

COMING SOON

RADWAY GREEN ROAD | CREWE | CW2 5PG | UK
what3words /// clinic.shade.victory

panattoni.co.uk/crewe



The M6's fast access location

PANATTONI PARK CREWE

**PLANNING
SECURED
FOR UP TO
1.8 MILLION
SQ FT**

BUILD TO SUIT INDUSTRIAL/LOGISTICS OPPORTUNITIES

Up to 1,400,000 sq ft

 PANATTONI

IN PARTNERSHIP WITH



PANATTONI PARK
CREWE

INTRODUCTION



M6 South
Birmingham

Stoke-on-Trent

A500

J16

A5

Crewe town centre

M6

M6 North
Manchester
Liverpool

Presenting Panattoni Park Crewe: the North West's latest high speed link

Indicative Image

Located on the axis of the M6 and A500, Panattoni Park Crewe offers fast access to the Midlands, North West and national markets.

Panattoni Park Crewe presents a significant new link in UK supply chains, bringing 66% of the UK population, plus all the major English industrial centres, within a single HGV journey. The location also offers direct last mile access to the large consumer markets of the Potteries, Cheshire and Greater Manchester.

Planning secured for up to 1.8 million sq ft

Phase 1 units from 5,000 to 208,000 sq ft

Phase 2 capable of accommodating
up to 1 million sq ft in a single unit

Strategically situated to service the
Midlands, North West and Wales

1.5 miles to M6 J16 / A500

Highly competitive labour costs with
strong availability



COVER

INTRODUCTION

MASTERPLAN



Combining space and pace

Panattoni Park Crewe is one of the largest industrial logistics schemes serving the Midlands and North West.



The opportunities being brought forward in **two phases**:

