

MUSE

Weston M6 Phase 2

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

DETAILED
CONSENT
SUBMITTED

Exceptional placemaking on an industrial scale.
Build to suit opportunities up to 472,000 sq ft
on 26 acres.

MUSEPLACES.COM

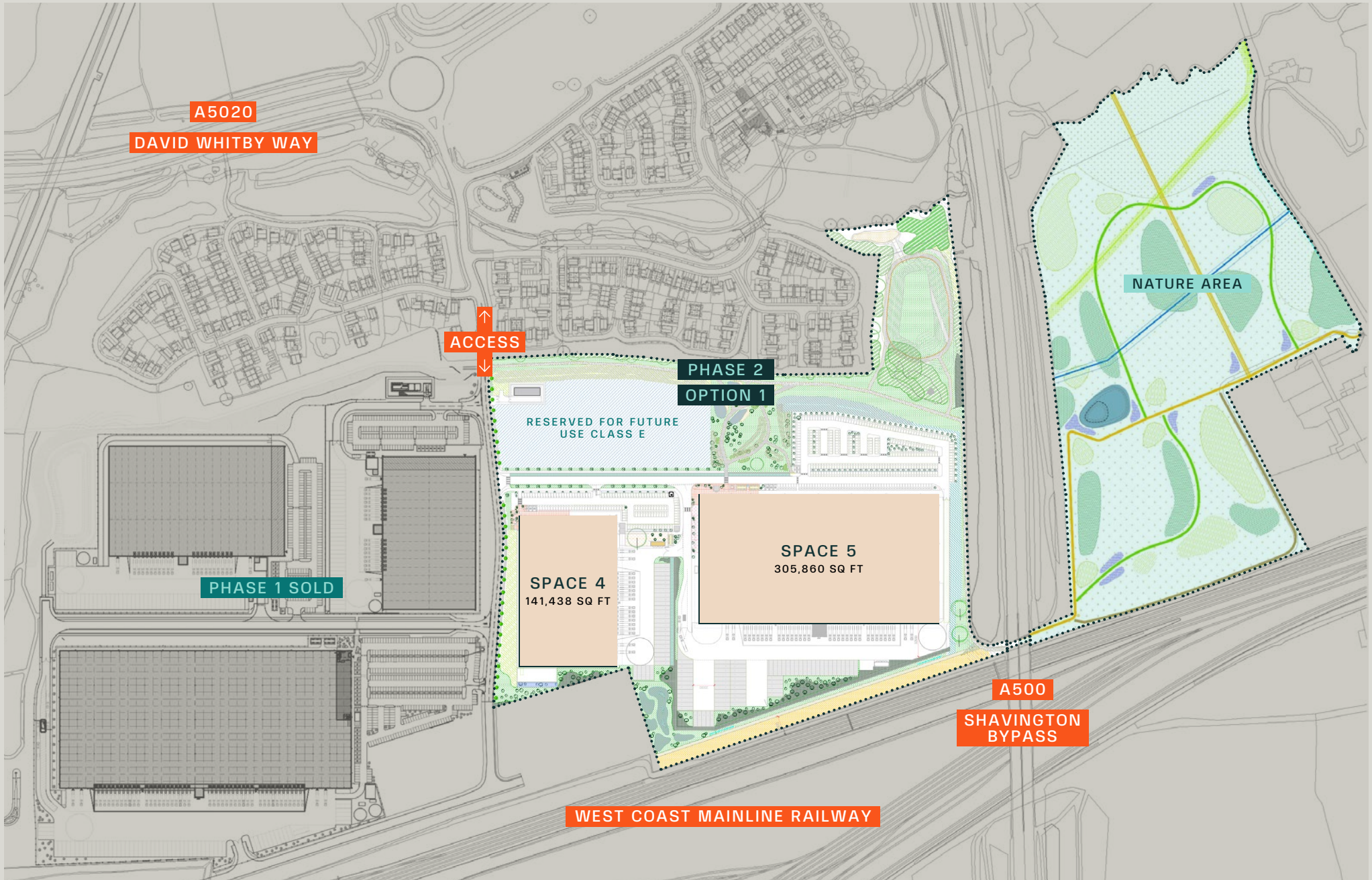


Where business, people and nature can thrive

WestonM6 Phase 2:

- Build to suit opportunities available to lease or purchase
- Outline consent in place
- Detailed consent submitted
- Site infrastructure works completing Q2 2026
- Power secured up to 6.3 MVA
- Established employment location with nearby occupiers including AO.com, Bentley Motors, Boughey Distribution and TK Maxx



