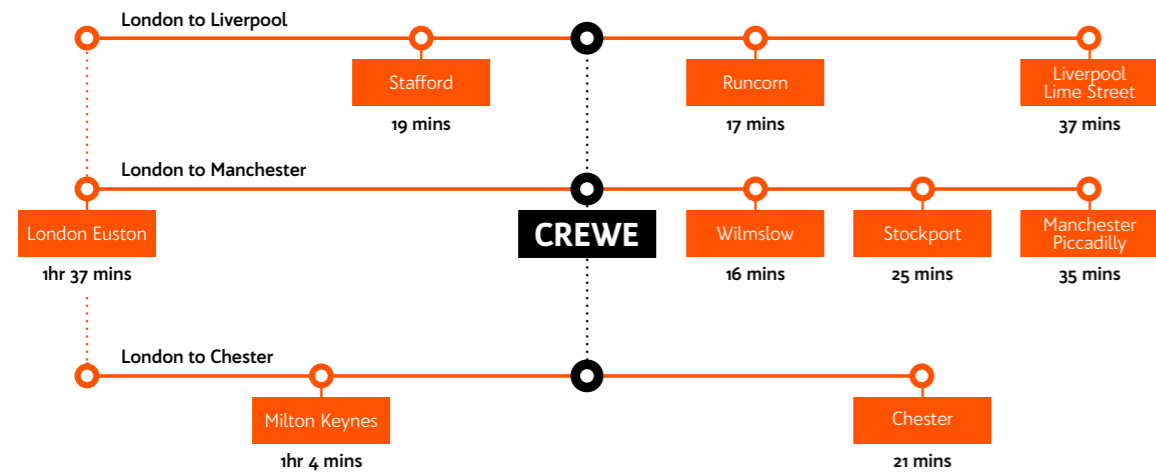
Gawsworth House at Crewe Business Park lies approximately 38 miles south of Manchester and 26 miles east of Chester.

Crewe benefits from excellent road communications with Junctions 16 and 17 of the M6 Motorway to the east and north east of the town centre, linking with the M56 and M62 to the north and the M1 to the south. In addition, the A534 and the A5020 pass through the town and provide access to Wrexham and North Wales.



TRAIN TRAVEL TIMES

Avanti West Coast
Travel time from Crewe.



Gawsworth House is within 5 miles of Junction 16 & 17 of the M6 motorway.

Crewe Railway Station is just a 13 minute walk with direct links to the major mainland UK cities.

Gawsworth House is an impressive three storey office building providing flexible space solutions suited for a variety of businesses that can be tailored to suit your individual needs.



Spacious reception foyer



Parking for up to 132 cars, excellent ratio of 1 space per 200 sq ft



2 x 10 person passenger lifts



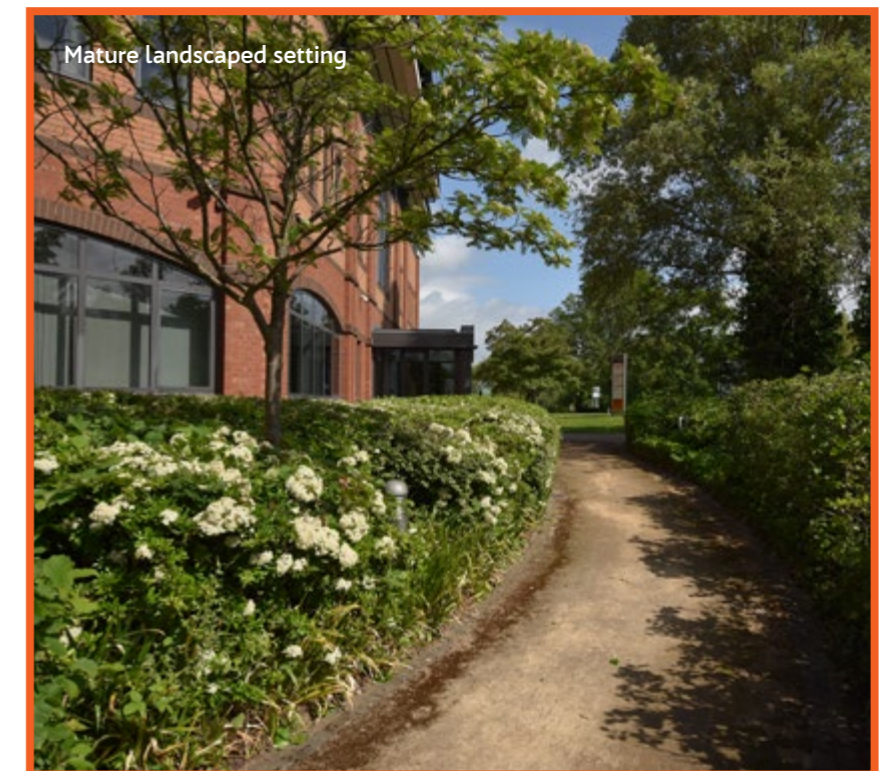
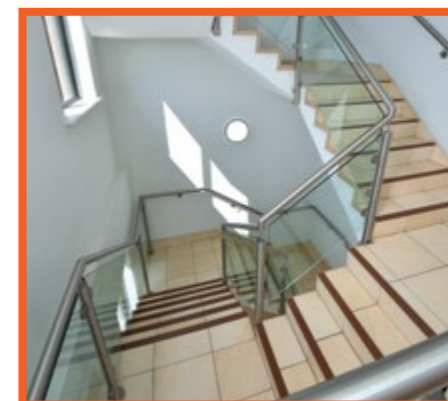
Showers and changing facilities



