

A DEVELOPMENT BY

MARSHALL

RADAR

Crewe • Jct 16 M6

ON SITE 2021

A stylized graphic of a radar or sonar system, consisting of several concentric grey circles with four green dots placed at various points on the circles, suggesting signal transmission or detection.

FOR SALE / TO LET NEW BUILD TO SUIT MANUFACTURING / DISTRIBUTION UNITS
Ranging from **17,924** to **59,463 sq ft** (1,665 - 5,523 sq m)



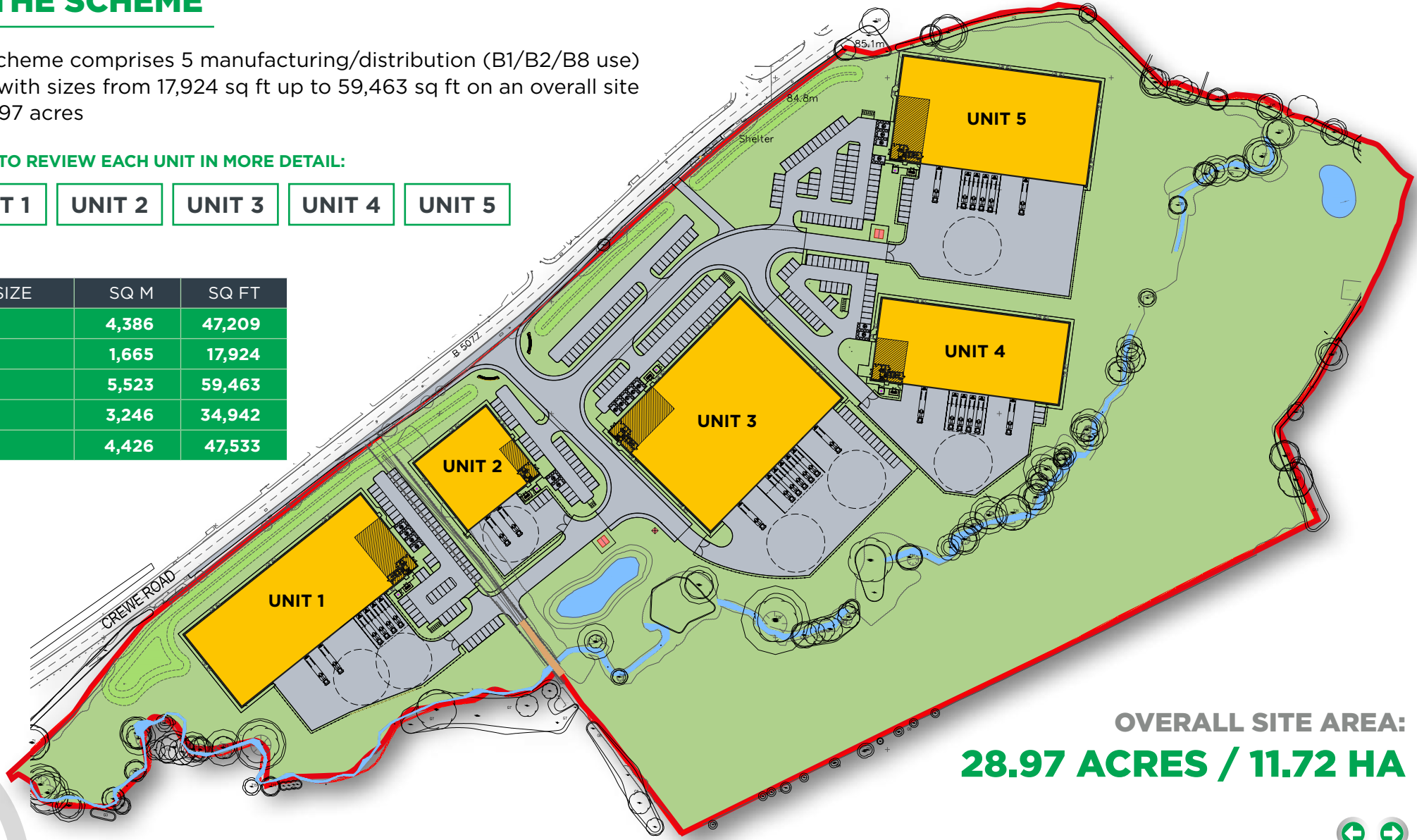
THE SCHEME

The scheme comprises 5 manufacturing/distribution (B1/B2/B8 use) units with sizes from 17,924 sq ft up to 59,463 sq ft on an overall site of 28.97 acres

