



MUSE

# Weston M6

DAVID WHITBY WAY,  
CREWE, CW1 6NF  
J16 / M6

Exceptional placemaking on an industrial scale.  
Up to 1.3m sq ft of high quality mixed use commercial  
space delivered in two phases.

DETAILED  
CONSENT  
GRANTED

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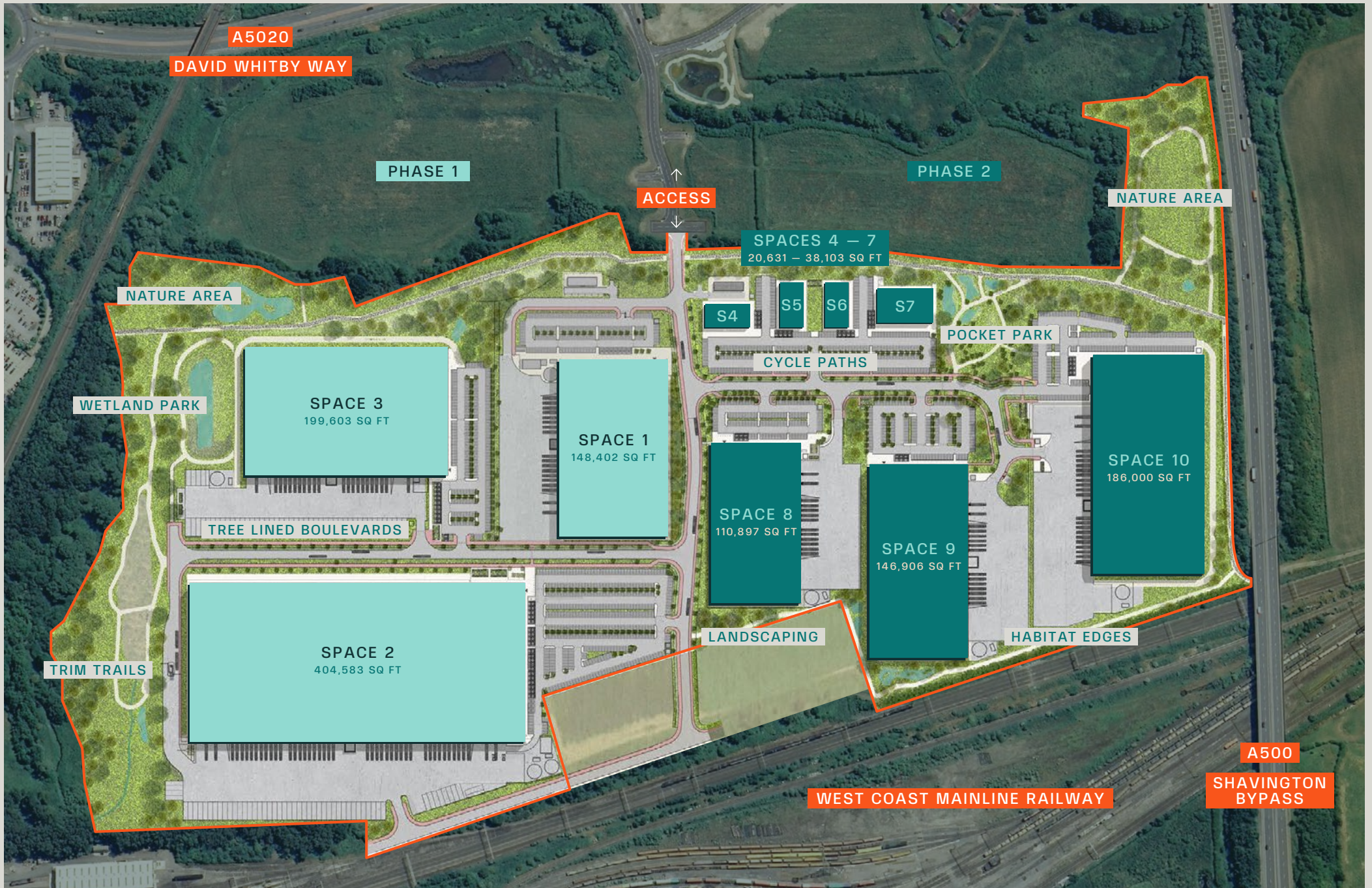
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## Where business, people and nature can thrive

WestonM6 comprises two development phases:

Phase 1 includes 3 high specification units of 160,000, 213,000 and 414,000 sq ft with detailed planning consent granted.