Male, female & disabled WCs to each floor

Located at the entrance to Crewe Business Park, this ideal location benefits from a wide selection of on-site features and local amenities, perfect for both employees and clients alike.

Gawsworth House benefits from secure on-site barrier controlled parking together with Integrated CCTV & monitored access control systems to all entrances and is set in its own landscaped grounds.



Mature landscaped setting

Crewe Business Park is an established business location which has successfully expanded since its original inception and now provides an excellent range of business and leisure facilities.

5 mins | 1.5 miles
Drive to **Crewe Town Centre**



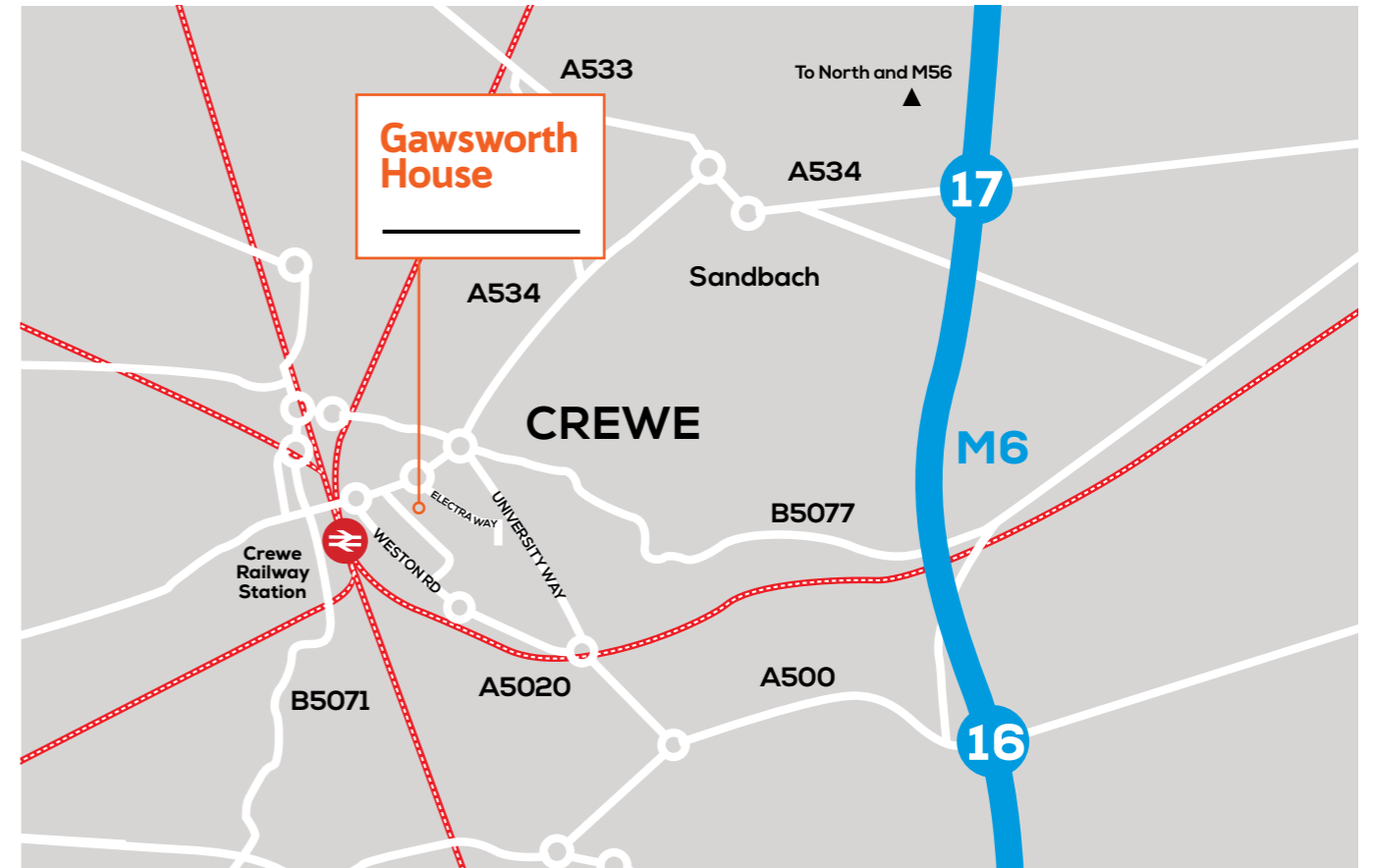
9 mins | 5.7 miles
Drive to **M6 motorway**