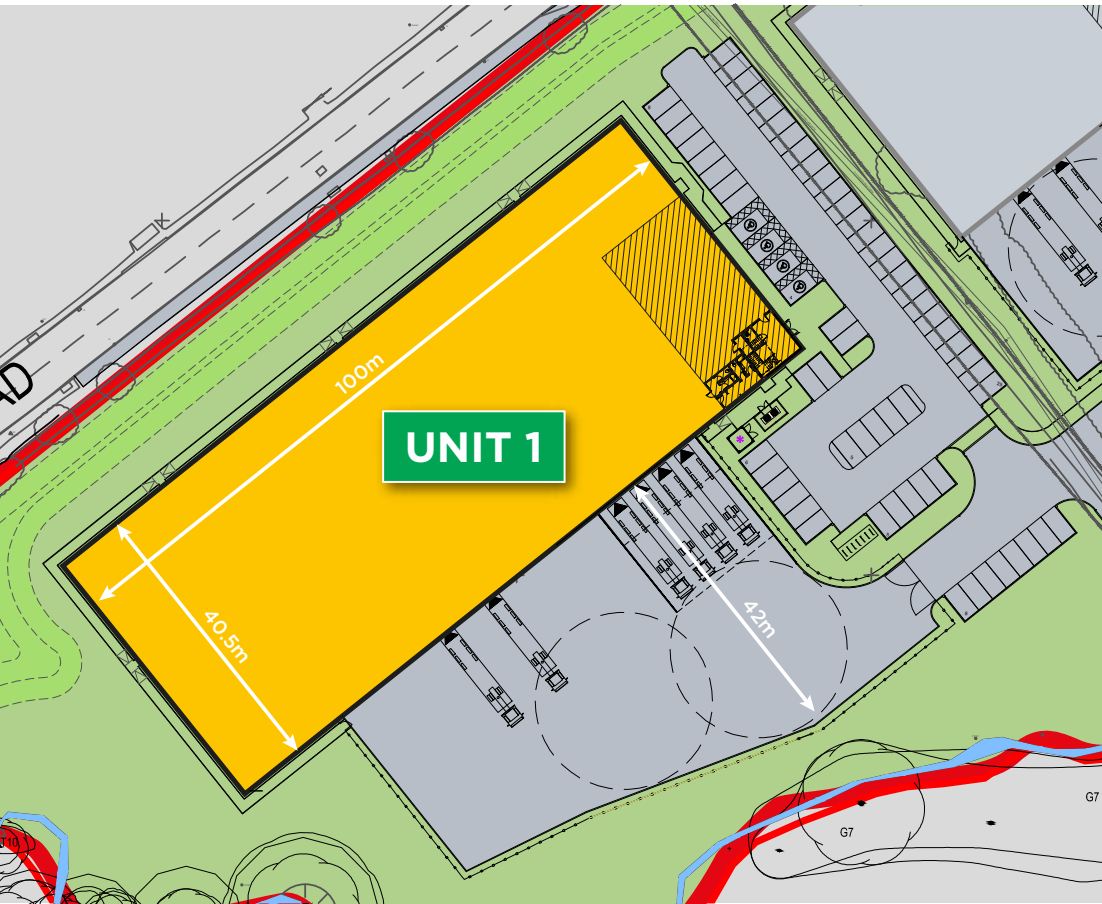
CLICK TO REVIEW EACH UNIT IN MORE DETAIL:

- [UNIT 1](#)
- [UNIT 2](#)
- [UNIT 3](#)
- [UNIT 4](#)
- [UNIT 5](#)

UNIT SIZE	SQ M	SQ FT
Unit 1	4,386	47,209
Unit 2	1,665	17,924
Unit 3	5,523	59,463
Unit 4	3,246	34,942
Unit 5	4,426	47,533



OVERALL SITE AREA:
28.97 ACRES / 11.72 HA



Indicative images showing recent developments by Marshall Construction and Commercial Development Projects.