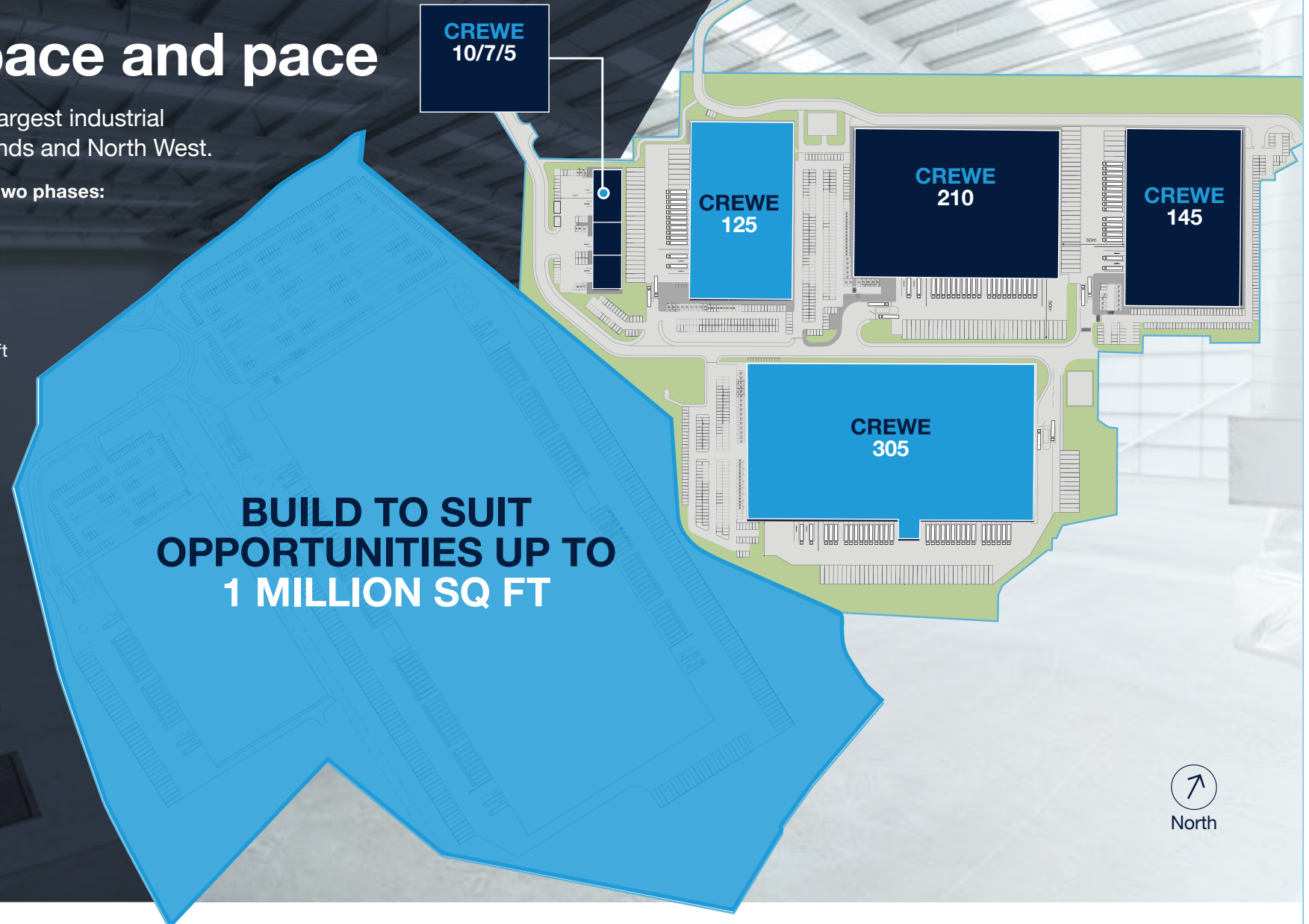
PHASE 1 - COMING SOON

Reserve Matters planning consent granted from 5,000 to 208,000 sq ft

PHASE 2 - BUILD TO SUIT

Outline Planning consent granted for built to suit opportunities up to 1.46 million sq ft with the opportunity of providing 1 million sq ft in a single unit.

-  Reserve matters granted
-  Build to Suit





Crewe 210

Warehouse	18,358 sq m	197,600 sq ft
Two storey offices	966 sq m	10,400 sq ft
Gatehouse	28 sq m	300 sq ft
TOTAL (GIA)	19,324 sq m	208,300 sq ft

