



The M6's fast access location

# PANATTONI PARK

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

**COMING SOON 5 INDUSTRIAL/LOGISTICS UNITS** 

From 5,000 to 208,000 sq ft

**BUILD TO SUIT INDUSTRIAL/LOGISTICS OPPORTUNITIES** Up to 1,400,000 sq ft

**Ü** PANATTONI













PHASE 1 COMING SOON



HGV PARKING SPACES

245

CAR PARKING SPACES



LEVEL ACCESS

**DOORS** 

18

DOCK DOORS

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15m CLEAR INTERNAL HEIGHT







SECURITY GATEHOUSE





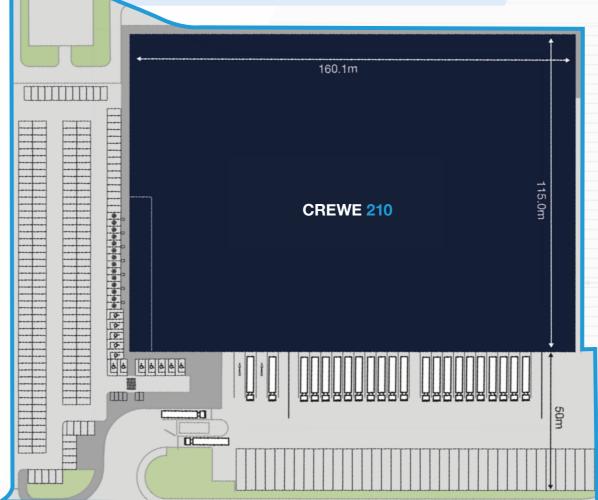
#### Crewe 210

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

**A** 0-25

EPC rating of 'A'







All buildings are designed

to BREEAM 'Excellent'





CLOSE



#### Crewe 145

Indicative Image

TOTAL (GIA)	13.285 sa m	143.000 sa fi
Two storey offices	664 sq m	7,150 sq ft
Warehouse	13,621 sq m	135,850 sq ft



**A** 0-25

All buildings are designed to BREEAM 'Excellent'

**EPC** rating of 'A'





50m



39 HGV PARKING SPACES



181 CAR PARKING SPACES



92.0m

**CREWE 145** 

2 LEVEL ACCESS DOORS



138.6m

13 DOCK DOORS







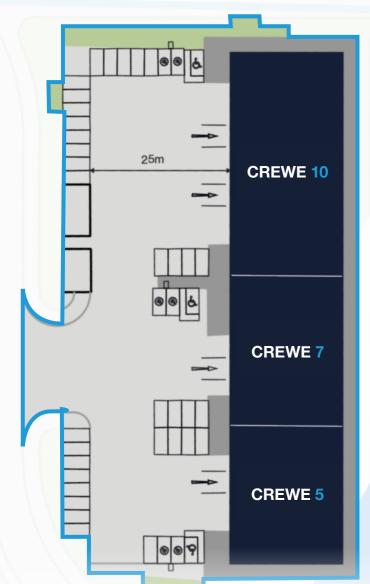
<u>00</u> CYCLE **PARKING** SPACES







CLOSE









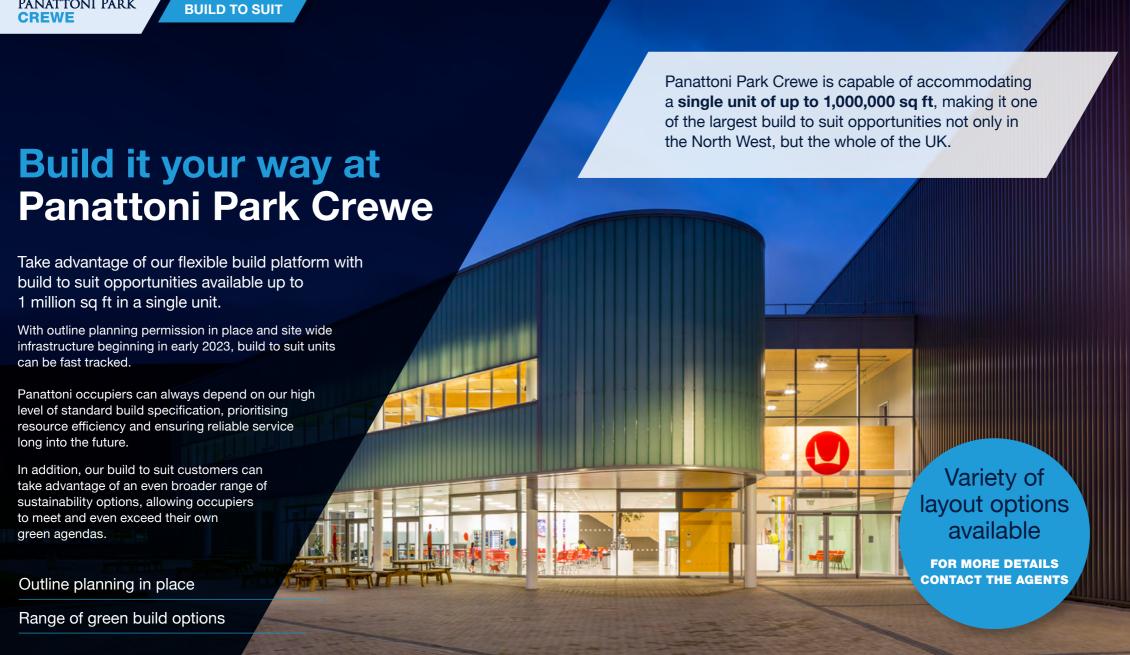
AREA

















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**

PANATTONI PARK

**CREWE** 

CONNECTIVITY

With a GDP valued at £36.1 billion in 2020¹, Cheshire is the North West's third largest economic region behind Greater Manchester and Liverpool. Crewe is the largest industrial centre in Cheshire East.

