

Q110

J16 / J17 M6 • WESTON ROAD • CREWE • CHESHIRE • CW1 6GH

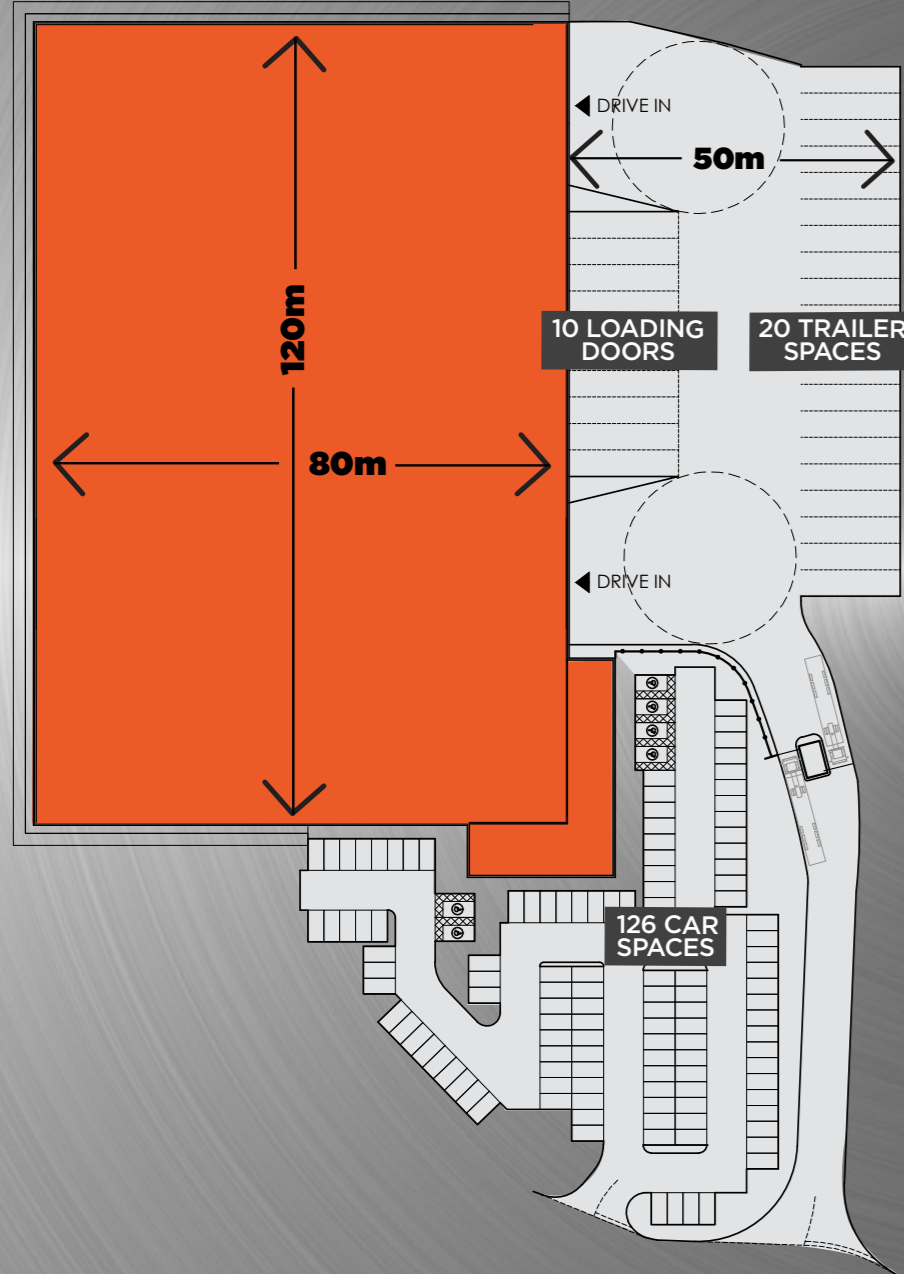
TO LET

110,000 SQ FT

NEW HIGH BAY DISTRIBUTION FACILITY

WWW.QCREWE.CO.UK

**READY FOR
OCCUPATION**



DESCRIPTION

- A new high bay warehouse with offices
- Minimum clear internal eaves height of 12.5m
- Twin bay steel portal frame
- Fully insulated metal cladding to elevations and roof incorporating 10% roof lights
- 50m yard
- Up to 15,900 pallet spaces (VNA)
- 20 HGV trailer parking spaces
- 126 car parking spaces
- 10 dock level loading bays
- 2 level access doors
- 24 hour access
- Two-storey office / welfare accommodation
- All mains services

ACCOMMODATION

Measured on a Gross Internal Area basis in line with the RICS Code of Measuring Practice:

WAREHOUSE / MANUFACTURING AREA	105,196 SQ FT	9,773 SQ M
GROUND FLOOR OFFICE AND WELFARE	3,918 SQ FT	364 SQ M
FIRST FLOOR OFFICE AND WELFARE	3,875 SQ FT	360 SQ M
GROSS INTERNAL AREA	112,989 SQ FT	10,497 SQ M
TOTAL SITE AREA	6.2 ACRES / 2.51 HECTARES	

AVAILABILITY

Ready for immediate occupation.