BREEAM®

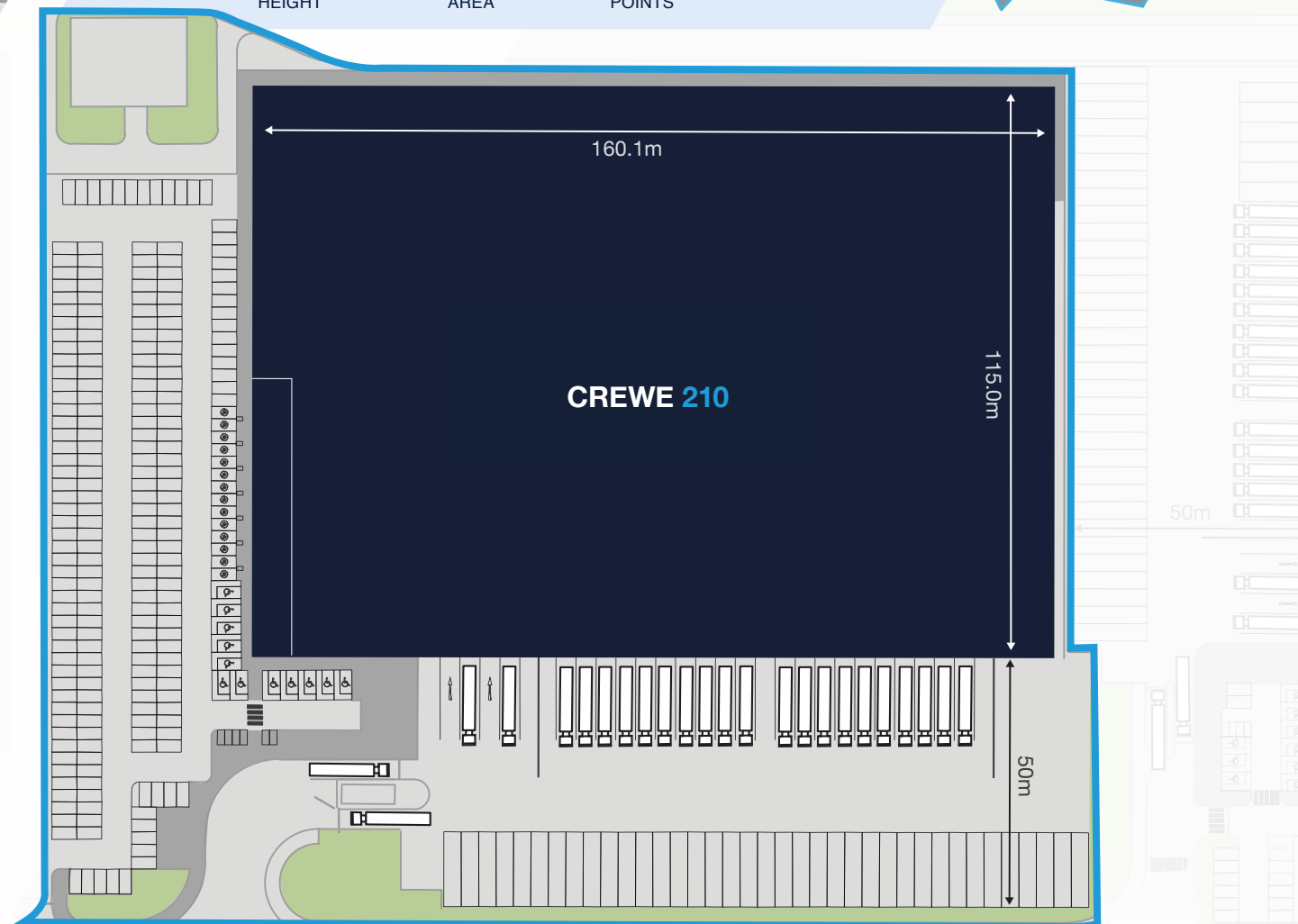
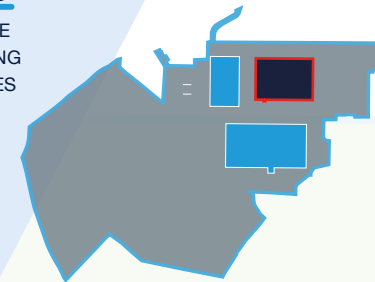
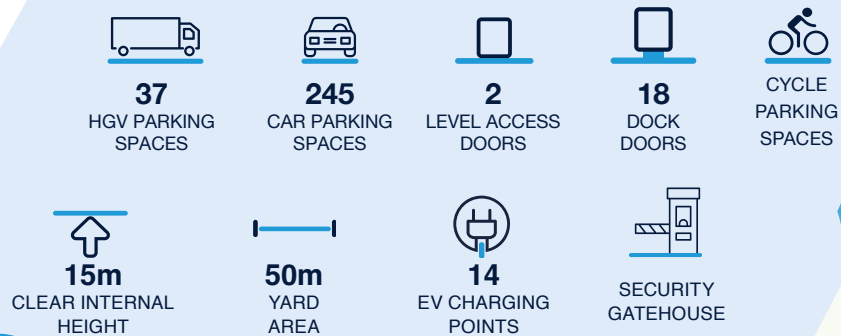
All buildings are designed
to BREEAM 'Excellent'

A 0-25

EPC
rating of 'A'