In 2019 Cheshire was named as England's fastest growing economic region. Cheshire East also has the highest output per head in the UK, some 40% higher than the North West and 21% higher than the national average<sup>2</sup>.

#### 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:











1 Statista, 2 ONS 20





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

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

#### Ready to work



\*Cheshire East, Newcastle-under-Lyme and Stoke-on-Trent Source: NOMIS September 2021

#### **Competitive wages**

**North West** 

**West Midlands** 

£612.80

£575.80

£585.00

Regionwide\*

£556.20

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

#### Suitable skills and sectors



38,500 MANUFACTURING WORKERS 10.1% VS. 7.6% UK



26,000 TRANSPORT & STORAGE WORKERS 8.0% VS. 5.1% UK

Cheshire East, Newcastle-under-Lyme and Stoke-on-Trent Source: NOMIS 2021



**ACTIVE PEOPLE ACROSS CHESHIRE EAST AND NORTH STAFFORDSHIRE** 











## 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.

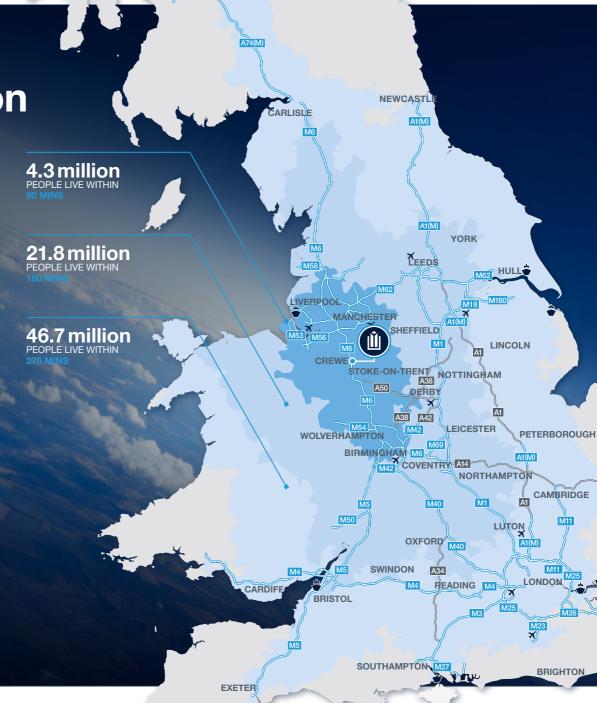
Panattoni Park Crewe is a location with national impact. The major conurbations of the North West and West Midlands fall within 1.5 hours by HGV, while 4.5 hours grants a reach extending from Bristol to Newcastle, and London to beyond the Scottish borders.

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#### **HGV** drive times

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	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	

	MILLO	THIO/MINO
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



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



# 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'







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





### **Panattoni in numbers**

Panattoni is the world's largest privately owned industrial developer, having developed 544 million sq ft to date, with 51 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





**53** 

**WORLDWIDE** 

201 million

SQ FT DEVELOPED BY **PANATTONI ACROSS EUROPE** 

561 million + **OFFICES** 

SQ FT DEVELOPED BY **PANATTONI WORLDWIDE** 

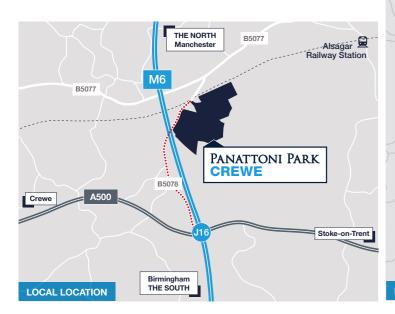
2,500 **INTERNATIONAL CUSTOMERS** 

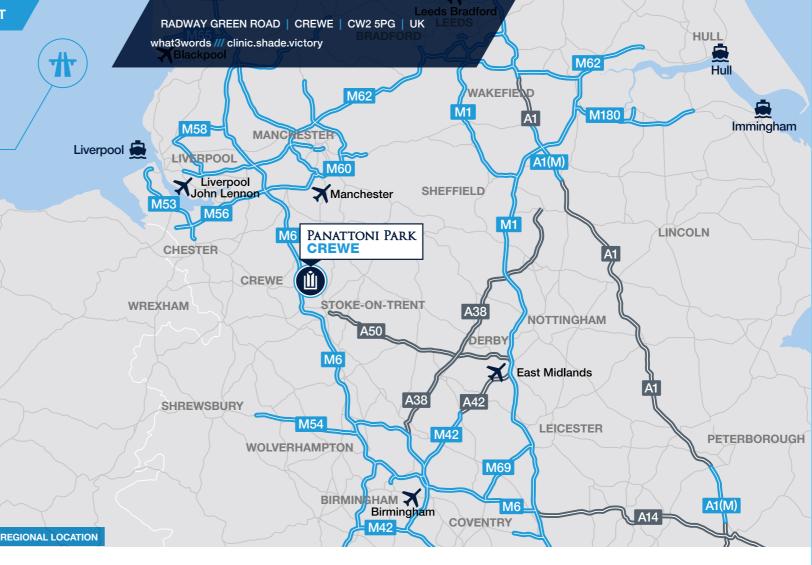




### **Fast access**

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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