

WESTON M6

COMMERCIAL PARK || CREWE || A500 · M6 J16

Phase 1

3 units of 147,000,
200,000 & 408,000 sq ft

Phase 2

Build to suit options
up to 450,000 sq ft

Up to 1.2 million sq ft
Prime logistics and industrial space



David Whitby Way, Crewe, CW1 6NF
what3words || succeed.golf.reckoned

Detailed planning
submitted

Cheshire's premier industrial and logistics location

Up to 1.2 million sq ft of employment units



- \\ 3 units of 147,000, 200,000 & 408,000 sq ft with detailed planning application submitted
- \\ Outline planning application submitted for build to suit options
- \\ Prominent mixed use commercial park up to 1.2 million sq ft
- \\ Direct access to the A500 dual carriageway, 7 mins to M6 J16
- \\ Ideal distribution location for the Northwest and UK national markets
- \\ 6 MVa power secured
- \\ Infrastructure and enabling works underway in 2023



Phase 1

Detailed planning submitted for 3 high specification logistics/industrial units

Unit 1 146,730 sq ft	Unit 2 407,585 sq ft	Unit 3 199,603 sq ft
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Phase 2

BUILD TO SUIT OPPORTUNITIES
Outline planning consent submitted for up to 450,000 sq ft of industrial and logistics space



Strategically situated in a highly visible location, WestonM6 is set to become one of the most prestigious commercial parks on the M6 corridor.

High quality units are surrounded by generous landscaping and nature areas. Green amenity spaces create a relaxing environment that prioritises well-being.



HIGH QUALITY SPECIFICATION



15-18m
MAX CLEAR
EAVES HEIGHT



50kN/m²
FLOOR
LOADING



9 tonne
MAX RACK
LEG LOADING



FM2
CATEGORY
FLOORING



Cat-A
OFFICE
FIT OUT



Secure
GATED
SITES



50m+
SERVICE
YARDS



Car parking
SEPARATE
CAR PARKS

SUSTAINABLE AS STANDARD



15%
ROOF
LIGHTS



Solar
PV ARRAY
INSTALLED



EV
CHARGING
POINTS



LED
EFFICIENT
LIGHTING



Sustainable
DRAINAGE



Water
SAVING TAPS
& WCS



Energy
CONSUMPTION
SUB-METERING



Bike
SHELTERS &
SHOWERS

BREEAM[®]
MINIMUM BREEAM
'VERY GOOD'

A 0-25
EPC RATING
OF 'A'




Phase 1



Unit 1	sq ft	sq m
Warehouse	136,922	12,721
Offices (including hub)	9,808	911
Total (GIA)	146,730	13,632

					
15m	2	13	50m	34	170
UNDERSIDE OF HAUNCH	LEVEL DOORS	DOCK DOORS	SERVICE YARD	TRAILER SPACES	CAR PARKING SPACES

Unit 2	sq ft	sq m
Warehouse	389,936	35,948
Offices (including hub)	17,649	1,640
Total (GIA)	407,585	37,587

					
18m	4	41	70m	77	400
UNDERSIDE OF HAUNCH	LEVEL DOORS	DOCK DOORS	SERVICE YARD	TRAILER SPACES	CAR PARKING SPACES

Unit 3	sq ft	sq m
Warehouse	186,738	17,349
Offices (including hub)	12,865	1,195
Total (GIA)	199,603	18,544

					
15m	2	18	50m	48	200
UNDERSIDE OF HAUNCH	LEVEL DOORS	DOCK DOORS	SERVICE YARD	TRAILER SPACES	CAR PARKING SPACES





A thriving industrial hub

Synonymous with rail and luxury car manufacturing, Crewe is one of the UK's most productive industrial and distribution locations.