UNIT 1

	SQ M	SQ FT
Warehouse	4,050	43,593
First Floor Office	336	3,616
TOTAL	4,386	47,209



10M EAVES HEIGHT
13.5M RIDGE HEIGHT



B1 / B2 / B8 USE



2 STOREY INTEGRAL OFFICES



BREEAM 'VERY GOOD' RATING



4 DOCK LEVEL LOADING DOORS
2 LEVEL LOADING DOORS



EPC (AVAILABLE ON COMPLETION)



42M DEEP YARD



65 CAR PARKING SPACES



50KN/M² FLOOR LOADING



7 CAR CHARGING POINTS



250 KVA POWER SUPPLY



14 CYCLE PARKING SPACES

CLICK TO REVIEW EACH UNIT IN MORE DETAIL:

UNIT 1

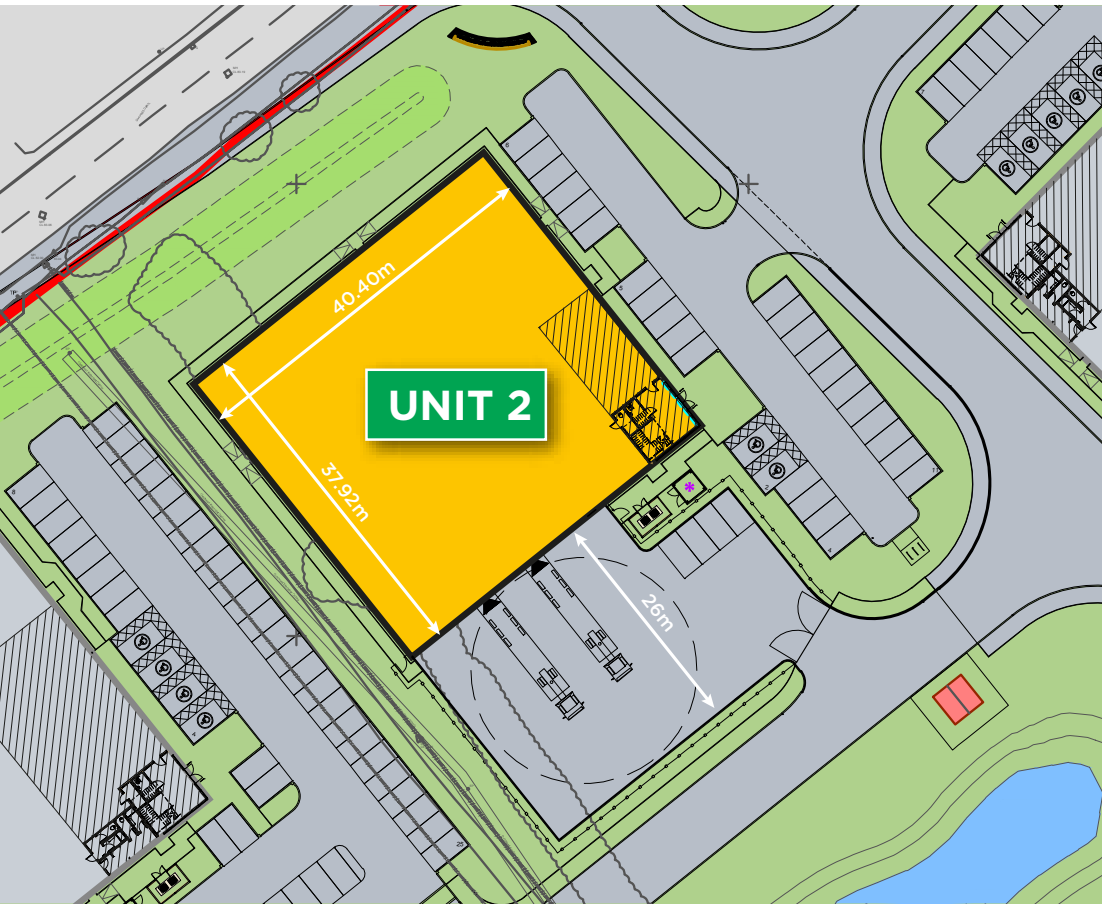
UNIT 2

UNIT 3

UNIT 4

UNIT 5





UNIT 2

	SQ M	SQ FT
Warehouse	1,535	16,524
First Floor Office	130	1,400
TOTAL	1,665	17,924