North



CLOSE

Crewe 145

Warehouse	13,621 sq m	135,850 sq ft
Two storey offices	664 sq m	7,150 sq ft
TOTAL (GIA)	13,285 sq m	143,000 sq ft

BREEAM®

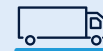
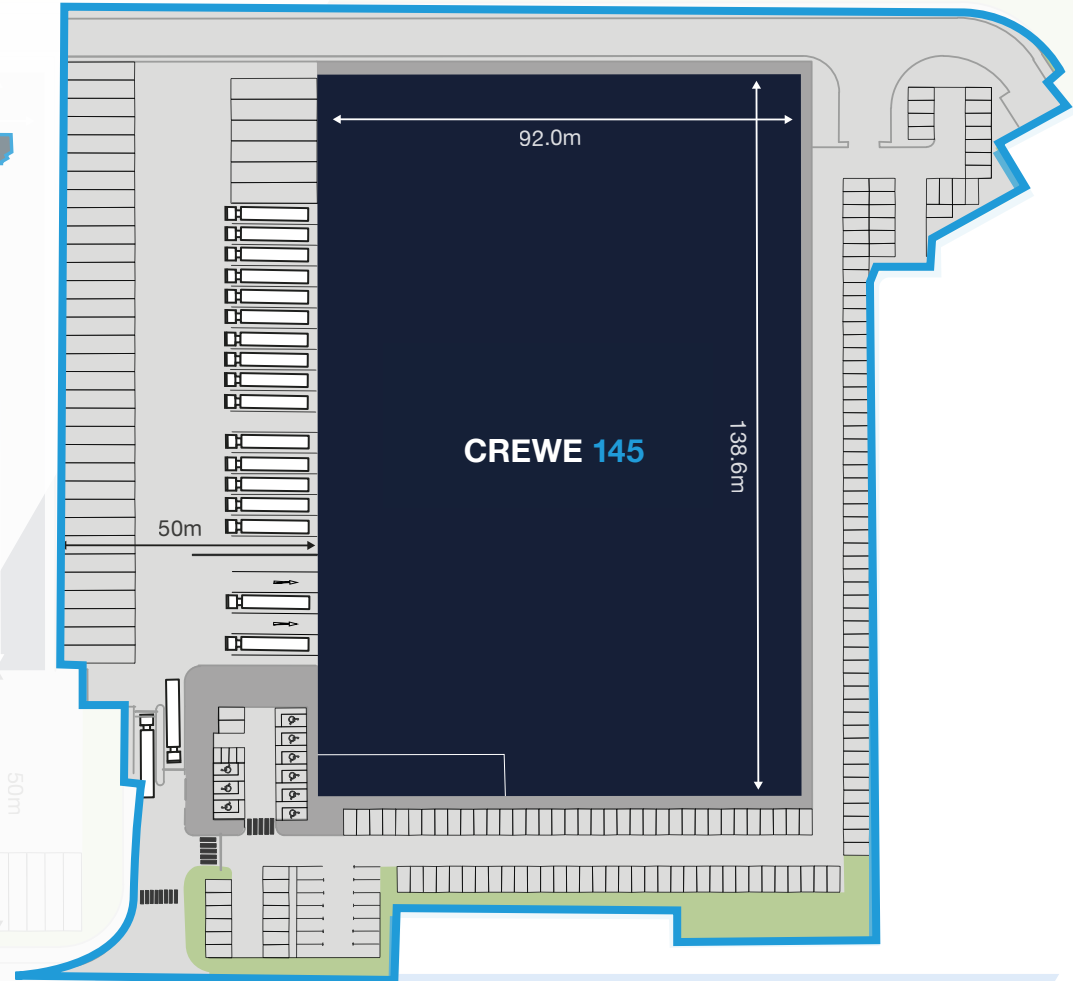
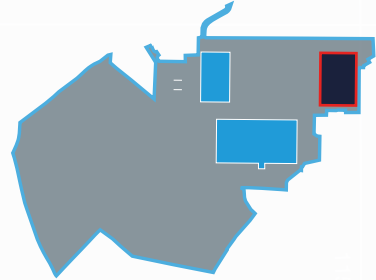
All buildings are designed
to BREEAM 'Excellent'