INDUSTRIAL POWERHOUSE

As the third-largest economic centre in the north west, Crewe is an excellent choice for businesses. The town is home to large manufacturers and distributors such as **Alstom, AO, BAE Systems, Bentley, Boughey, Buffaload, and Unipart Rail.**

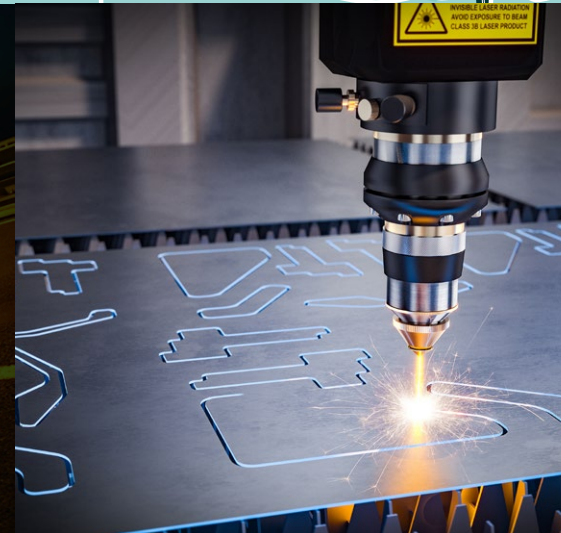
A MAJOR HS2 CENTRE

Expanding upon its existing position at the heart of the UK rail network, Crewe is set to welcome a major HS2 interchange.

Directly connecting to Birmingham and London by high speed rail, cutting journeys to the capital to less than an hour.

Construction of HS2 Phase 2a is due to begin in 2024, with high speed services underway by 2033.

Alstom is set to produce components for the HS2 rail fleet, further boosting Crewe as a high tech engineering destination.



The host region, Cheshire East, has the highest economic output per head in the UK, **21% higher than the UK average**



Fast access to the UK motorway network

Offering direct access to the A500 dual carriageway, M6 J16 falls within 7 minutes, making WestonM6 the ideal location for addressing local and regional consumers.

WestonM6 brings the urban markets of East Cheshire and North Staffordshire within easy reach. Stoke-on-Trent, Manchester, Chester and Stafford all fall within less than an hour.



66.2%
UK POPULATION
WITHIN 4.5
HOURS BY HGV



2 million
CONSUMERS
WITHIN 45 MINS
BY VAN



7 mins
TO M6 J16



10 mins
TO CREWE
TOWN CENTRE



Located for UK, Irish and world markets

WestonM6 provides strategic access to national consumers and industrial supply chains, plus global markets.

Situated just 7 minutes away from M6 J16, WestonM6 is one of relatively few commercial parks capable of reaching both Central London and the Scottish Borders within a single HGV journey.

WestonM6 is also the ideal staging post to Irish and global markets, with fast access to the seaports of Liverpool and Holyhead, plus a number of airports and rail ports accessible in around an hour. In addition, Stoke on Trent, Manchester, Chester and Stafford are all less than an hour away.

