

PROLOGIS360 CREWE

WESTON ROAD

M6 J16 & J17

360,000ft²

TO LET
Available Now
breem EXCELLENT

More energy efficient



Net zero CO₂ emissions
← 25 This is how energy efficient the building is

EPC Asset Rating



Investing in Crewe

For further information and the latest news visit
www.prologiscrewe360.co.uk





LOCATION, LOCATION, LOCATION...

PROLOGIS360 CREWE WESTON ROAD

ProLogis 360 Crewe enjoys an advantageous location close to several major industrial conurbations and is easily accessible from Junctions 16 and 17 of the M6. Crewe grew up with the arrival of the railway in the 19th century and boasts a long tradition of hard work. The station remains one of the largest in the North West and provides a major interchange on the West Coast Main Line. Crewe is a dynamic and expanding business centre offering unrivalled communication at the centre of England's industrial heartland.

DISTRIBUTION OCCUPIERS IN CREWE

220k	20:20 Mobile
380k	Tesco Direct
250k	Gallaghers
180k	Bargain Booze
220k	TDG / Littlewoods
250k	Bentley Motors
70k	Logtek
100k	Partners Stationers



ProLogis Crewe Crossflow 380 let to Tesco

“Competitive local labour rates, good motorway access, and eco-features designed to reduce carbon footprint, all combine to deliver significant annual operating cost savings.”

Huw Davies, Tesco



ProLogis 360 Crewe is prominently located adjacent to the A532 in Crewe. The A5020 links to the A500, a few minutes from the M6, Junction 16 and M6 Junction 17.

ROADS

The A51 provides a direct link to Chester and North Wales with the A500 giving access to Stoke on Trent and the East Midlands. Manchester, Birmingham and the West Midlands are within one hour's drive time by the M6.