8M EAVES HEIGHT
11.5M RIDGE HEIGHT



B1 / B2 / B8 USE



2 STOREY INTEGRAL OFFICES



BREEAM 'VERY GOOD' RATING



2 LEVEL LOADING DOORS



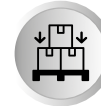
EPC (AVAILABLE ON COMPLETION)



26M DEEP YARD



32 CAR PARKING SPACES



37.5KN/M² FLOOR LOADING



4 CAR CHARGING POINTS



250 KVA POWER SUPPLY



6 CYCLE PARKING SPACES



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[UNIT 1](#)

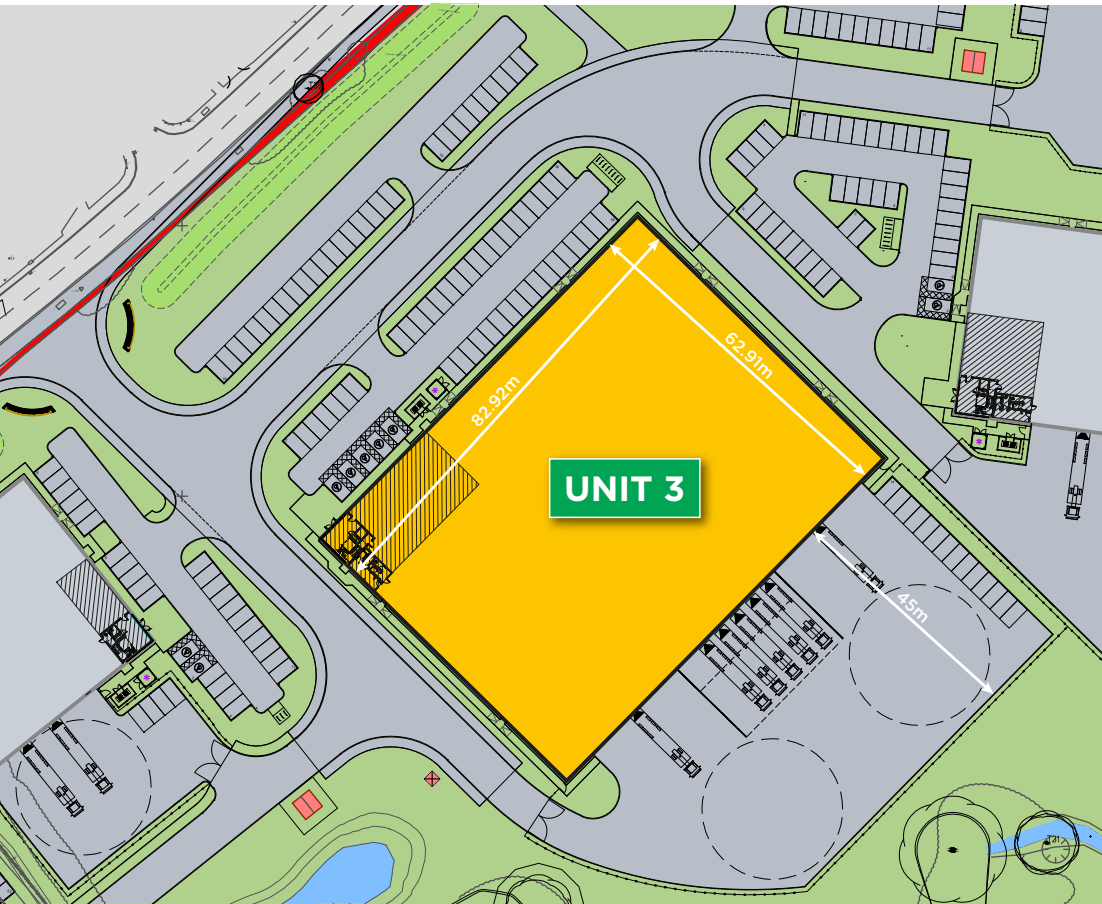
[UNIT 2](#)

[UNIT 3](#)

[UNIT 4](#)

[UNIT 5](#)





UNIT 3

	SQ M	SQ FT
Warehouse	5,245	56,463
First Floor Office	278	3,000
TOTAL	5,523	59,463



