

AVAILABLE Q1 2025

CREWE115
1 DUCHY ROAD CW1 6BU



TO LET
INDUSTRIAL / WAREHOUSE UNIT
114,525 SQ FT | 10,640 SQ M

TO BE REFURBISHED WITH SUSTAINABILITY FEATURES

DESCRIPTION

Crewe115 comprises a refurbished industrial facility split into a high bay and low bay section, with respective heights of 13m and 6.75m eaves.

The site is fully secure with seperate gated barrier controlled access to both the yard and car park. There is a seperate car park with approximately 90 spaces accessed off the A532 Weston Road.

ACCOMMODATION (GIA)	SQ FT	SQ M
HIGH BAY WAREHOUSE	80,529	7,481
LOW BAY WAREHOUSE	24,170	2,245
OFFICES	9,826	913
TOTAL	114,525	10,640

WAREHOUSE SPECIFICATION

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6.5 ACRE SITE
- 

9 DOCK LEVEL LOADING DOORS
- 

3 GROUND LEVEL ACCESS DOORS
- 

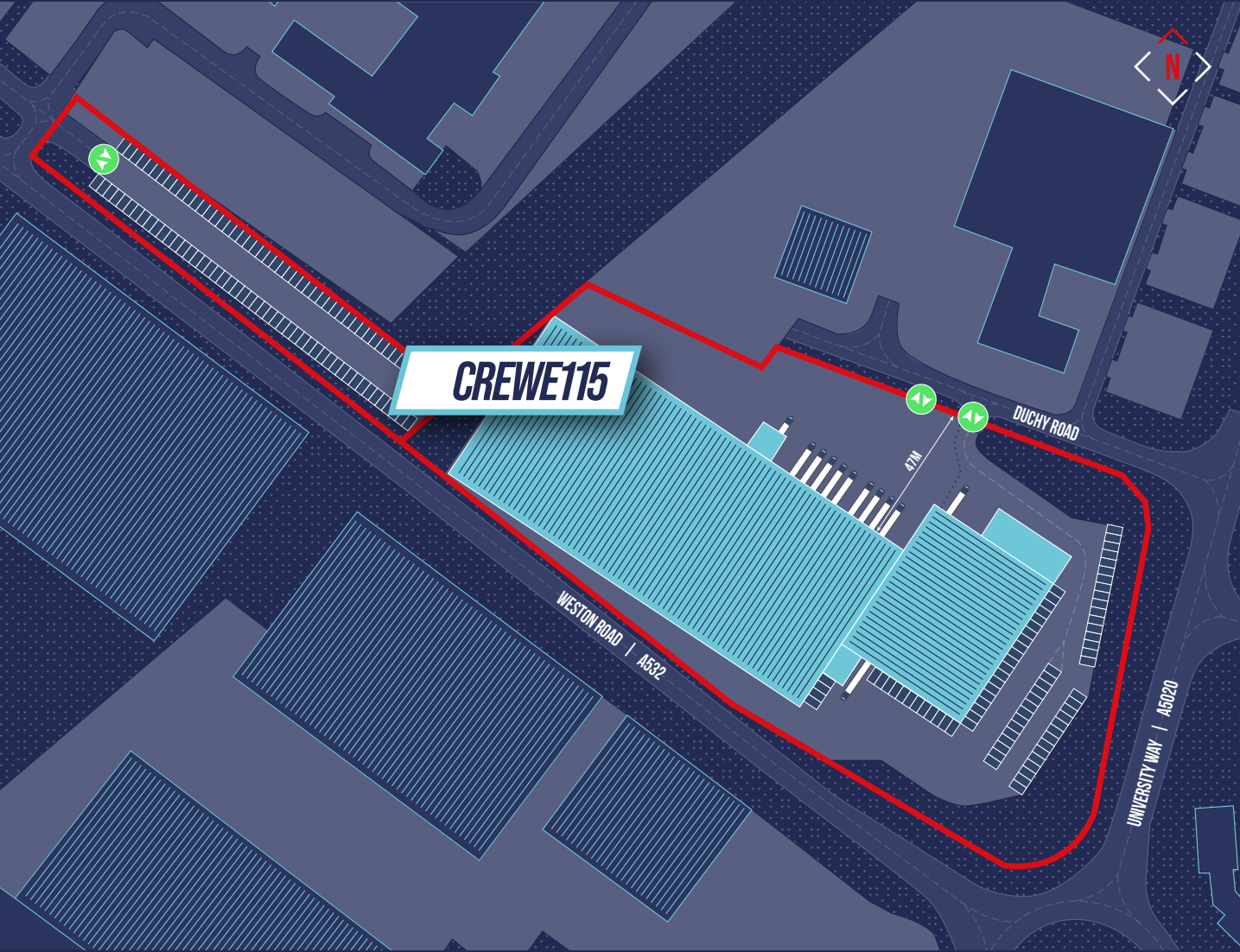
EAVES HEIGHT RANGE FROM 6.75 - 13 M
- 

10% GRP ROOF LIGHTS
- 

1 MVA POWER SUPPLY
- 

50KN FLOOR LOADING
- 

200 CAR PARKING SPACES



SUSTAINABILITY

- 

EPC B
- 