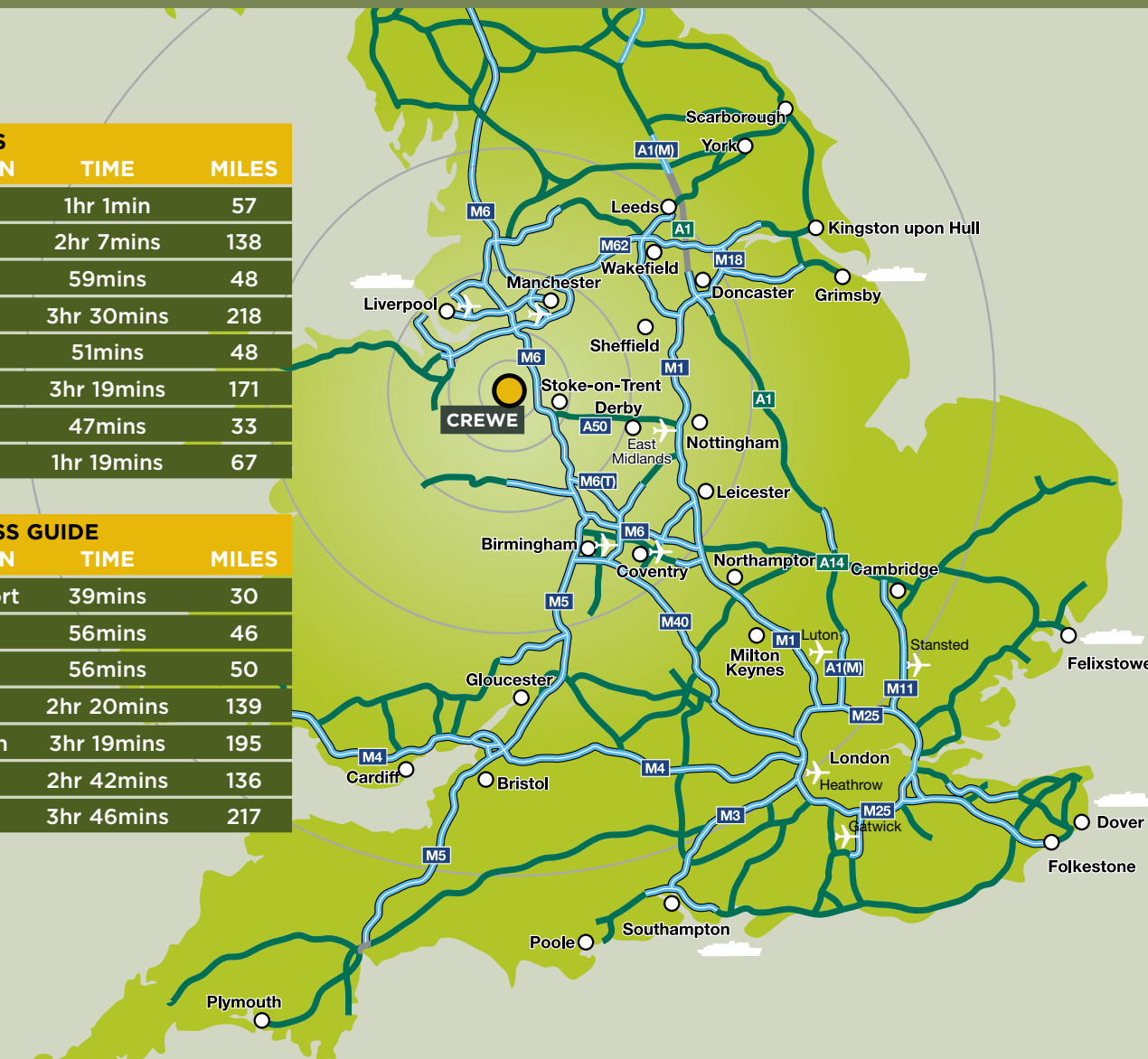
PORTS

Liverpool and Birkenhead benefit from Freeport status and offer freedom from import duty, import VAT, EU levies and quotas. Ellesmere Port handles containers, Ro-Ro and Bulk cargoes up to 15,000 tonnes and provides rail freight connections to major networks.

LOGISTICS

DRIVE TIMES		
DESTINATION	TIME	MILES
Birmingham	1hr 1min	57
Bristol	2hr 7mins	138
Derby	59mins	48
Leeds	3hr 30mins	218
Liverpool	51mins	48
London	3hr 19mins	171
Manchester	47mins	33
Nottingham	1hr 19mins	67

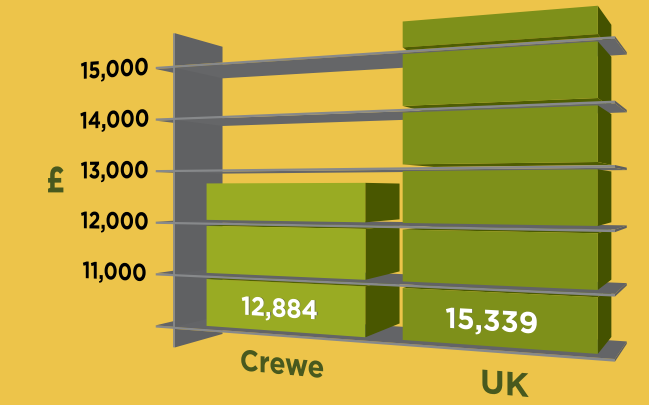
PORT ACCESS GUIDE		
DESTINATION	TIME	MILES
Ellesmere Port	39mins	30
Birkenhead	56mins	46
Liverpool	56mins	50
Hull	2hr 20mins	139
Southampton	3hr 19mins	195
Immingham	2hr 42mins	136
Felixstowe	3hr 46mins	217



PROLOGIS360
CREWE
WESTON ROAD

WORKFORCE

The Borough of Crewe and Nantwich has a local population in excess of 113,600 with a fast growing population of Polish workers. Warehouse Operative salaries are around 16% lower than the national average. The proportion of adults with literacy and numeracy skills at or above level 1 is above the national average.



AVERAGE WAREHOUSE OPERATIVE SALARIES

SOI Office National Statistics 2001 & Kelly Services 2004 survey figures adjusted by 2.8% per annum for inflation.



PROLOGIS 360 CREWE

WAREHOUSE


- 2 level access doors*
- 32 dock doors*
- 15m haunch height
- Rack leg load 9.00 tonnes
- Floor loading 50 KN/sqm
- FM2 special floor

*Hörmann doors - free 3 year service and maintenance package




EXTERNAL

- 50m service yard
- 51 dedicated trailer parking spaces
- 262 car parking spaces
- Secure fenced yard with security lighting
- Gatehouse
- Transport hub office
- Landscaped surroundings