10M EAVES HEIGHT
13.5M RIDGE HEIGHT



B1 / B2 / B8 USE



2 STOREY INTEGRAL OFFICES



BREEAM 'VERY GOOD' RATING



5 DOCK LEVEL LOADING DOORS
2 LEVEL LOADING DOORS



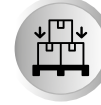
EPC (AVAILABLE ON COMPLETION)



45M DEEP YARD



90 CAR PARKING SPACES



50KN/M² FLOOR LOADING



10 CAR CHARGING POINTS



250 KVA POWER SUPPLY



16 CYCLE PARKING SPACES



Indicative images showing recent developments by Marshall Construction and Commercial Development Projects.

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[UNIT 1](#)

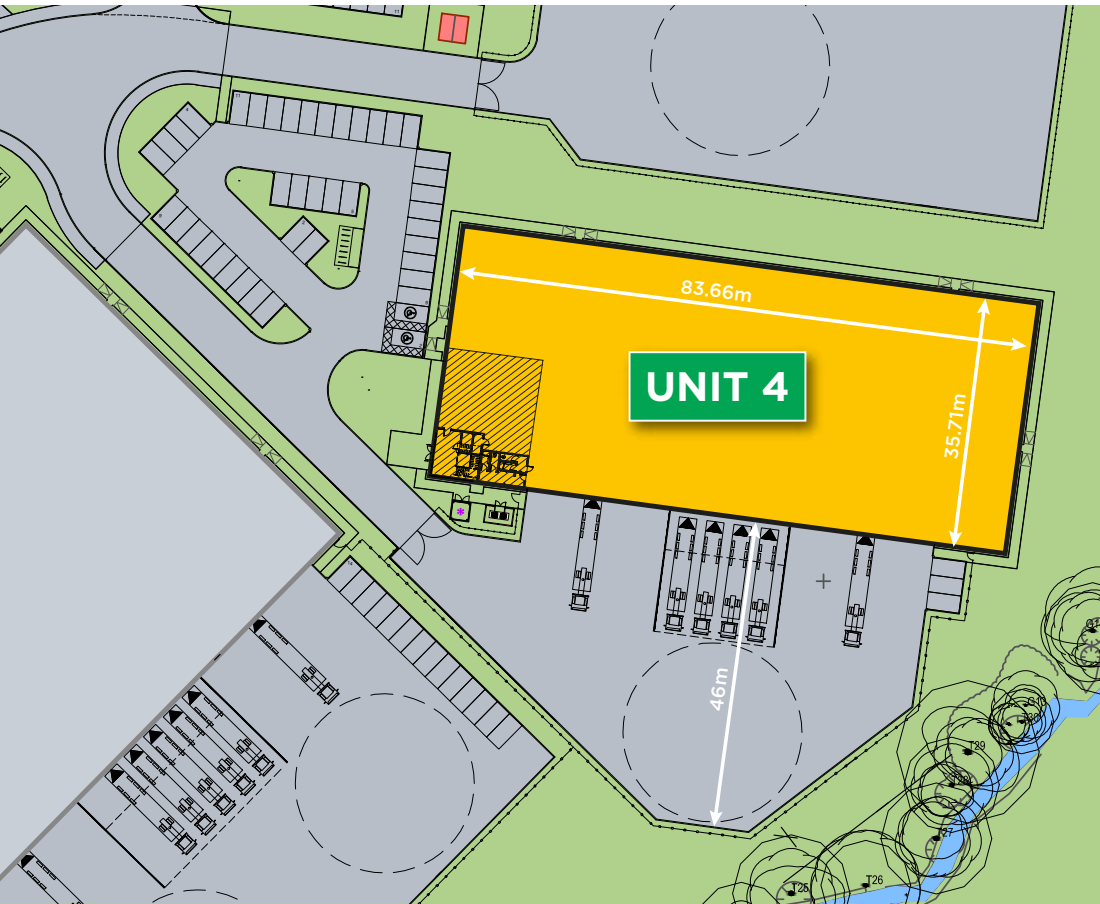
[UNIT 2](#)

[UNIT 3](#)

[UNIT 4](#)

[UNIT 5](#)





UNIT 4

	SQ M	SQ FT
Warehouse	3,014	32,442
First Floor Office	232	2,500
TOTAL	3,246	34,942



