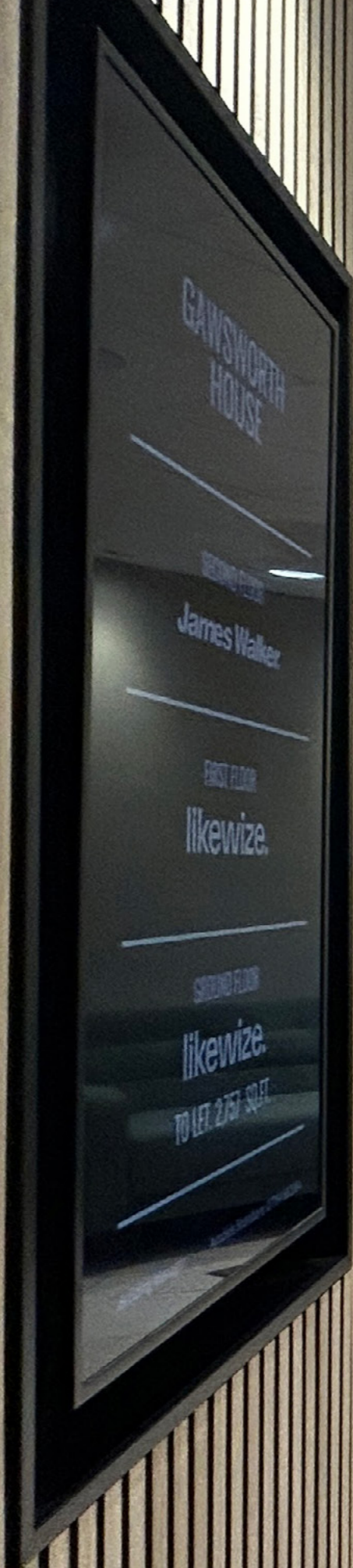




GAWSWORTH HOUSE

CREWE BUSINESS PARK



**BE CENTRAL TO THE FASTEST
GROWING ECONOMY IN ENGLAND**



GAWSWORTH HOUSE

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.