OFFICES

- 2 storey offices
- Double glazing
- Raised floor
- Gas central heating

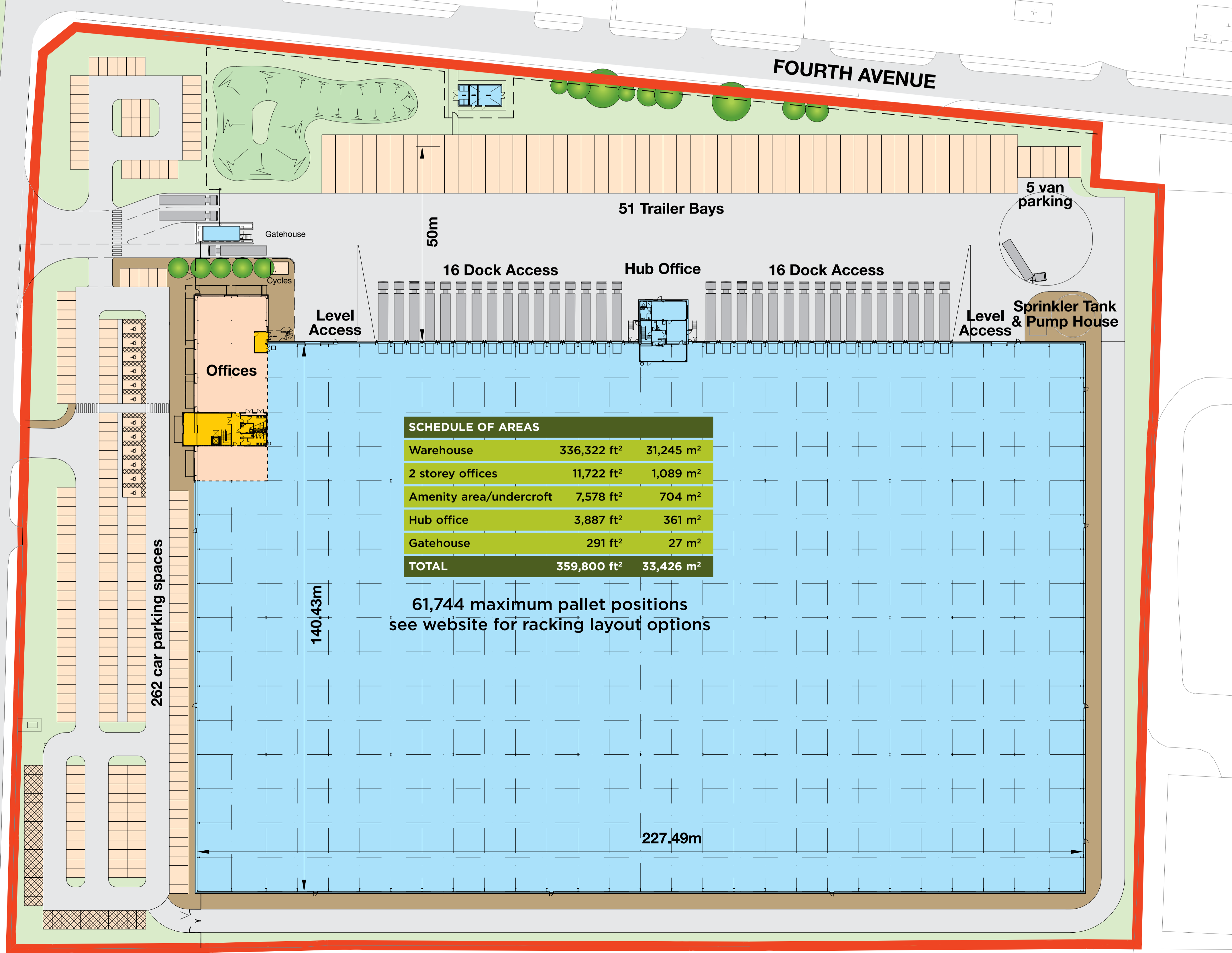


ENVIRONMENTAL

- Carbon neutral steel envelope
- 15% roof lights
- Minimised air leakage
- BREEAM rating 'Excellent'
- Low energy light fittings to offices
- 'A' Rated EPC
- ISO 14001

