



Crewe Commercial Park

Cheshire, North West
CW2 5AB

A fully serviced site ready for immediate
development of 1.1 million sq ft of
distribution / warehouse space
M6 J16

Site infrastructure
COMPLETED





- + land immediately available for Design & Build
- + flexible range of units to suit occupier requirements
- + clear internal building height of up to 22m
- + J16 of M6 within 5 miles
- + available power supply of 7 MVA to the site



Jack Mills Way
into Crewe

West Coast Main Line

Employment site

370 Houses Under
Construction

Employment/Mixed
Use Site for Sale
3.8 acres

A500

M6
Junction 16
4.5 miles

Jack Mills Way

Chester
4.5 miles

indicative master plan+

Offering considerable design and layout flexibility to meet individual business requirements

B8 distribution / warehouse 1,042,500 sq ft with planning consent

Indicative accommodation

Unit	Warehouse (sq ft)	Office (sq ft)	Total (sq ft)
1	83,000	5,000	88,000
2	178,863	10,010	188,693
3	227,712	10,010	237,722
4	221,740	10,010	231,750
5	286,325	10,010	296,335
Total	997,460	45,040	1,042,500

Gross internal areas





The Co-Op at Andover Business Park



DPD at Hinckley Commercial Park



Kuehne + Nagel at Derby Commercial Park



accessibility+



intermodal

TRAIN TIME TO LONDON - 1hr 35mins

Crewe Commercial Park provides potential occupiers with excellent road connections, with the M6 being located 5 miles from the site.



at J16 M6

+ Liverpool	41 miles
+ Manchester	50 miles
+ Birmingham	56 miles
+ Leeds	87 miles
+ London	169 miles
+ Liverpool Airport	48 miles
+ East Midlands Airport	58 miles
+ Birmingham Int. Airport	65 miles
+ Manchester International Freight Terminal	60 miles
+ Daventry Rail Freight Terminal	137 miles

Source maps.google.co.uk



32 miles away

Manchester Airport's cargo facility, the World Freight Terminal (32 miles), currently handles around 170,000 tonnes of cargo annually, which is expected to rise 250,000 tonnes by 2015.

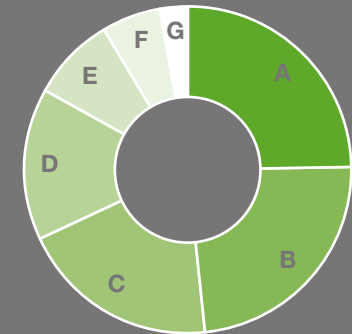
benefits+

Local Occupiers

- + Ryman
- + Mornflake Foods
- + Gallahers
- + 2020 / Brightshaw
- + Bombardier
- + Bentley Motors Ltd
- + Fujitsu
- + Bargain Booze
- + AO.com

Catchment Area
within 20 miles

Crewe and Nantwich provide a skilled
workforce of over 71,000 people



- A** Public Administration, Education & Health 24.7%
- B** Retail, Distribution, Hotels & Restaurants 23.6%
- C** Financial, Professional & Other Business Services 19.7%
- D** Manufacturing 15.1%
- E** Transport & Communications 8.4%
- F** Other sectors 5.8%
- G** Construction 2.6%

Goodman+

Goodman has a first class track record in delivering industrial, logistics and warehouse solutions for its customers. Some of our recent developments include:



A 32.5 acre, 330,000 sq ft state of the art DPD parcel delivery hub at Hinckley Commerical Park



A 100,000 sq ft printing press facility at Thurrock Commercial Park for the Daily Mail

“ Goodman worked closely with us to secure planning for the 109,520 sq ft print centre. The speed of turnaround was remarkable, planning consent for the centre was secured in October 2011, and construction completed on schedule, in less than eight months. The delivery of this facility was a result of a strong working relationship between Goodman and Harmsworth Printing.

Martin Hunt,
Harmsworth printing Ltd



632,000 sq ft at Derby Commercial Park for Kuehne + Nagel Drinkflow Logistics and Heineken

“ Commercial Services is one of Kent's largest businesses. Having reorganised its corporate structure, the business is now in a position to seize the opportunities for further growth. The team at Goodman reacted swiftly in designing and costing a bespoke facility and concluding a deal to meet our demanding timetable. Goodman assisted in making the transition as smooth as possible and the building is progressing on time and to budget.