ON-SITE BARRIER CONTROLLED PARKING



2 X 10 PERSON PASSENGER LIFTS



SHOWER & CHANGING FACILITIES



MALE, FEMALE & DISABLED TOILETS



FULLY AIR CONDITIONED
INSTALLED 2025/6



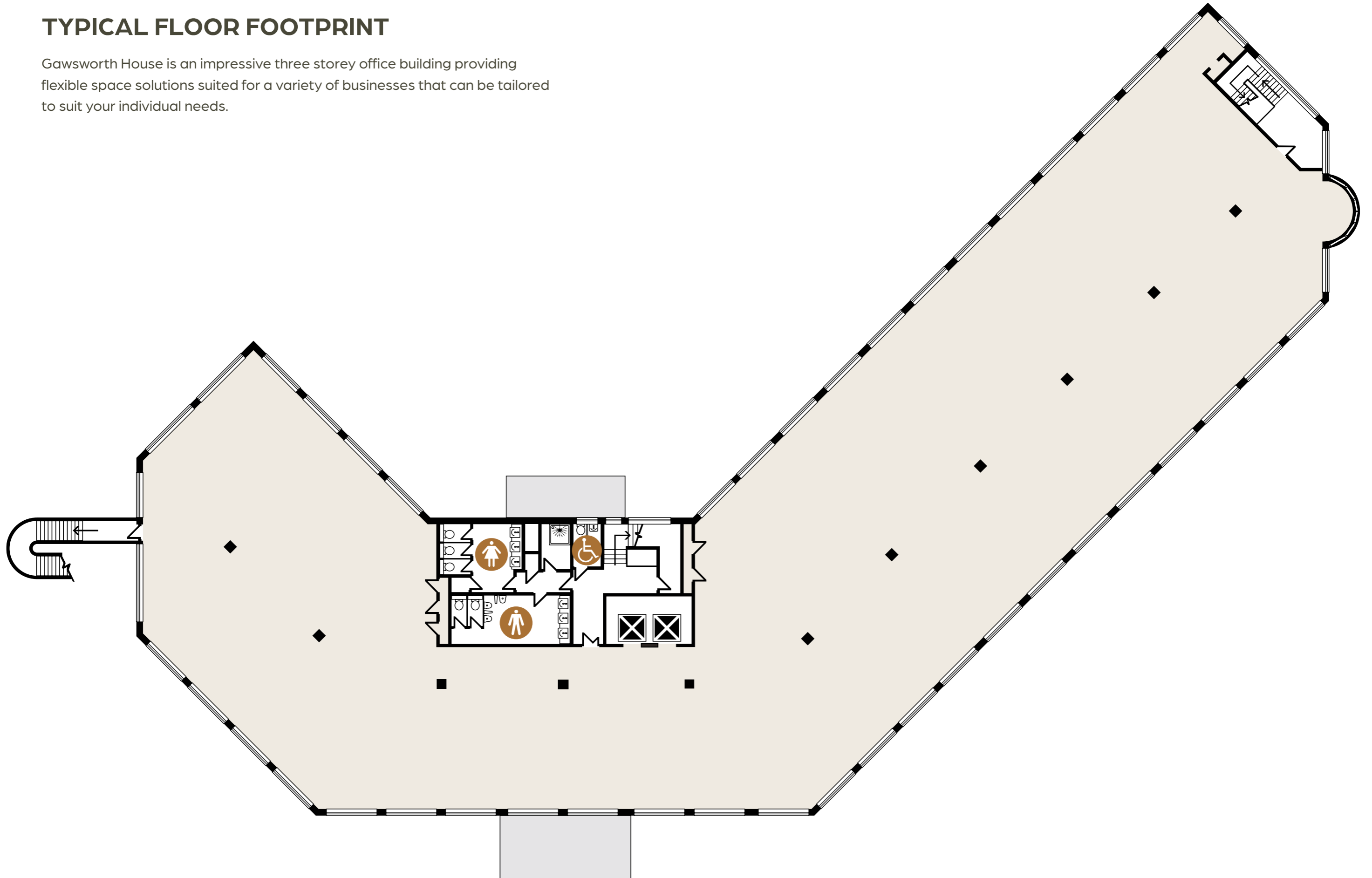
CCTV MONITORED SECURITY 24/7



Mature landscaped setting

TYPICAL FLOOR FOOTPRINT

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.



A COMMUTER TOWN

Well connected by road and on foot, Crewe offers easy access to everyday amenities within minutes.