LOCATION

Crewe is an established national and regional distribution location, providing excellent access to the Midlands, the North West and North Wales.

The building is located fronting Weston Road (A5020), en route to junction 16 of the M6, which is within 6.5 km (4 miles), via the A5020 / A500.

Alternatively the M6 can be accessed at junction 17, via the A534. Weston Road has become a well established location and has attracted large scale occupiers together with some significant developments.

Crewe Railway Station on the West Coast mainline is within 1.6 km (1 mile) and provides extensive Inter City services to all parts of the country.

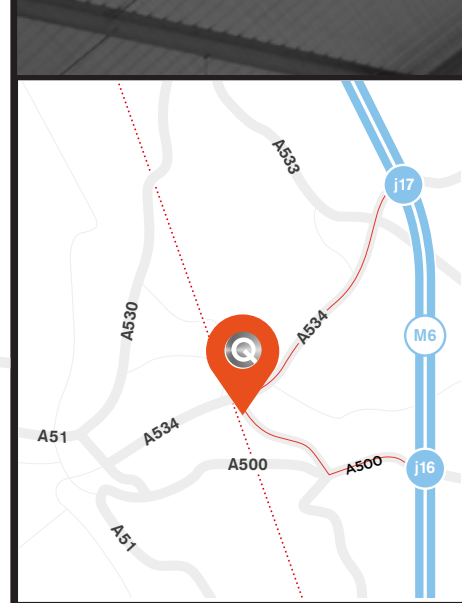
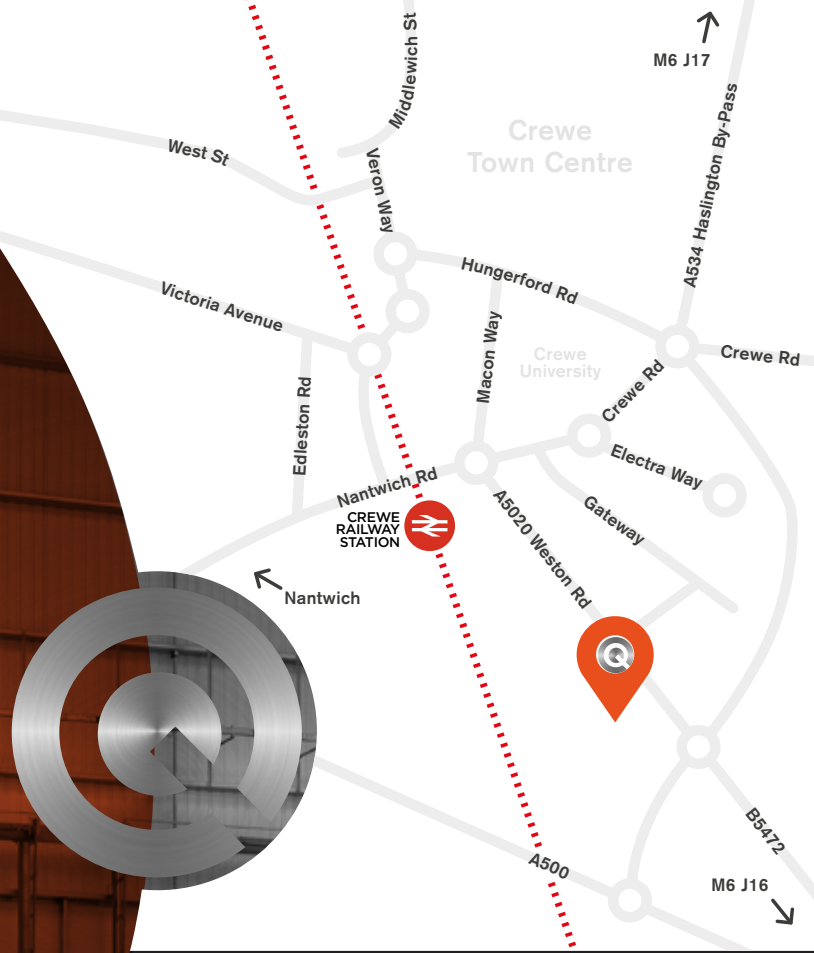
Manchester Airport's passenger and freight terminals are within 50 km (31 miles), via the motorway network (M6/M56).

TENURE

Available on a leasehold basis.

EPC

The EPC rating is A. An EPC certificate will be provided to the occupier.



SAT NAV CW1 6GH

Contact the joint agents for further information.

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