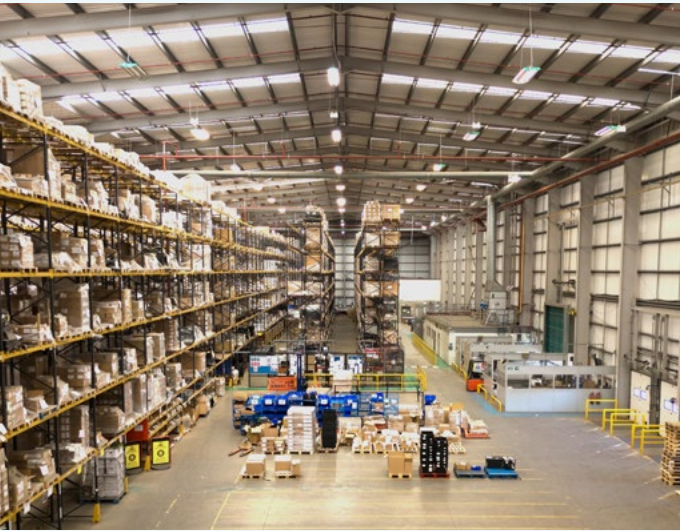
ENABLED FOR SOLAR PANELS
- 

EV CHARGING POINTS
- 

LED LIGHTING
- 

CYCLE STORE
- 

10% ROOF LIGHTS



STRATEGICALLY SITUATED TO SERVICE THE NORTH WEST



THE LOCATION OF CHOICE FOR *FAST MOVING* OPERATIONS

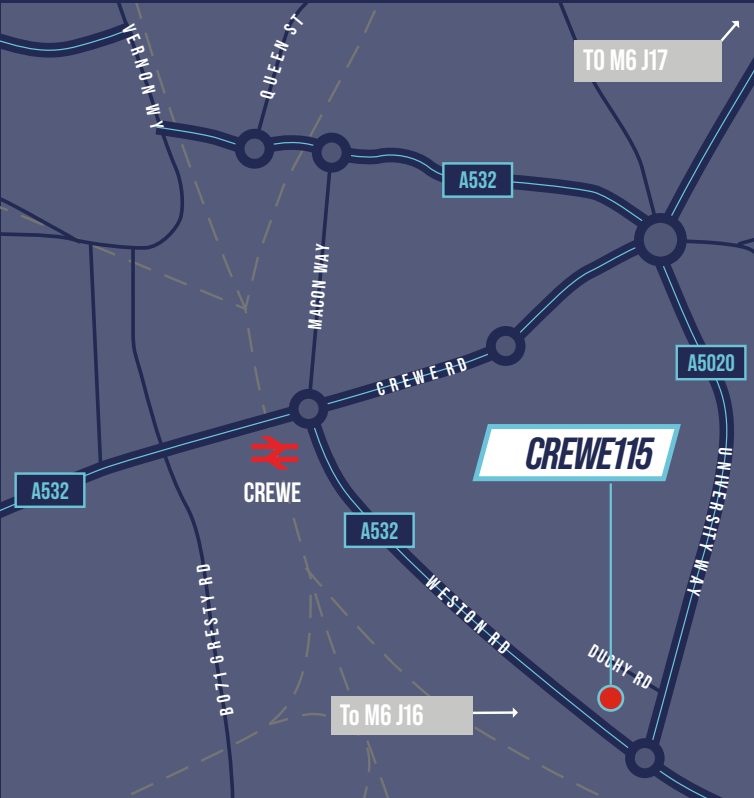
LOCATION

With a growing economy strong in both manufacturing and logistics, Crewe has long been the location of choice for fast moving operations.

Cheshire is the North West's third largest economic region behind Greater Manchester and Liverpool, with a GDP valued at £36.5 billion in 2021. Crewe is the largest industrial centre in Cheshire East.

The major conurbations of the North West and West Midlands fall within 1.5 hours by HGV, while 4.5 hours grants a reach extending from Bristol to Newcastle, and London to beyond the Scottish borders.

At the heart of the UK rail network, Crewe has a long history of industry and logistics. Major rail employers in Crewe include Alstom, Arriva, Freightliner and Unipart Rail.