10 mins | 0.6 miles
Walk to **Crewe Train Station**



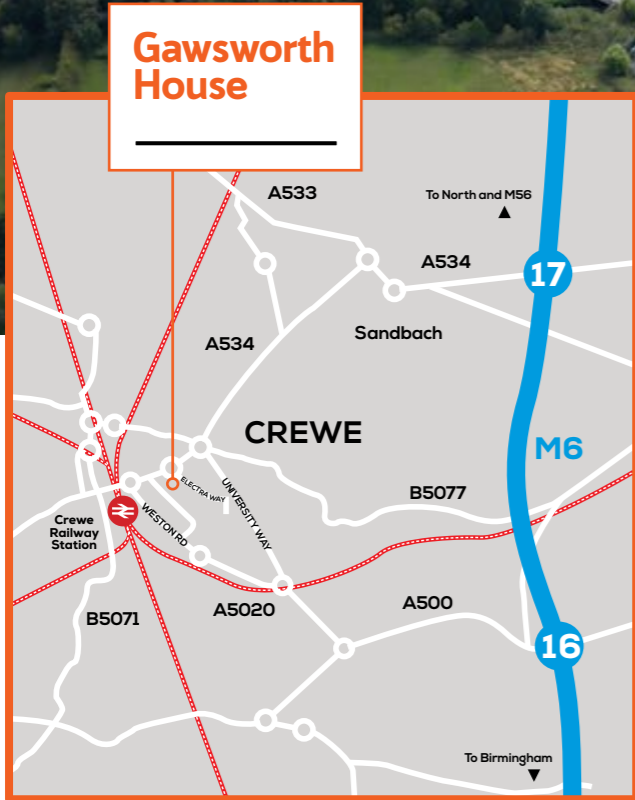
30 mins | 28 miles
Drive to **Manchester Airport**



Gawsworth House on Crewe Business Park is the premier office location in Crewe giving occupiers the perfect balance of great on-site parking, excellent local amenities, easy access to the M60 and unrivalled connections to the rail network via Crewe Rail Station, which is virtually on the doorstep



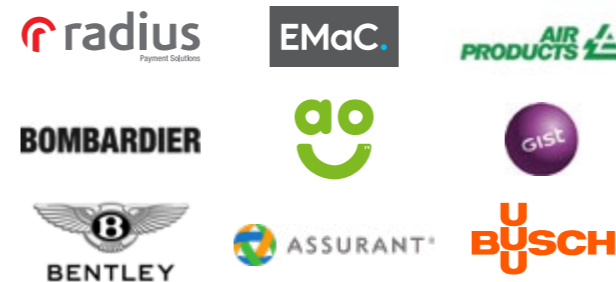
A5020 to A500 and Junction 16 M6



High Growth City

The property is located at the head of Crewe Business Park, a major North West business park set over a 67 acre site. The park, which was one of the first business parks in the UK to receive the Millennium Marque Award for environmental excellence, boasts excellent amenities both on-site and in close proximity.

The park comprises the 67 acre Crewe Business Park, the 12 acre Crewe Gates Industrial Estate, Crewe Hall Enterprise Park which is arranged over 20 acres, and Crewe Commercial Park which is ready to provide 1.1 million sq ft of distribution/warehouse space.