5 MINUTES / 1.5 MILES
Drive to Crewe town centre



10 MINUTES / 0.6 MILES
Walk to Crewe train station



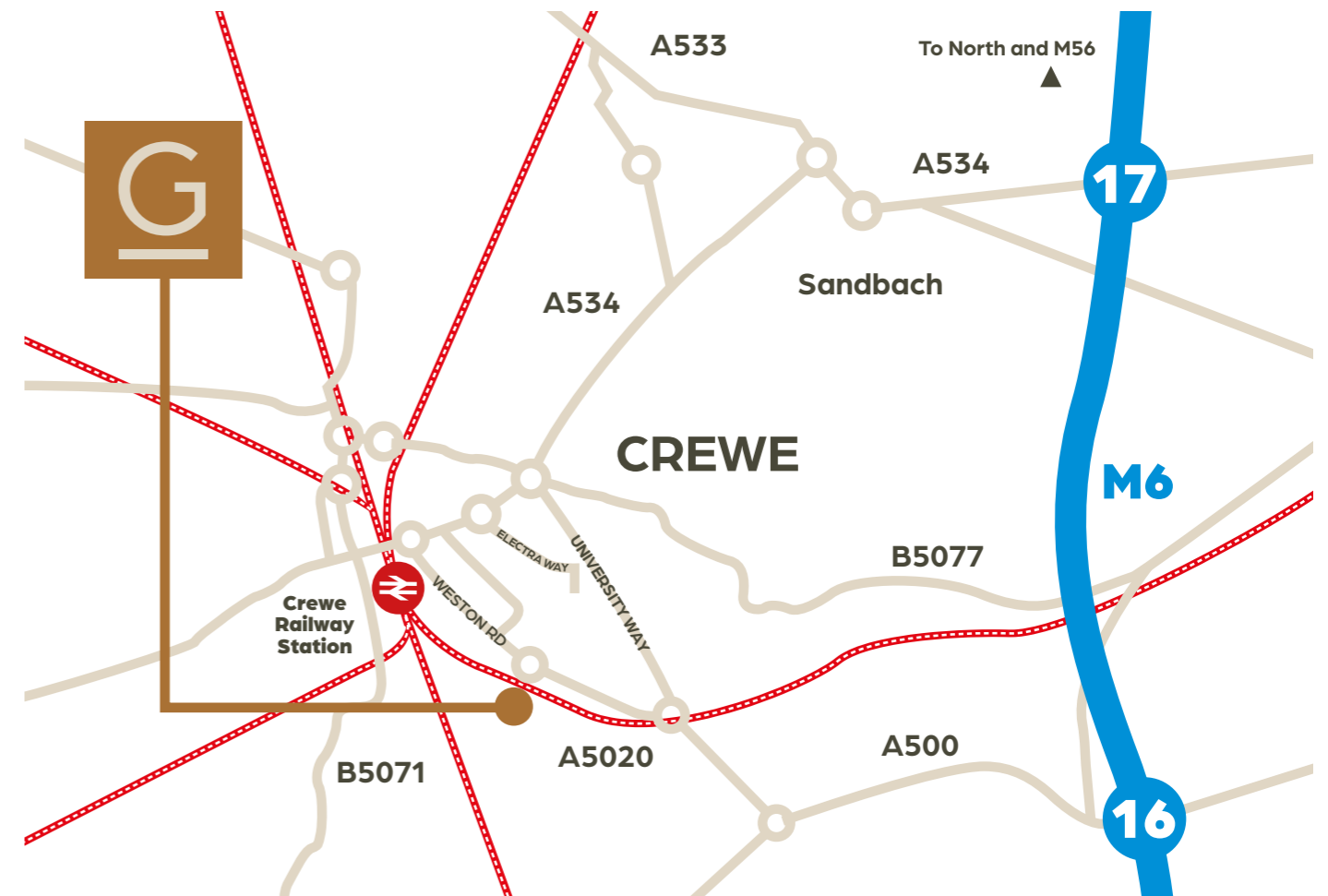
9 MINUTES / 5.7 MILES
Drive to M6 motorway