A 0-25

EPC
rating of 'A'



North



39
HGV PARKING
SPACES



181
CAR PARKING
SPACES



2
LEVEL ACCESS
DOORS



13
DOCK
DOORS



12.5m
CLEAR INTERNAL
HEIGHT



50m
YARD
AREA



14
EV CHARGING
POINTS



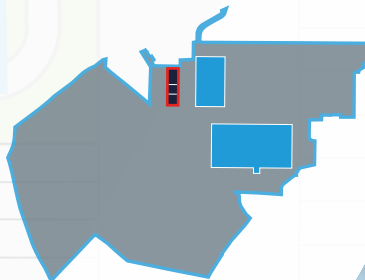
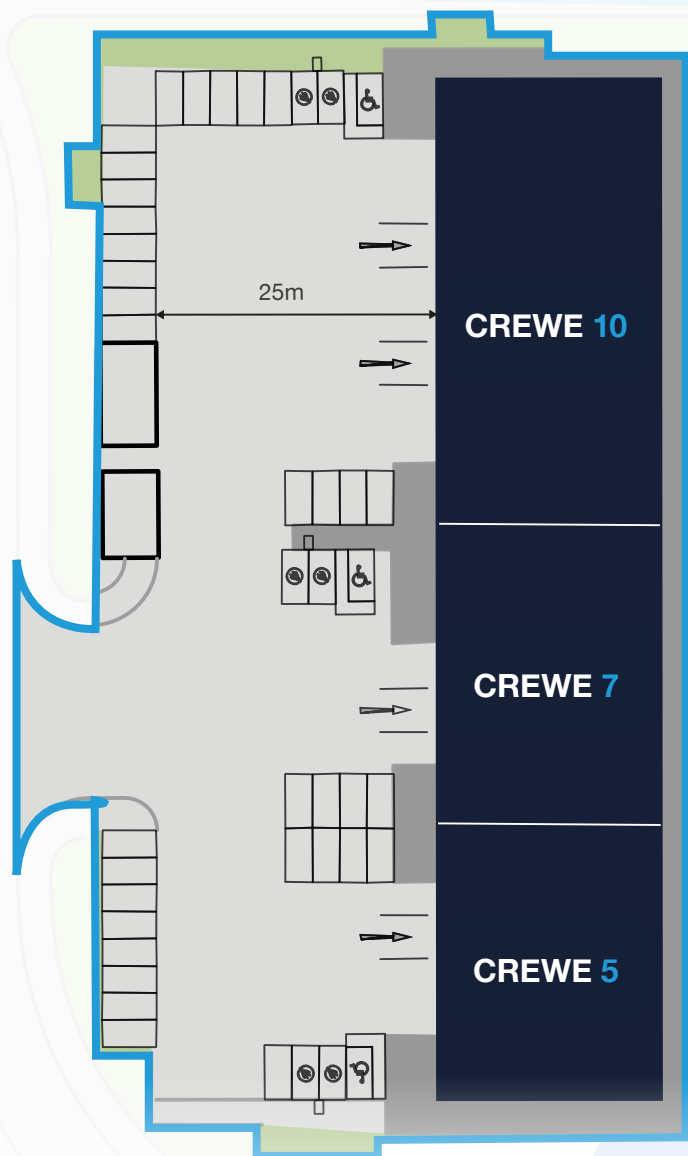
CYCLE
PARKING
SPACES