10M EAVES HEIGHT
13.5M RIDGE HEIGHT



B1 / B2 / B8 USE



2 STOREY INTEGRAL OFFICES



BREEAM 'VERY GOOD' RATING



4 DOCK LOADING DOORS
2 LEVEL LOADING DOORS



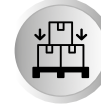
EPC (AVAILABLE ON COMPLETION)



UP TO 46M DEEP YARD



46 CAR PARKING SPACES



50KN/M² FLOOR LOADING



5 CAR CHARGING POINTS



250 KVA POWER SUPPLY

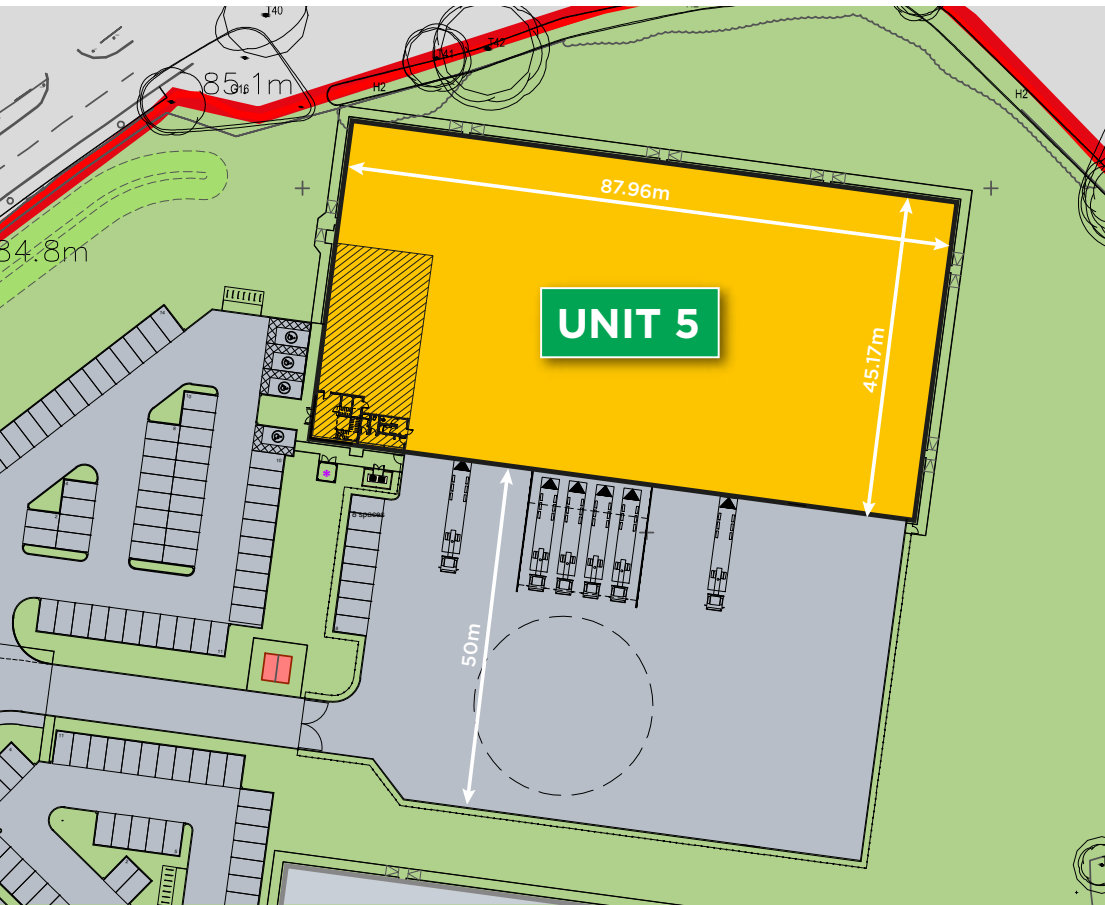


14 CYCLE PARKING SPACES



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UNIT 5

	SQ M	SQ FT
Warehouse	4,048	43,572
First Floor Office	368	3,961
TOTAL	4,426	47,533