HGV

A534	2 mins	1.1 miles
M6 J16	6 mins	3.9 miles
M6 J17	10 mins	6.1 miles
M56	26 mins	23.2 miles
MANCHESTER	45 mins	35.5 miles
BIRMINGHAM	55 mins	55.0 miles
LONDON	3hr 10 mins	169.2 miles

AIR

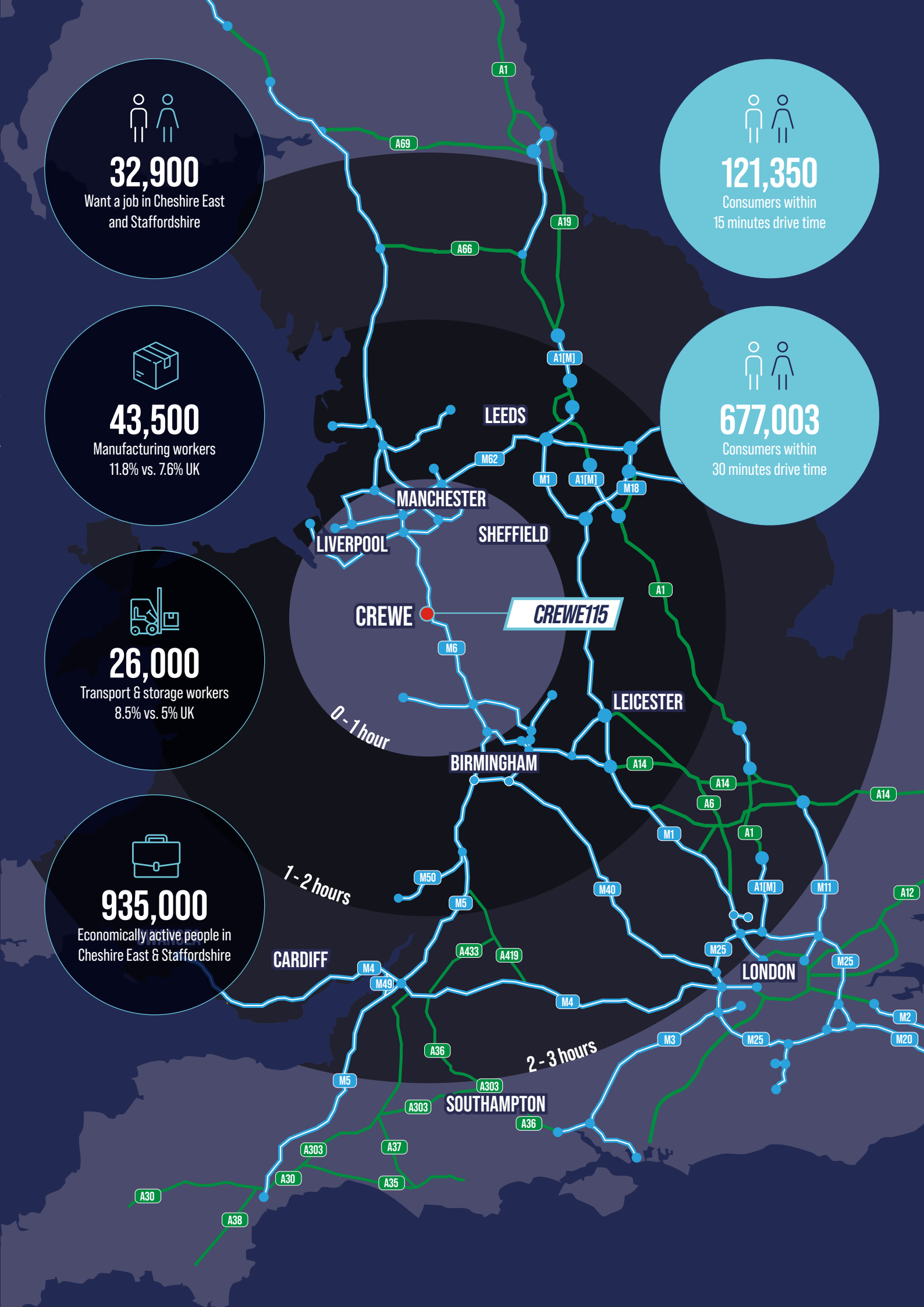
MANCHESTER	35 mins	27.1 miles
LIVERPOOL	51 mins	41.3 miles
BIRMINGHAM	1hr 5 mins	64.9 miles
EAST MIDLANDS	1 hr 9 mins	57.4 miles

FREIGHT

TRAFFORD PARK	45 mins	37.6 miles
WMI	53 mins	43.1 miles
BIRCH COPPICE	1hr 5 mins	56.8 miles

PORT

LIVERPOOL	55 mins	48.1 miles
HOLYHEAD	2hrs 12 mins	110.0 miles
IMMINGHAM	2hrs 20 mins	141.0 miles
BRISTOL	2hrs 25 mins	136.0 miles
LONDON GATEWAY	3hrs 21 mins	197.3 miles
SOUTHAMPTON	3hrs 28 mins	194.8 miles



VIEWING AND FURTHER INFORMATION AVAILABLE VIA THE JOINT AGENTS:

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