Phase 2 features flexible build-to-suit options with outline planning for up to 575,000 sq ft of industrial and logistics space.

# Phase 1

Detailed planning consent granted.

|                   | SQ FT   | SQ M   |
|-------------------|---------|--------|
| SPACE 1           | 148,402 | 13,787 |
| WAREHOUSE         | 136,884 | 12,717 |
| OFFICES (INC HUB) | 11,518  | 1,070  |
| SPACE 2           | 404,583 | 37,588 |
| WAREHOUSE         | 386,235 | 35,883 |
| OFFICES (INC HUB) | 18,348  | 1,705  |
| SPACE 3           | 199,603 | 18,544 |
| WAREHOUSE         | 186,038 | 17,284 |
| OFFICES (INC HUB) | 13,565  | 1,260  |

## SPECIFICATIONS

|         | HAUNCH (UNDERSIDE) | LEVEL DOORS | DOCK DOORS | EURO DOORS | SERVICE YARD | TRAILER SPACES | CAR PARK SPACES |
|---------|--------------------|-------------|------------|------------|--------------|----------------|-----------------|
| SPACE 1 | 15M                | 2           | 14         | 2          | 50M          | 34             | 148             |
| SPACE 2 | 18M                | 4           | 40         | 4          | 65M          | 63             | 404             |
| SPACE 3 | 15M                | 2           | 18         | 2          | 51M          | 45             | 201             |



# Phase 2

Flexible build-to-suit options up to 575,000 sq ft with outline planning.

|                | SQ FT   | SQ M   |
|----------------|---------|--------|
| OFFICE SPACE 4 | 20,631  | 1,917  |
| OFFICE SPACE 5 | 20,631  | 1,917  |
| OFFICE SPACE 6 | 20,631  | 1,917  |
| OFFICE SPACE 7 | 38,103  | 3,540  |
| SPACE 8        | 110,897 | 10,303 |
| SPACE 9        | 146,906 | 13,648 |
| SPACE 10       | 186,000 | 17,280 |



LOCATION

# Ideally placed for UK, Eire and world markets

WestonM6 is one of the few UK locations from which a single HGV journey can reach Central London or the Scottish Borders. This central position also makes sea, air and rail ports easily accessible within around an hour.

| DESTINATIONS   | MILES | H:MM |
|----------------|-------|------|
| M6 J16         | 3.8   | 0:07 |
| CREWE          | 3     | 0:09 |
| STOKE-ON-TRENT | 13    | 0:19 |
| MANCHESTER     | 40    | 0:57 |
| LIVERPOOL      | 52    | 1:07 |
| BIRMINGHAM     | 55    | 1:08 |
| LEEDS          | 87    | 1:32 |
| SHEFFIELD      | 75    | 2:00 |
| LONDON         | 169   | 3:25 |