10M EAVES HEIGHT
13.5M RIDGE HEIGHT



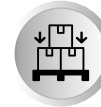
2 STOREY INTEGRAL OFFICES



4 DOCK LOADING DOORS
2 LEVEL LOADING DOORS



40M DEEP YARD



50KN/M² FLOOR LOADING



250 KVA POWER SUPPLY



B1 / B2 / B8 USE



BREEAM 'VERY GOOD' RATING



EPC (AVAILABLE ON COMPLETION)



77 CAR PARKING SPACES



7 CAR CHARGING POINTS

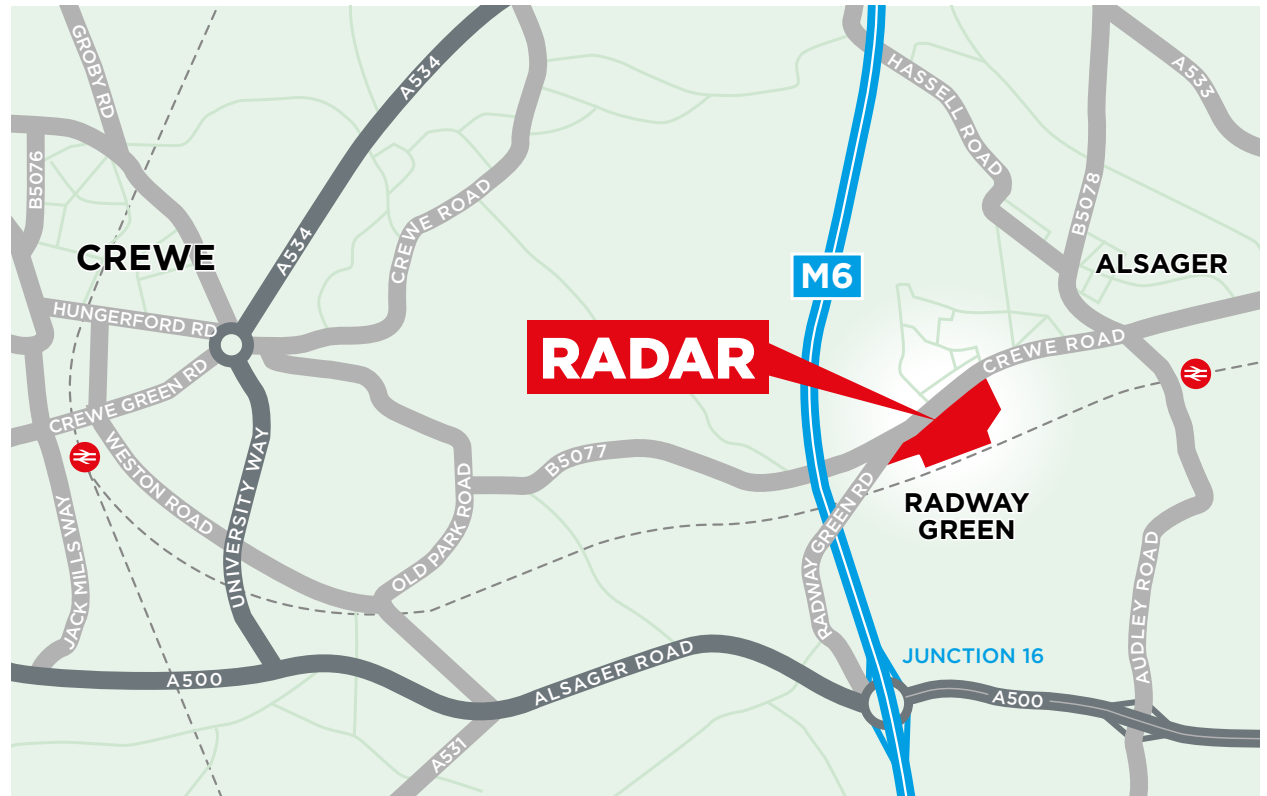


14 CYCLE PARKING SPACES

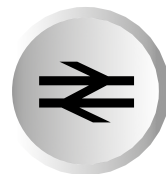
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LOCATION