Indicative Image



CLOSE



North



Indicative Image

Crewe 10 TOTAL (GIA) 929 sq m 10,000 sq ft

2
LEVEL ACCESS
DOORS

25m
YARD
AREA

20
CAR PARKING
SPACES

2
EV CHARGING
POINTS

8m
CLEAR INTERNAL
HEIGHT

Crewe 7 TOTAL (GIA) 650 sq m 7,000 sq ft

1
LEVEL ACCESS
DOORS

25m
YARD
AREA

13
CAR PARKING
SPACES

2
EV CHARGING
POINTS

8m
CLEAR INTERNAL
HEIGHT

Crewe 5 TOTAL (GIA) 464 sq m 5,000 sq ft

1
LEVEL ACCESS
DOORS

25m
YARD
AREA

10
CAR PARKING
SPACES

2
EV CHARGING
POINTS

8m
CLEAR INTERNAL
HEIGHT



CLOSE

Build it your way at Panattoni Park Crewe

Take advantage of our flexible build platform with build to suit opportunities available up to 1 million sq ft in a single unit.

With outline planning permission in place and site wide infrastructure beginning in early 2023, build to suit units can be fast tracked.

Panattoni occupiers can always depend on our high level of standard build specification, prioritising resource efficiency and ensuring reliable service long into the future.

In addition, our build to suit customers can take advantage of an even broader range of sustainability options, allowing occupiers to meet and even exceed their own green agendas.

Outline planning in place

Range of green build options

Panattoni Park Crewe is capable of accommodating a **single unit of up to 1,000,000 sq ft**, making it one of the largest build to suit opportunities not only in the North West, but the whole of the UK.

Variety of
layout options
available

**FOR MORE DETAILS
CONTACT THE AGENTS**

Crewe: associated with speed

With a growing economy strong in both manufacturing and logistics, Crewe has long been the location of choice for fast moving operations.

England's fastest growing economy

With a GDP valued at £36.5 billion in 2021, Cheshire is the North West's third largest economic region behind Greater Manchester and Liverpool. Crewe is the largest industrial centre in Cheshire East.

The Cheshire East economy is one of the UK's standout performers, exceeding the national growth rate by 25%. The region also offers a 27.5% higher GVA per head than the UK average².

A town built on movement

At the heart of the UK rail network, Crewe has a long history of industry and logistics. Major rail employers in Crewe include Alstom, Arriva, Freightliner and Unipart Rail. Local occupiers include:



Labour market

Panattoni Park Crewe draws from a labour pool demonstrating strong manufacturing and logistics skills.

Reflecting high levels of availability across Cheshire East, Newcastle-under-Lyme and Stoke-on-Trent, wages are highly competitive when compared to the UK average.

Ready to work



32,900
WANT A JOB IN CHESHIRE EAST
AND STAFFORDSHIRE

NOMIS June 2023

Suitable skills and sectors



43,500
MANUFACTURING WORKERS
11.8% VS. 7.6% UK



26,000
TRANSPORT & STORAGE WORKERS
8.5% VS. 5% UK

Cheshire East, Newcastle-under-Lyme
and Stoke-on-Trent. Source: NOMIS 2022

935,000
ECONOMICALLY
ACTIVE PEOPLE
ACROSS CHESHIRE
EAST AND
STAFFORDSHIRE

Competitive wages

North West	£646.30
West Midlands	£650.70
UK	£682.60
Regionwide*	£631.67

*Cheshire East, Newcastle-under-Lyme and Stoke-on-Trent.
Gross weekly full time pay by place of work. Source: NOMIS 2023



ECONOMY

LABOUR MARKET

LAST MILE





1.68 million
CONSUMERS
WITHIN 45 MINS BY VAN

677,003
CONSUMERS
WITHIN 30 MINS BY VAN

121,350
CONSUMERS
WITHIN 15 MINS BY VAN

Sources: www.drivetimemaps.co.uk, Royal Mail



Bridging the last mile

Panattoni Park Crewe provides unrivalled reach to the consumer markets of the M6 corridor.