30 MINUTES / 28 MILES
Drive to Manchester airport

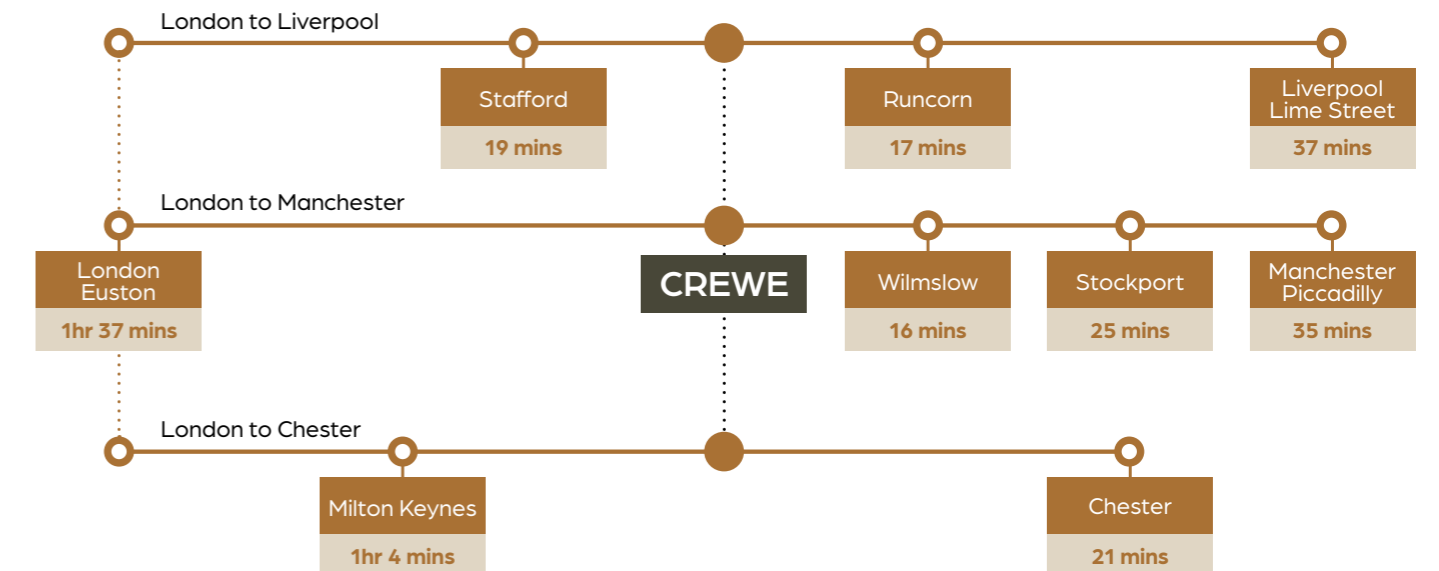
Gawsworth House at Crewe Business Park lies approximately 38 miles south of Manchester and 26 miles east of Chester.

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 on Crewe Business Park is the premier office location in Crewe.

Occupiers have the perfect balance of great on-site parking, a variety of excellent local amenities and easy access to the M60.

Crewe Rail Station, which is virtually on the doorstep, provides unrivalled connections to the national rail network.



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

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.





GAWSWORTH HOUSE

CREWE BUSINESS PARK

AVAILABILITY

GROUND FLOOR

SUITE A	2,757 sq.ft.
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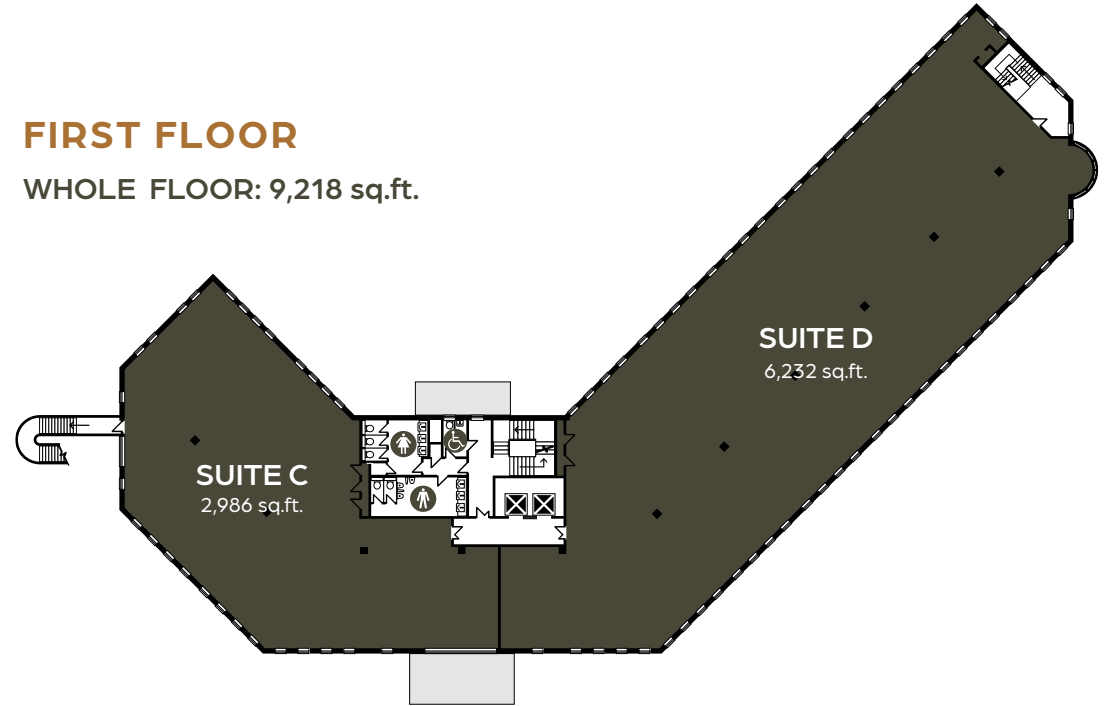
FIRST FLOOR