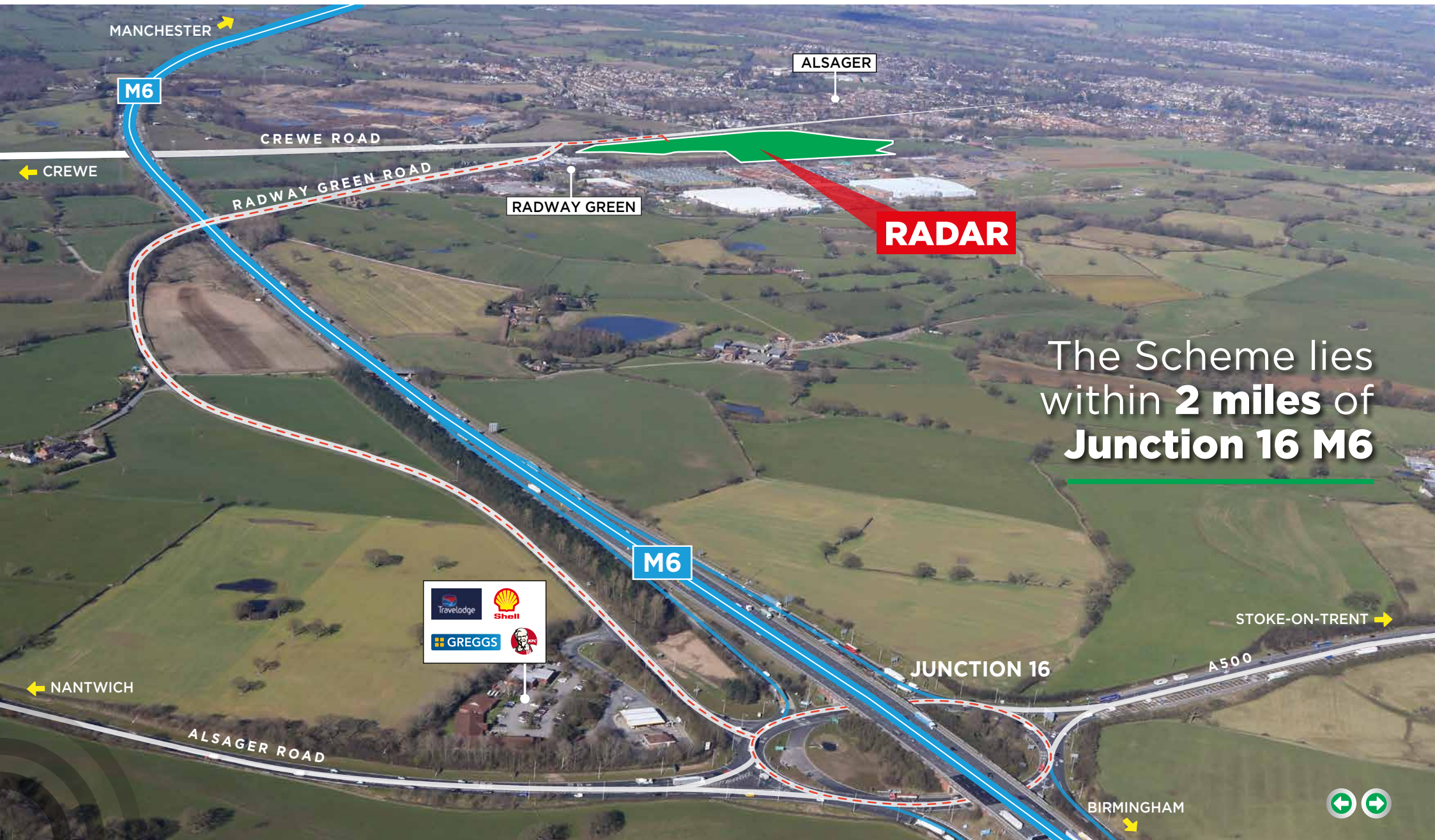
M6 JUNCTION 16
2 MILES
(6 MINS)



CREWE STATION
5.5 MILES
(12 MINS)



MANCHESTER AIRPORT
30 MILES
(38 MINS)



The Scheme lies within **2 miles** of **Junction 16 M6**

Travelodge	Shell
GREGGS	KFC





TENURE

Completed units will be available on a Freehold/Leasehold basis on terms to be agreed.

RATES

Upon application to the letting agents.

VAT

VAT will be applicable.

LEGAL COSTS

Each party to bear their own legal costs associated with the transaction.

CONTACTS

A DEVELOPMENT BY

MARSHALL

For further information please contact the joint agents in the first instance.



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