Over 1.6 million people live within 45 minutes of Panattoni Park Crewe by van. Both Crewe and Stoke-on-Trent are addressable in 15 minutes, Stafford in 30 minutes, and the centre of Manchester within an hour.

14 minutes
TO CREWE
DRIVE TIME BY VAN

24 minutes
TO STOKE-ON-TRENT
DRIVE TIME BY VAN

2.56 million
ADDRESSES
WITHIN 50 MILES

Sources: Google Map 05/08/22



The lightning logistics location

Situated within 1.5 miles of the M6 and at the nexus of six major rail lines, Crewe offers superb connectivity.

Panattoni Park Crewe is a location with national impact. The major conurbations of the North West and West Midlands fall within 1.5 hours by HGV, while 4.5 hours grants a reach extending from Bristol to Newcastle, and London to beyond the Scottish borders.

HGV drive times



	MILES	HRS/MINS
M6 J16 (A500)	1.5	3 min
Crewe	8	14 min
A50	10	15 min
Stoke-On-Trent	10	17 min
Stafford	24	31 min
M6 J20a (M56)	26	35 min
M6 J21a (M62)	30	39 min
Manchester	36	49 min
Derby	45	55 min
Birmingham	53	1 hr 08 min
London	167	3 hr 12 min



	MILES	HRS/MINS
Manchester	30	39 min
East Midlands	55	1 hr 10 min
Birmingham	63	1 hr 28 min
Heathrow	164	2 hr 51 min



	MILES	HRS/MINS
WMI (due 2024)	35	47 min
Trafford Park	38	50 min
Birch Coppice	56	1 hr 11 min



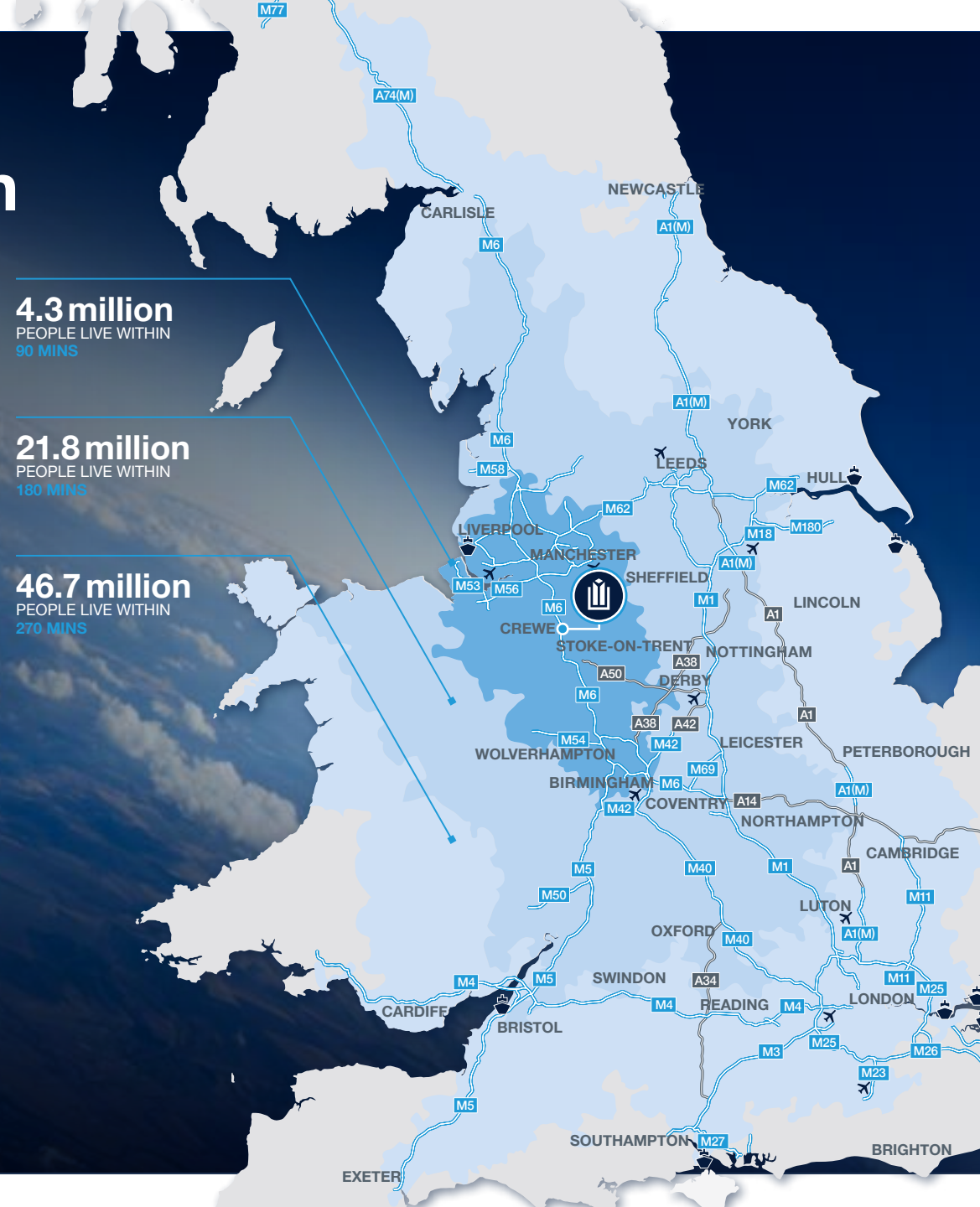
	MILES	HRS/MINS
Liverpool	55	1 hr 10 min
Holyhead	114	2 hr 10 min
Bristol	133	2 hr 21 min
Immingham	143	2 hr 42 min
Southampton	192	3 hr 26 min
London Gateway	195	3 hr 29 min