| SEAPORTS  | MILES | H:MM |
|-----------|-------|------|
| LIVERPOOL | 53    | 1:08 |

| AIRPORTS         | MILES | H:MM |
|------------------|-------|------|
| MANCHESTER (MAN) | 33    | 0:36 |

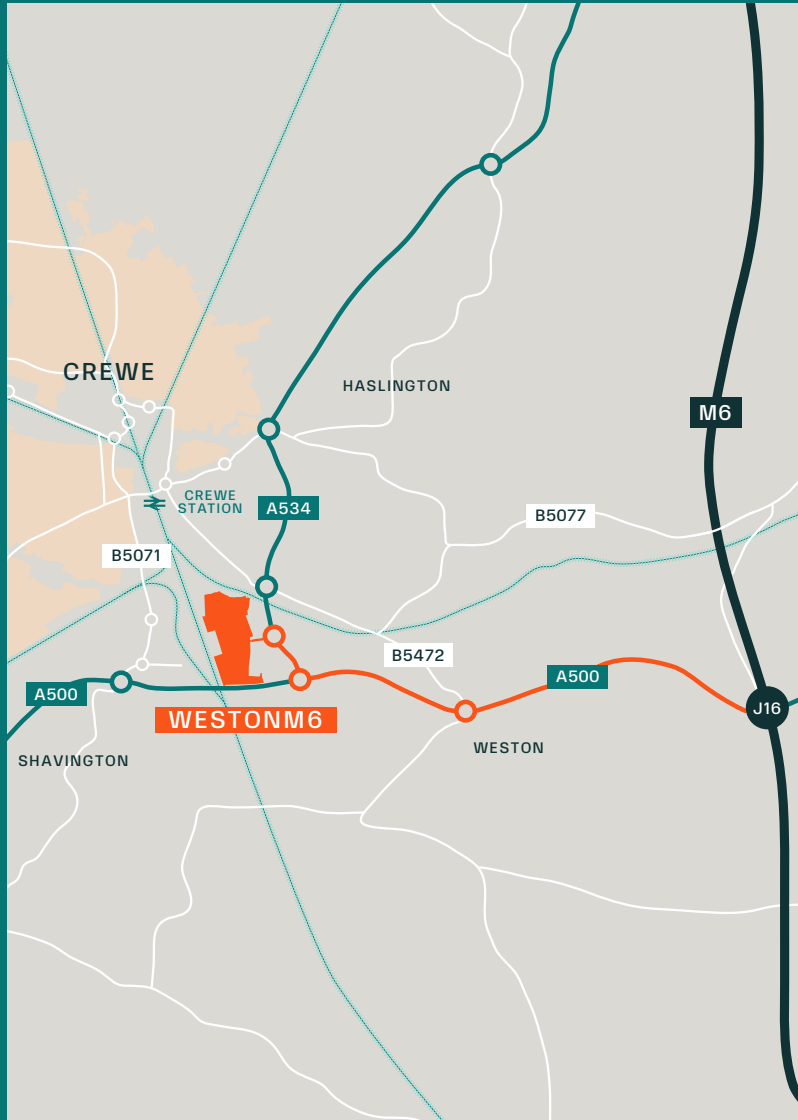
  

| RAIL PORTS                       | MILES | H:MM |
|----------------------------------|-------|------|
| MANCHESTER FREIGHTLINER TERMINAL | 40    | 0:48 |



# Crewe

CREWE TOWN CENTRE 3 MILES



# Regional

M6 J16 3.8 MILES





# Exacting standards



Targeting 'A' rated EPC and BREEAM 'Outstanding' standards.



50m+ service yards and 15 – 18m max clear eaves height.



50 kN/m<sup>2</sup> floor loading and 9 tonne max rack leg loading with FM2 category flooring.



Secure gated sites.



Separate car parks.



Cat-A office fit out.



Curated parks and greenspaces.



Sustainable drainage and water saving WCs/taps.



EV charging points and solar PV array installed.



Cycle storage and facilities.



10% roof lights and LED efficient lighting.



6 MVa power supply and energy consumption sub-metering.

# Great place, great people

WestonM6 is in an economically vibrant area with a strong reputation for high quality engineering and manufacturing.

Already a logistics and distribution 'hotspot', the locality has been chosen by TK Maxx, AO.com, Buffaload and many others for its outstanding connectivity and a large, skilled local workforce. Cheshire East is equally an attractive place to live, characterised by bustling towns, rolling countryside and easy commutes.



\* CHESHIRE EAST, NEWCASTLE-UNDER-LYME AND STOKE-ON-TRENT. (NOMIS SEPT 2021)  
\*\* 21% HIGHER THAN UK AVERAGE (ONS 2019)



379,500 economically active people, 18,600 seeking employment.\*



Cheshire East has the highest economic output per head in the UK.\*\*



An area of innovation and industrial achievement.



Stoke, Nottingham  
Newcastle-under-Lyme  
and Derby close by.



# Prioritising people and nature

Muse has built its reputation on genuine placemaking and sustainability across the UK.

We believe in business as a powerful part of the sustainability solution. Muse also know that the industrial sector is ready for our approach that harmonises the needs of people, the environment and commercial interests.

Like every Muse project, WestonM6 is subject to a rigorous environmental impact audit. This drives down carbon and waste during construction and occupancy, and includes measures to maximise the recyclability of each unit at the end of its useful life.