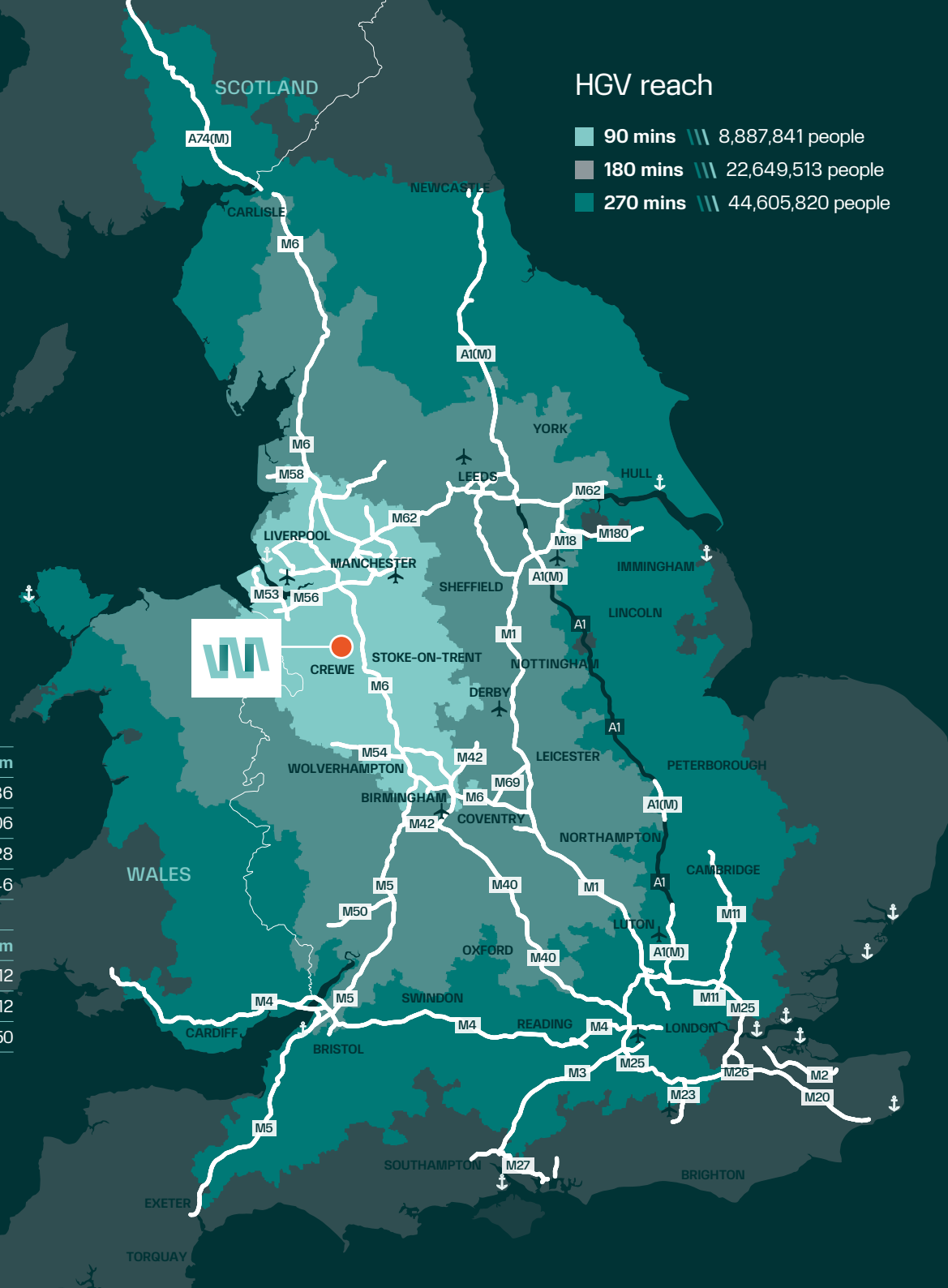
HGV reach

- 90 mins 8,887,841 people
- 180 mins 22,649,513 people
- 270 mins 44,605,820 people

Destinations	Miles	h:mm
M6 J16	3.6	0:07
Crewe	5	0:10
Stoke-on-Trent	15	0:18
Manchester	40	1:26
Liverpool	50	1:30
Birmingham	56	1:08
Preston	59	1:17
Sheffield	88	2:56
Leeds	89	2:18

Seaports	Miles	h:mm
Liverpool	54	1:36
Holyhead	110	2:06
Bristol	137	2:28
Immingham	143	3:46

Airports	Miles	h:mm
Manchester	35	1:12
East Midlands	58	1:12
Heathrow	167	2:50



Available and competitive labour

Crewe offers readily available labour with competitive wages and skills suitable for industrial and logistics operations.

WestonM6 is planned as part of a larger development that will bring a significant number of new houses to the immediate area.



LABOUR

379,500 economically active people

18,600 people seeking employment

Cheshire East, Newcastle-under-Lyme and Stoke-on-Trent (NOMIS September 2021)



SKILLS

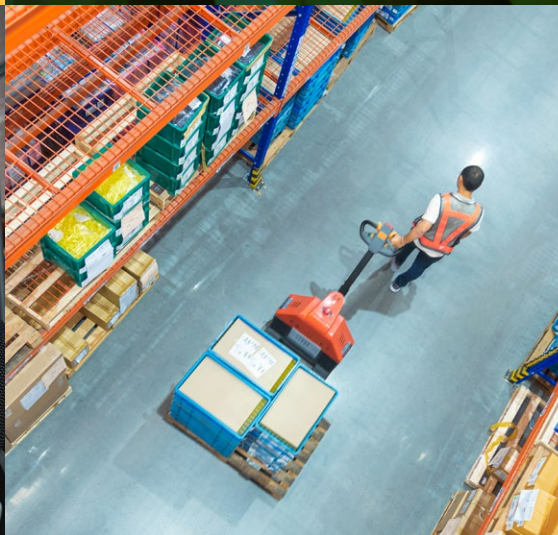
38,500 Manufacturing workers

8.0% vs. 5.1% UK average

26,000 Transport & Storage workers

10.1% vs. 7.6% UK average

Cheshire East, Newcastle-under-Lyme and Stoke-on-Trent (NOMIS 2021)



