

17

M6



16

# CREWE 213

FOR SALE/TO LET

[WWW.CREWE213.CO.UK](http://WWW.CREWE213.CO.UK)



# CREWE213

## DRIVE TIMES

Birmingham	57 miles	1 hr 1 min
Bristol	138 miles	2 hrs 7 mins
Derby	48 miles	59 mins
Leeds	218 miles	3 hrs 30 mins
Liverpool	48 miles	51 mins
London	171 miles	3 hrs 19 mins
Manchester	33 miles	47 mins
Nottingham	67 miles	1hr 19 mins

drive times are approximate

## LOCATION

Crewe Gates Industrial Estate is located to the south east of Crewe Town Centre and is the principal industrial area within the town with excellent links to the M6 motorway. The area also benefits from the West Coast Mainline Rail Freight connection and local occupiers include the 20:20 Logistics, Bargain Booze, Partners The Stationers, Gallaghers Tobacco, Howard Basford and Tesco.

Crewe is located 39 km (24 miles) south east of Chester, 60km (37 miles) south west of Manchester and 24 km (15 miles) north west of Stoke-on-Trent. Junction 16 of the M6 Motorway is only 8km (5 miles) to the east and junction 17 only 7 miles to the north. Manchester and Birmingham International Airports are within a 40 minute drive time and Crewe station has a direct link to London Euston in less than 2 hours.