SUITE C	2,986 sq.ft.
SUITE D	6,232 sq.ft.
WHOLE FLOOR	9,218 sq.ft.

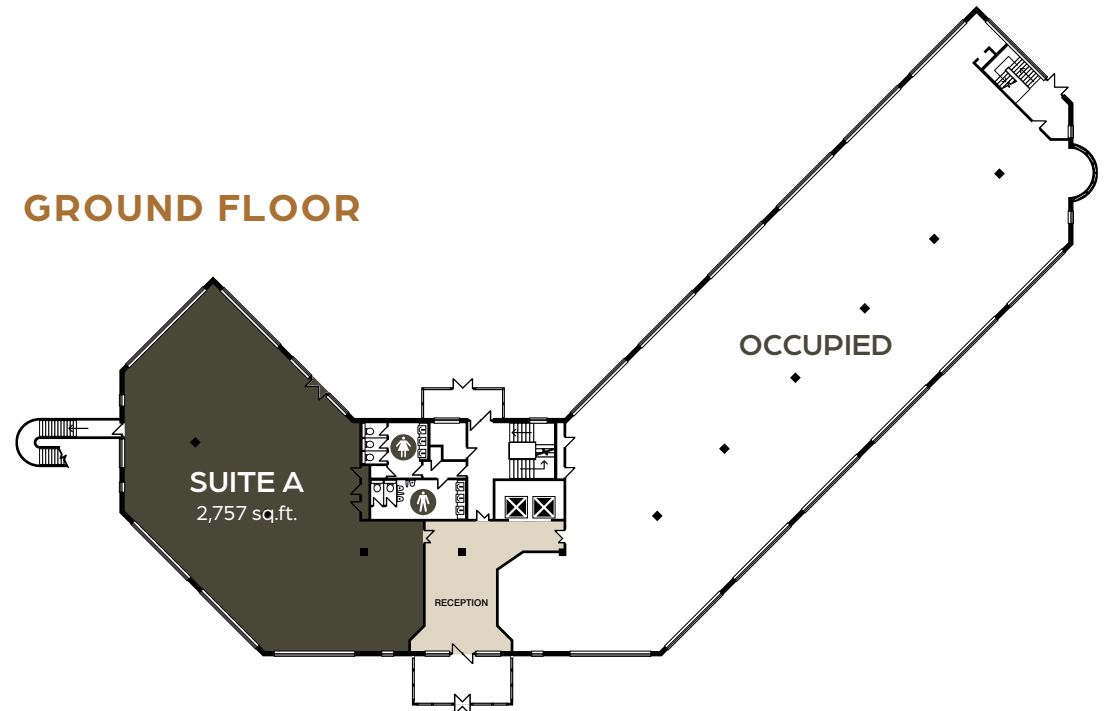
Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (0126)

FIRST FLOOR

WHOLE FLOOR: 9,218 sq.ft.



GROUND FLOOR





GAWSWORTH
HOUSE

LegatOwen
CHARTERED SURVEYORS
01270 621001
www.legatowen.co.uk

Orbit
Developments

01625 588200
www.orbit-developments.co.uk

Images are for illustrative purposes only and may not represent the exact office space available.

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