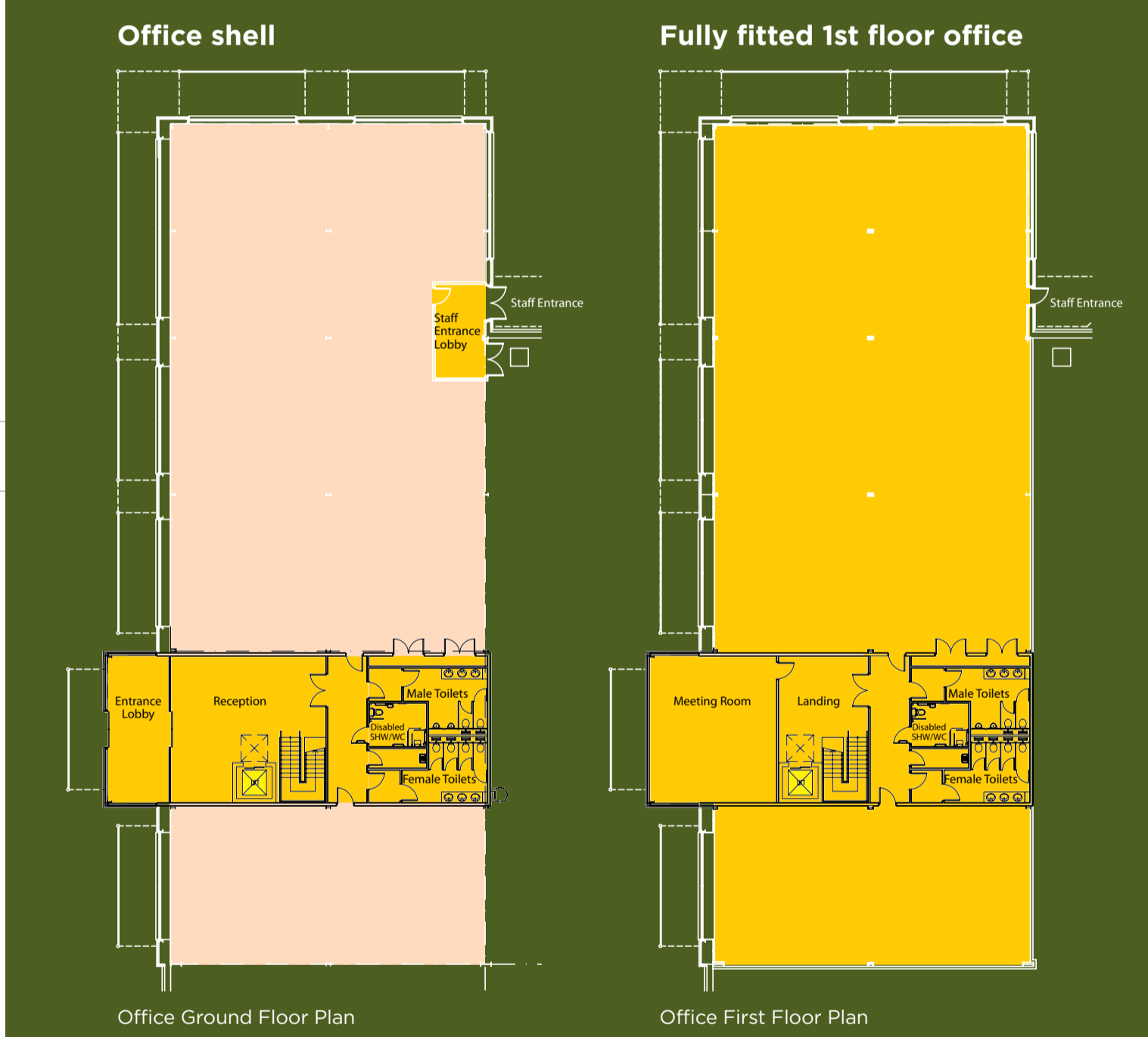


WESTON ROAD



SCHEDULE OF AREAS		
Warehouse	336,322 ft ²	31,245 m ²
2 storey offices	11,722 ft ²	1,089 m ²
Amenity area/undercroft	7,578 ft ²	704 m ²
Hub office	3,887 ft ²	361 m ²
Gatehouse	291 ft ²	27 m ²
TOTAL	359,800 ft²	33,426 m²

61,744 maximum pallet positions
see website for racking layout options



More energy efficient

A+

Net zero CO₂ emissions

25 This is how energy efficient the building is

Less energy efficient

EPC Asset Rating*

*Subject to High efficiency Fluorescent lighting with Intelligent Control and frost protection.

ABOUT US

ProLogis is the leading developer of industrial and distribution buildings in the UK and throughout the world. The company has amassed a significant landbank and is able to offer build to suit opportunities across its UK developments to meet customers' specific materials handling requirements. In addition, with a commitment to innovation in sustainable development, an increasing number of ProLogis' award-winning schemes are rail-linked and from January 2008 ProLogis pledged to achieve a minimum BREEAM rating of Very Good for all new warehouses in the UK. The company's world-class portfolio of customers includes household names, such as M&S, Sainsbury's, Tesco, the Co-operative Group, ASOS and Argos.

ProLogis' developments are financed from internal resources, which means the company is not reliant on third-party funding and, unlike trader-developers; ProLogis not only builds speculatively to a very high quality, but also retains a long-term ownership and management interest in its industrial and distribution parks and the communities they serve.

For more information on the company please visit www.prologis.co.uk

ProLogis ensure that the environmental impacts of their development activities are managed in accordance with 'best practice' through the implementation of an ISO 14001 accredited 'environmental management system'.



SAT NAV: WESTON ROAD, CREWE CW1 6XL

From North - M6/J17

- Depart from M6 J17 take A534 Sandbach
- Continue along A534 until you reach the third roundabout, take the second exit University Way along the A5020
- At the next roundabout turn right onto A532 Weston Road towards Crewe
- At the first set of traffic lights turn right then immediately left onto the parallel service road, ProLogis Crewe 360 is to your right

From South - M6/J16

- Depart M6 J16 take A500 heading West
- At roundabout take 3rd exit onto A5020, next roundabout take 1st exit
- At roundabout take 2nd exit onto A532 Weston Road
- At traffic lights turn right then immediately left onto the parallel service road, ProLogis Crewe 360 is to your right



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For further information and a LIVE portfolio update visit
www.prologis.co.uk