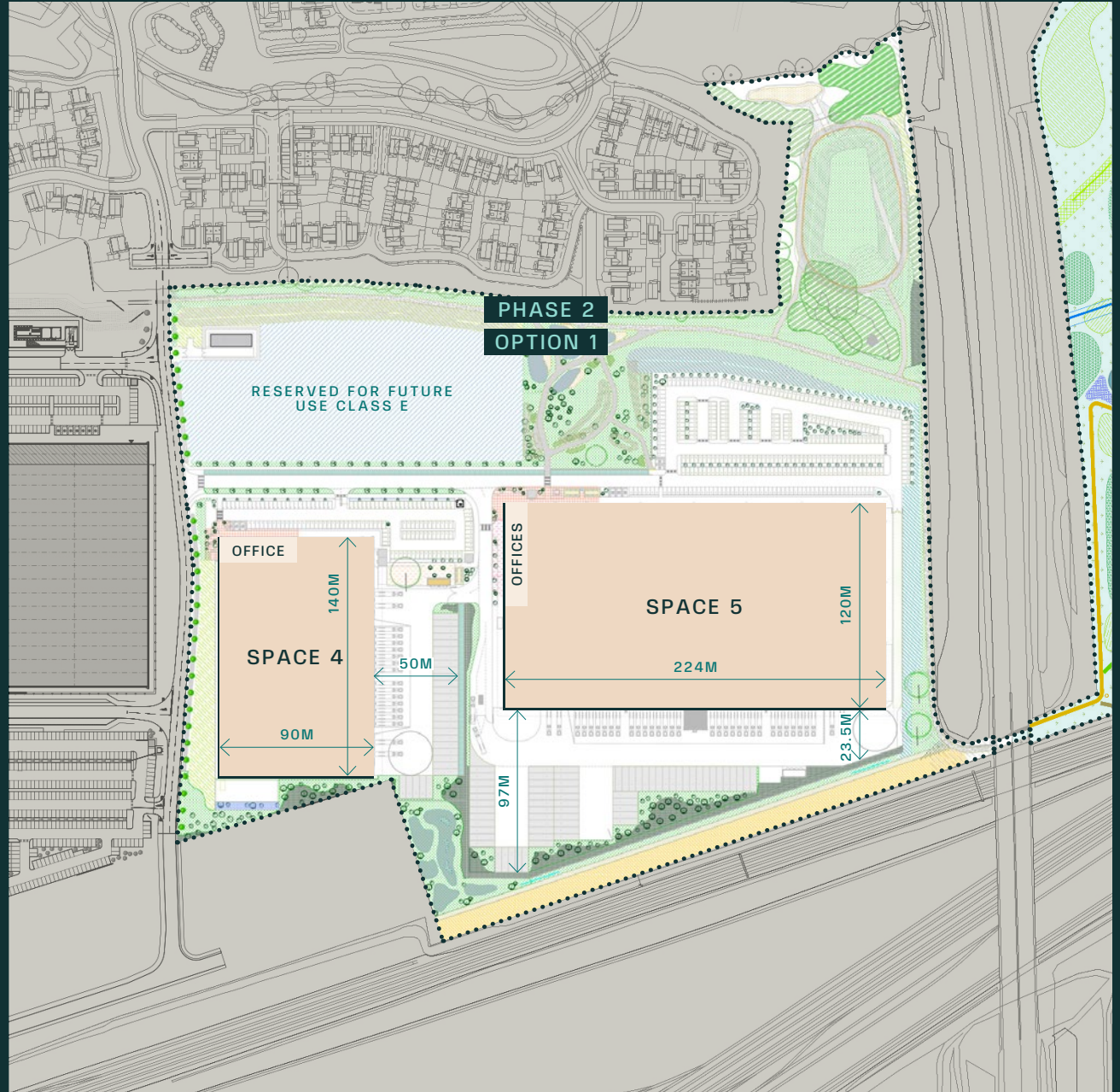


Option 1

Outline consent in place

SPECIFICATIONS	SQ FT	SQ M
SPACE 4	141,438	13,140
WAREHOUSE	135,625	12,600
OFFICE	5,813	540
HEIGHT TO HAUNCH	15M	
HEIGHT OF RIDGE	MAX. 20M	
YARD DEPTH	50M	
DOCKS	14	
LEVEL ACCESS DOORS	4	
TRAILER SPACES	29	
CAR PARK SPACES	141	