- A stress-minimising environment.
- Good public transport links by bus and rail.
- Cycling-friendly provisions.
- A planned local centre to provide amenities.



1



2



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# Placemakers

For almost 40 years, Muse has focussed on the idea of ambitious thinking with a long-term outlook.

Across the UK we continue to lead complex projects with the emphasis on sustainability, community and quality. We use collaboration, experience and creativity as our prime building blocks – it's been the way we've consistently delivered great places over many years.

From grade A offices to award-winning industrial and logistics parks and everything in between, for us partnership is key. It's how we continue to build a brighter future together.

Muse is part of Morgan Sindall, a group of complementary specialist businesses that deliver construction and regeneration across the UK for the public, commercial and regulated sectors.

- 1 Stockport Exchange. One of the North West's best business destinations.
- 2 A healthier, happier, more connected town centre for St Helens.
- 3 Salford Central. A transformational community of business, homes and leisure provision.

# Logic, Leeds



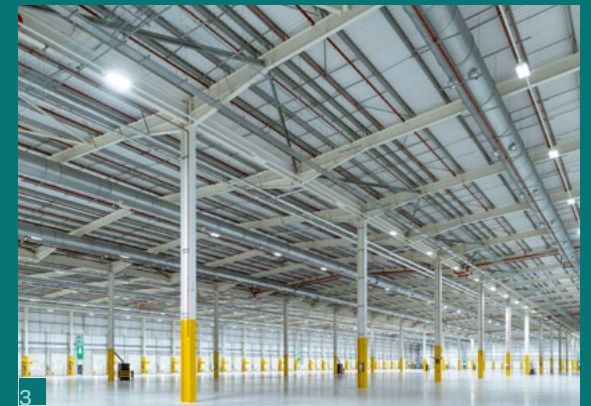
Raising the bar for logistics in the Leeds city region.

Logic has elevated the standard for UK industrial and logistics hubs – driving growth locally and across the wider Leeds city region.

Over 1 million sq ft of high quality employment space has attracted high-profile employers including Amazon, John Lewis Partnership and electronics giant Premier Farnell. Logic is now a strong contributor to area's economy and the creator of thousands of new jobs.



- 1 Recipient of two industry awards.
- 2 Excellence delivered at scale and pace.
- 3 1.2 million sq ft with a value of £200 million.



# Eurocentral, Lanarkshire



Helping business to boom in Lanarkshire.

Eurocentral has transformed 650 acres of under-utilised land into a thriving business hub between Glasgow and Edinburgh. The site is now Scotland's strategic gateway to the rest of the UK and Europe.

The joint venture with Scottish Enterprise provides 7 million sq ft of commercial space, in a location less than 30 minutes' drive from both the country's major airports. Eurocentral has quickly become a booming business destination and a key economy driver in the central belt region.

- 1 Creating economic growth and thousands of new jobs.
- 2 Well-connected via its own junction on the M8 and an on-site freight terminal.
- 3 High standards of build and sustainability.

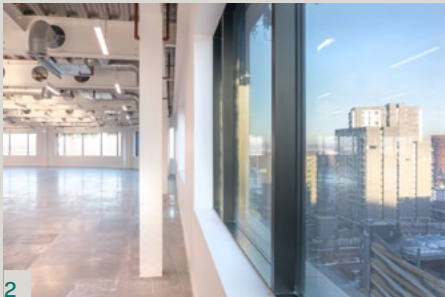




# Outstanding offices

Muse have a prominent reputation for creating innovative, high quality offices — and now we're applying the same exacting standards in industrial settings.

So not only can we work with tenants to produce amazing warehouses and industrial facilities, they will also benefit from a fresh, people-centred approach that makes for outstanding office spaces.



- 1+2 Eden, Salford.
- 3 Salford Central.
- 4 Stockport Exchange.



# Partnerships. It's how we continue to build a brighter future together

Collaboration is key to Muse. Here are just some of the great partners we've been proud to work with.

|   |  |   |   |
|---|--|---|---|
|    |  <b>Rolls-Royce</b> |    | <b>ASDA</b>   |
|  |                    |  | <b>Office DEPOT</b><br><i>Taking Care of Business</i>                                 |
| M&S   |                  | <b>Stobart</b> Group  |  |



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