Local Amenities

- 1 Ibis Hotel
- 2 Bannatyne Health Club
- 3 Co-op and Subway
- 4 Travelodge
- 5 Texaco Garage
- 6 Duke of Gloucester Pub
- 7 Greggs and Londis
- 8 B&Q
- 9 McDonalds
- 10 Holiday Inn
- 11 Starbucks, Subway and Greggs
- 12 Premier Inn
- 13 Brewers Fayre



Shows occupier fit-out, James Walker UK Ltd



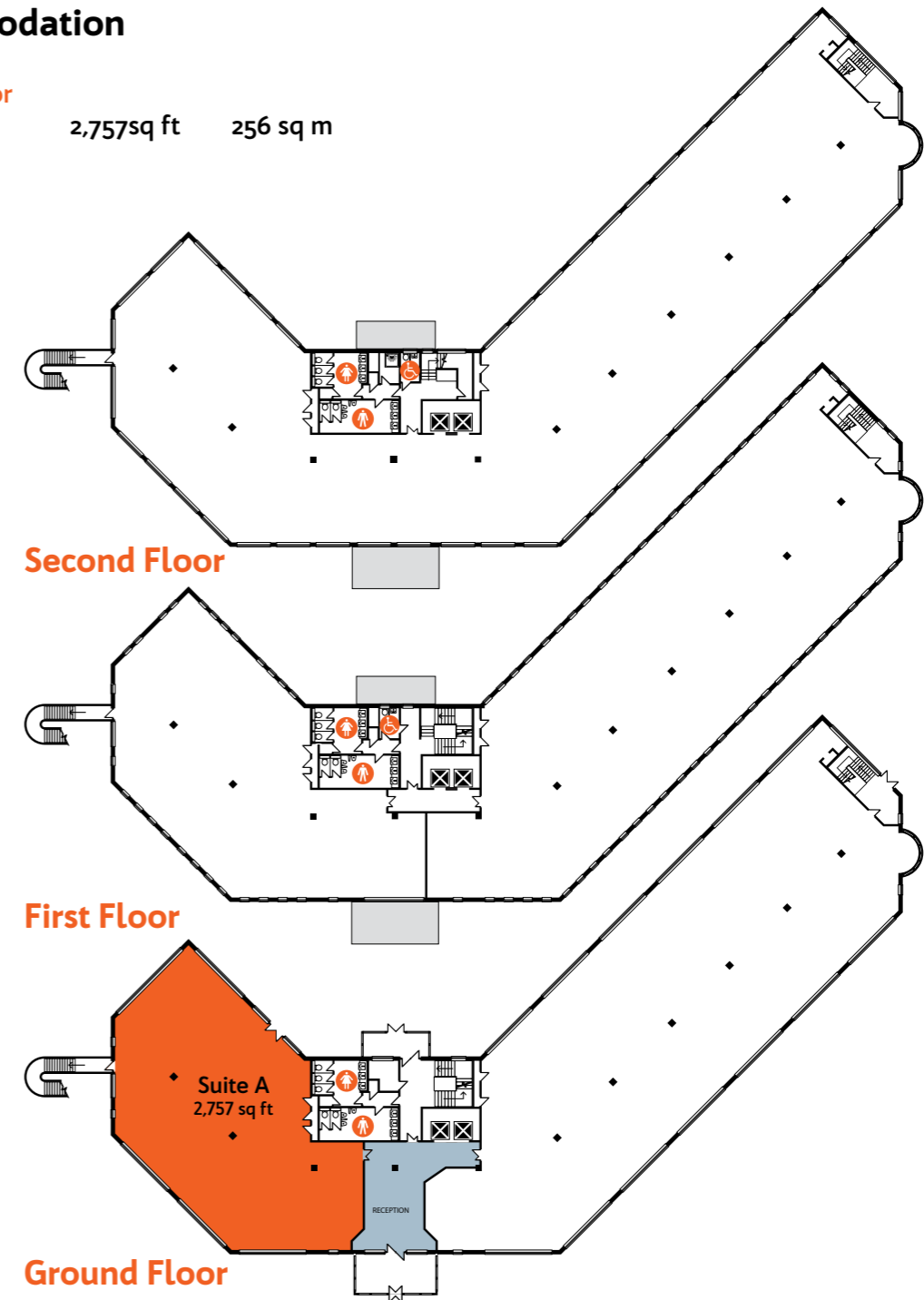
Accommodation

Ground Floor

Suite A

2,757sq ft

256 sq m



Spacious
reception foyer



Secure on-site parking
ratio of 1:275 sq ft



Barrier
controlled parking



Mature
landscape setting



Integrated CCTV &
monitored access control
systems to all entrances



Two 10 person
passenger lifts



Male, female and
disabled toilets



Shower facility



Gawsorth House

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Call us now with you leasing requirements
for current availability.

To arrange a viewing please call:

01625 588200

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