WAGES

Regional*	£556.20
North West	£575.80
West Midlands	£585.00
UK	£612.80

*Cheshire East, Newcastle-under-Lyme and Stoke-on-Trent. Gross weekly full time pay by place of work. (NOMIS 2021)



Sustainable space in a prominent place

Preparing for tomorrow by building sustainably today

From design to occupancy, your WestonM6 unit will actively work to reduce your consumption of resources.

Every Muse project is subject to a rigorous environmental impact audit, with the aim of driving down carbon emissions and waste during both construction and operation. Our careful approach also maximises the recycling potential of your unit at the end of its useful life.

BETTER BY NATURE

From the outset, WestonM6 is designed to re-green your idea of industrial parks. Here, units are set within a landscaped environment to create a unique sense of place.

Meanwhile, extensive ponds and nature areas provide a tranquil background to your unit, contributing towards an overall net gain to biodiversity across the park.



POCKET PARKS



EXTENSIVE LANDSCAPING



NATURE AREAS



TRIM TRAILS



PUBLIC TRANSPORT



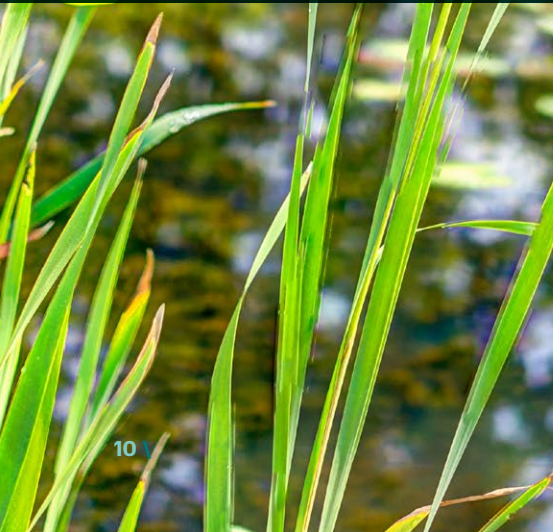
NEARBY AMENITIES

PUTTING PEOPLE FIRST

Our WestonM6 master plan is designed to be a stress-minimising environment. Lifestyle amenities include a pocket park and 4.8km of trim trails.

We know that your staff access and retention is a key issue. WestonM6 already boasts good public transport links by bus and rail, while additional cycle paths will further aid access.

In addition, a planned local centre will bring amenities to your doorstep.



Muse the placemaker

Muse has almost 40 years of experience creating mixed-use communities across the UK.

We have a track record of leading complex, area-wide regeneration projects, and the experience to accelerate new neighbourhoods, with the emphasis on delivery, quality, and sustainability. We're working with partners in 40 places across the UK from Bradford to Brentford, from Salford to Lewisham, with close to 2,500 new homes and 800,000 sq ft of unit currently on site and a gross development value of over £1.2bn.

As a network of regional businesses with a shared culture and goals, we combine local insight with the resources and capabilities of a large national player. Our regional teams are based in Salford, Leeds, London and Birmingham.

As part of Morgan Sindall Group, we have the financial strength of a leading UK construction and regeneration group with an annual revenue of £3.2bn behind us.

Our focus is on strong partnerships in the many places we work across the UK and our national strategic joint ventures, The English Cities Fund - with Legal & General and Homes England - and Waterside Places with the Canal & River Trust.

Our customers

John Lewis



Rolls-Royce

amazon

ASDA



Premier Farnell



Wickes

Office DEPOT
Taking Care of Business

YOUR M&S



Stobart Group



Muse build for Amazon at Logic Leeds

Muse build for Premier Farnell at Logic Leeds



Muse builds at Eurocentral Scotland

We're Muse and we're building a brighter future, together.

museplaces.com

MUSE

WESTON M6

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