4.3 million
PEOPLE LIVE WITHIN
90 MINS

21.8 million
PEOPLE LIVE WITHIN
180 MINS

46.7 million
PEOPLE LIVE WITHIN
270 MINS

Sources: Lorry Route Planner & drivetimemaps.co.uk, Royal Mail



LAST MILE

NATIONAL IMPACT

SUSTAINABLE BUILDS



Sustainable as standard

Benefit from a high standard specification, targeting BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.

BREEAM® BREEAM 'Excellent'

A 0-25 EPC rating of 'A'

PANATTONI



Building fabric designed and constructed to very high standards of insulation and air-tightness



15% rooflights to warehouse roof resulting a high level of natural daylight reducing need for artificial lighting



Roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking



Sub-metering of energy consumption



CYCLE SHELTERS AND
EV CHARGING POINTS

MINIMUM 15%
ROOF LIGHTS



BUILT-UP
CLADDING SYSTEM



NATIONAL IMPACT

SUSTAINABLE BUILDS

PANATTONI IN NUMBERS



Panattoni in numbers

Panattoni is the world's largest privately owned industrial developer, having developed 588 million sq ft to date, with 53 offices across the globe.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our client expectations.

Find out more about Panattoni at
www.panattoni.co.uk



STEELWORK PRE-FINISHED WITH FACTORY
APPLIED TWO PART EPOXY COATING

GALVANISED COLORCOAT PRISMA® STEEL
CLADDING WITH A 25 YEAR WARRANTY

53
OFFICES
WORLDWIDE

588 million +
SQ FT DEVELOPED BY
PANATTONI WORLDWIDE

2,500
INTERNATIONAL
CUSTOMERS

218 million
SQ FT DEVELOPED BY
PANATTONI ACROSS EUROPE

HIGH QUALITY CURTAIN WALLING
AND GLAZING SYSTEM

Fast access

With J16 M6 within 1.5 miles, Panattoni Park Crewe is only 3 minutes' drive from one of the UK's major trade arteries.



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