# FOR SALE/TO LET



COMPETITIVE RENTS



COLD STORE



RACKING AVAILABLE

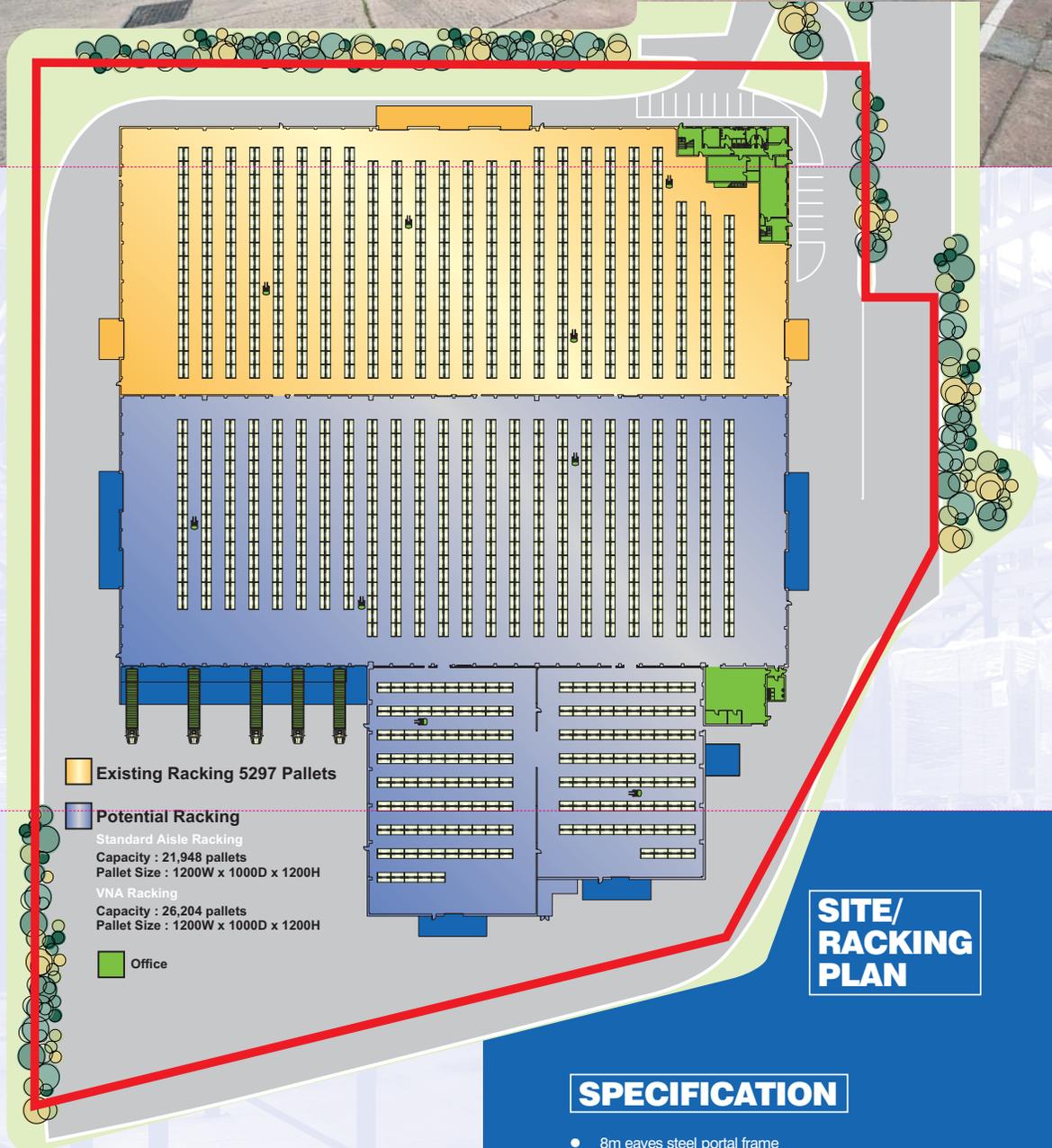


CONVENIENT LOCATION

## DESCRIPTION

The property comprises a detached warehouse unit of steel portal frame construction which externally incorporates brickwork to a height of approximately 7 feet (2m), together with PVC coated profile metal cladding above, to an approximate eaves height of 26'3" (8m). The unit incorporates a two storey office/amenity block to the front, providing a range of open plan offices, restroom facilities and WC's. Warehouse WC's are also provided to the rear of the property.

The secure site provides excellent circulation and loading to all elevations with roller shutter access being provided via 11 electrically operated drive-in doors and 12 dock-level loading doors, which are canopy covered. A large yard to the rear provides extensive floodlit HGV parking and further trailer parking is provided to the side elevation in an unsurfaced open compound. The overall site extends to 9.4 acres (3.8 hectares).



## SITE/RACKING PLAN

## ACCOMMODATION

	sq ft	sq m
Warehouse	198,119	18,405.7
Grd floor office / amenities	2,372	220.3
1st floor office / amenities	2,372	220.3
Loading canopies	6,339	588.9
Tailgate loading canopy	4,089	379.9
<b>Total</b>	<b>213,291</b>	<b>19,815.1</b>



**A FULLY REFURBISHED WAREHOUSE/ DISTRIBUTION FACILITY FOR SALE / TO LET**  
**213,291 SQ FT (19,815.1 SQ M)**  
**WITH POTENTIAL FOR SUB-DIVISION**

## SPECIFICATION

- 8m eaves steel portal frame
- Two storey office amenity block
- 3 phase electricity supply
- 35,000 sq ft cold store
- Forklift truck battery charging points
- External CCTV system
- Excellent circulation and loading to all elevations
- 11 electrically operated roller shutter doors
- 12 dock level canopy covered loading doors
- Large yard to the rear with extensive floodlit HGV parking
- Overall site of 9.4 acres (3.8 hectares)
- 40,000 litre fuel storage facility
- Part racked

## SERVICES

All mains services are available including gas, water, mains drainage and three phase electricity supply.

## VAT

All prices and rents will be subject to VAT at the prevailing rate.

## VIEWINGS

For further information please contact the joint agents.

## QUOTING TERMS

Details upon application.



COMPETITIVE RENTS



COLD STORE



RACKING AVAILABLE



CONVENIENT LOCATION

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**CREWE213**



# CREWE213

**CREWE GATES FARM INDUSTRIAL ESTATE • J16/17 M6 • CREWE**

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