Alan Horton, Programme Manager,
Kent County Council



A 110,000 sq ft prime warehouse facility for Kent County Council (KCC) at Aylesford Commercial Park, Kent



A 467,891 sq ft (43,484m²) regional distribution centre (RDC) at Andover Business Park pre-let to The Co-operative Group

“ We have been delighted with Goodman's ability to deliver both the 470,000 sq ft building and a major infrastructure scheme on schedule. Their team was able to agree the details of this complex project swiftly and work in partnership with us to secure a successful project.

Mark Leonard, Head of Logistics (South),
Co-operative Food Supply Chain

sustainability+



Goodman is committed to creating sustainable developments which balance environmental impacts with social and economic benefits. All new Goodman buildings are designed to be sustainable, energy efficient

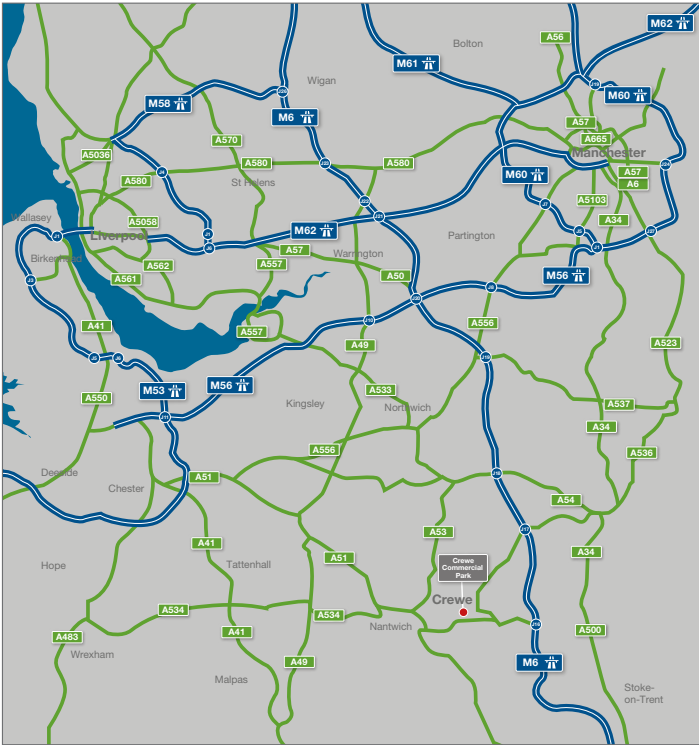
and strive to reduce carbon emissions, leading to energy, cost and maintenance savings over the entire life of the building. In becoming a member of the UK Green Building Council, Goodman is committed to supporting the

council in its mission “to dramatically improve the sustainability of the built environment by radically transforming the way it is planned, designed, constructed, maintained and operated.”

Crewe Commercial Park

Cheshire, North West

From J16 of the M6 head west on the A500 towards Crewe and Nantwich.



Sat Nav: CW2 5AB

Website: crewecommercialpark.com

All enquiries

This document has been prepared by Goodman Logistics Developments (UK) Limited (registered in England with company number 3921188) ("Goodman") for general information purposes only. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied. Images used in this document have been included for the purposes of enabling you to visualise the development concepts. Further, you should obtain your own independent advice before making any decisions about any of the properties referred to in this document.

These particulars are believed to be correct at publication date (October 2014), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.



Nick Collins
nick.collins@gva.co.uk
Andrew Pexton
andrew.pexton@gva.co.uk



Jonathan Atherton
jatherton@savills.com



Matthew Pochin
mattpochin@legatowen.co.uk

1000 acres+

available land bank at
prime distribution locations

19 million sq ft+

capacity for delivering
bespoke developments
across the UK

good to go+

£130 million invested in site
infrastructure works and
planning consents

competitive+

our global scale allows us
to offer unrivalled terms

0121 506 8100
www.goodman.com/uklogistics
www.crewecommercialpark.com

@Goodman_Group