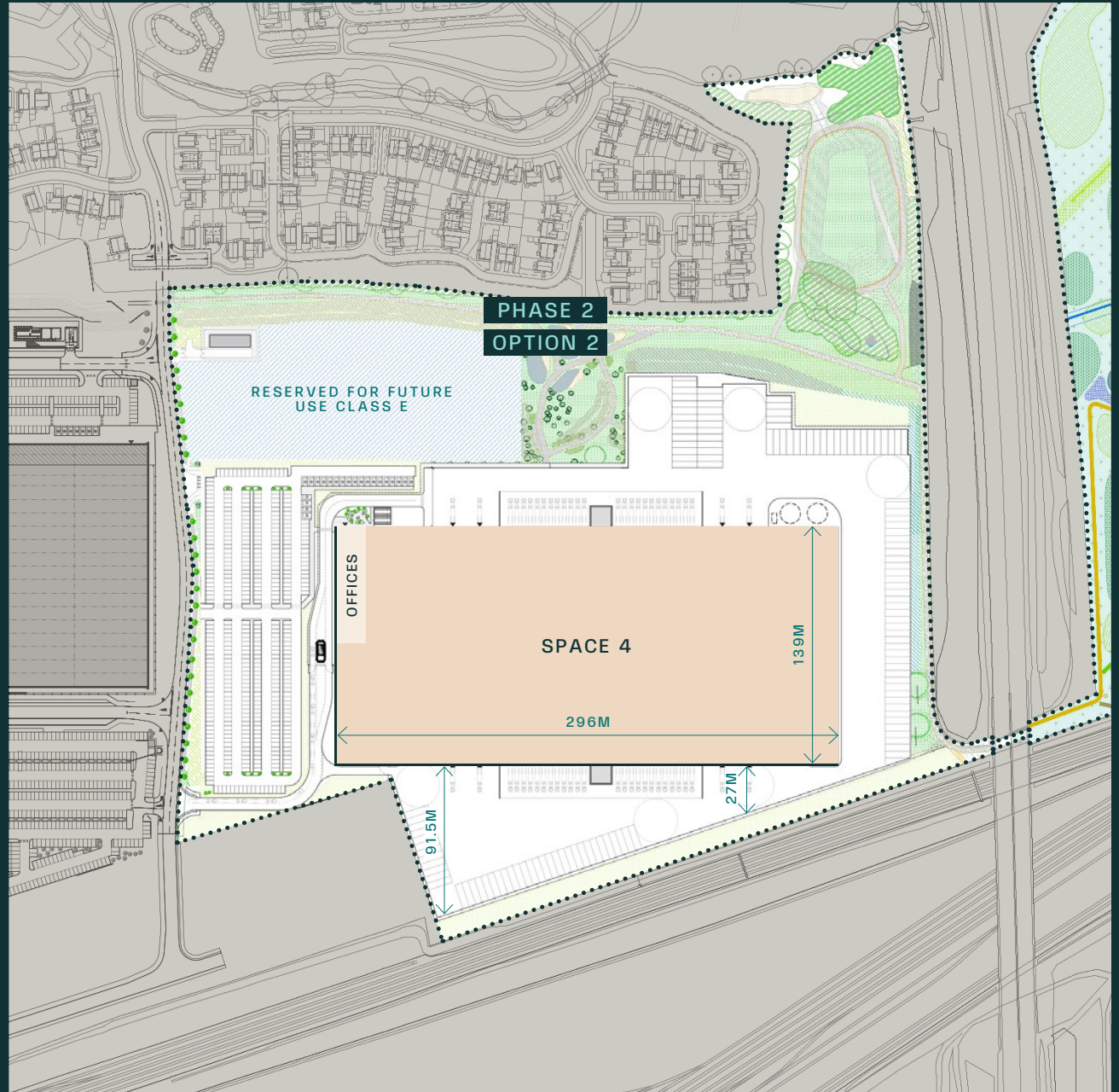
SPECIFICATIONS	SQ FT	SQ M
SPACE 5	305,860	28,415
WAREHOUSE	289,334	26,880
OFFICES (INC HUB)	16,234	1,535
HEIGHT TO HAUNCH	18M	
HEIGHT OF RIDGE	MAX. 23M	
YARD DEPTH	MIN. 23.5M — MAX. 97M	
DOCKS	30	
LEVEL ACCESS DOORS	4	
TRAILER SPACES	66	
CAR PARK SPACES	345	



Option 2

Outline consent in place

SPECIFICATIONS	SQ FT	SQ M
SPACE 4	472,650	43,911
WAREHOUSE	442,870	41,144
OFFICES (INC HUB)	29,780	2,767
HEIGHT TO HAUNCH	18M	
HEIGHT OF RIDGE	MAX. 23M	
YARD DEPTH	MIN. 27M — MAX. 91.5M	
DOCKS	48	
LEVEL ACCESS DOORS	8	
TRAILER SPACES	129	
CAR PARK SPACES	458	



Crewe



- CREWE TOWN CENTRE 3 MILES
- 1 AO.COM
 - 2 BOUGHEY DISTRIBUTION
 - 3 TK MAXX
 - 4 LIKewise

Regional



DESTINATIONS	MILES	H:MM
M6 J16	3.8	0:07
CREWE MAINLINE STATION	1.9	0:08
LIVERPOOL 2 PORT	53	1:08
MANCHESTER AIRPORT (MAN)	33	0:36
M6 TOLL ROAD	52	1:00



Prioritising people and nature

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

We have built a strong track record for delivering innovative, high-quality offices shaped by thoughtful design, sustainability and a strong focus on people. We are now bringing those same exacting standards to industrial and logistics environments by offering office design and delivery options.

This goes beyond delivering exceptional warehouses. It means creating workplaces that prioritise wellbeing, embrace sustainable performance and adapt to modern ways of working.

Across the wider site, 53 acres of green space — including 3.4km of open paths, wetlands and parks will enhance biodiversity while providing valuable amenity space for both tenants and the local community.

BOTTOM IMAGE: CREDIT CW STUDIO AND BAILEYDESIGNCOLLAB

Further information



Weston M6 Commercial Park
David Whitby Way
Crewe
CW1 6NF

what3words ///succeed.golf.reckoned

www.museplaces.com

A full design team is in place to discuss individual occupier requirements with units available to lease and purchase.



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