



orion park

J16-M6 CREWE

A new 25 Acre Industrial & distribution development

M6 J16

4 miles

WESTON ROAD

WESTON ROAD

A5020

CREWE GATE INDUSTRIAL ESTATE

Phase 1

CREWE BUSINESS PARK

UNIVERSITY WAY

M6 J17

6 miles



A New 25 Acre
Industrial & Distribution Development



orion park

Orion Park is a 25 acre (10.12ha) Greenfield development site prominently located on University Way (the New Crewe Green Link Road) close to the A500.

The development has planning consent for industrial and warehouse uses. The joint development partners Highcross and Graftongate Developments are offering buildings from 5,000 sq ft (465 sq m) to 150,000 sq ft (13,935 sq m) through a series of speculative phases and purpose-built units.

Orion Park Master Plan
(indicative only)

The first phase of speculative buildings are units 13-16.
The remaining units are shown for guidance purposes only.

The other plots are available for purpose-built units to
occupiers precise requirements, or for future speculative phases.

	B2/B8 sq ft	Office sq ft	TOTAL sq ft	TOTAL sq m	Parking
UNIT 1	40,000	3,500	43,500	4,041	41
UNIT 2	5,000	-	5,000	464	8
UNIT 3	5,000	-	5,000	464	8
UNIT 4	5,000	-	5,000	464	8
UNIT 5	5,000	-	5,000	464	8
UNIT 6	5,000	-	5,000	464	8
UNIT 7	5,000	-	5,000	464	8
UNIT 8	5,000	-	5,000	464	8
UNIT 9	5,000	-	5,000	464	8
UNIT 10	43,000	4,000	47,000	4,366	43
UNIT 11	50,000	4,000	54,000	5,016	48
UNIT 12	143,000	7,000	150,000	13,935	107
UNIT 13	23,000	2,000	25,000	2,322	30
UNIT 14	20,000	2,000	22,000	2,043	28
UNIT 15	9,500	1,000	10,500	975	16
UNIT 16	13,500	1,000	14,500	1,347	20
Total development			406,500	37,757	395



Orion Park Phase 1



Unit 16



Unit 15



Unit 14

Summary

- Eaves heights from 8m to 12m
- Master planned environment
- Fitted offices
- Self contained units
- 24 hour access
- Dedicated secure yards
- All mains services supplied
- High level of architectural design

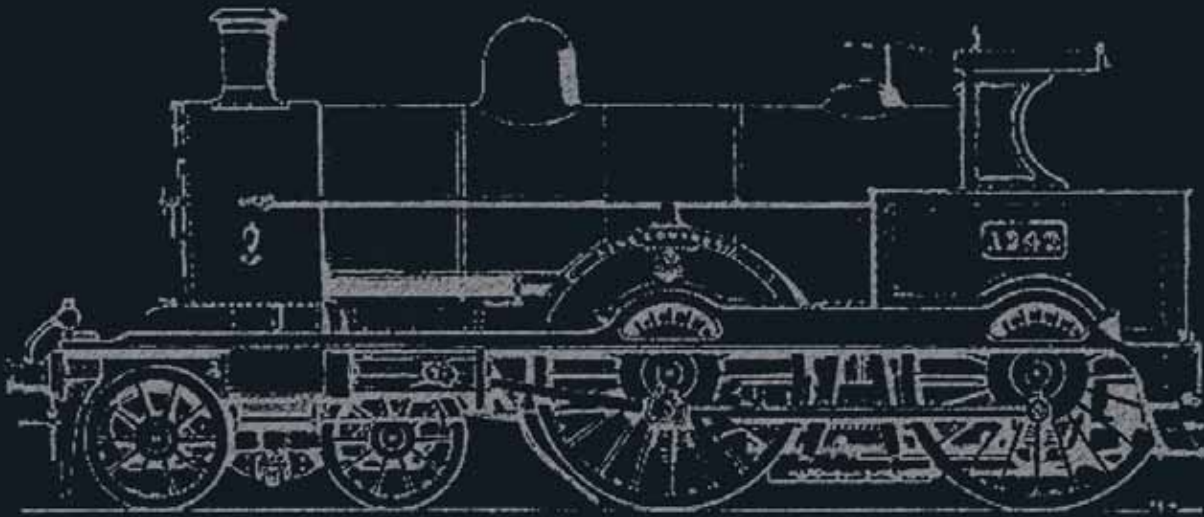


A rich history in transportation and commerce

CREWE



ORION was built at Crewe Works in 1902, and was in service until 1928. ORION once worked on crack West Coast Main Line expresses.



Crewe has a long and illustrious history as a manufacturing and railway engineering centre. There are many large employers in the region who also support a host of smaller businesses. These include Bentley Motors who employ more than 1,000 people, Mornflake Oats who have the largest Oat Mill in Europe, Bombardier Transport with a train refurbishment, maintenance and overhaul centre, BAE Systems (Royal Ordnance), Caudwell Communications and Partners the Stationers.

A modern and vibrant community with exceptional facilities

Background to Crewe

- Crewe town has grown and prospered
- Transport and communication networks are excellent
- Housing Developments have flourished
- Expansion of the award winning Eco-friendly Business Park
- Expanding University and Colleges
- Crime rates well below national average
- Crewe has 7th fastest growing economy in Great Britain

Crewe a Strategic Location with excellent transport links

- Principal railway lines of the West Coast routes from London though to the North of the Country and West to North Wales.
- Crewe to London travel time – 1 hour 40 minutes
- Easy access to the M6, M56 and major trunk roads
- 40 minutes from Manchester airport
- Planned regeneration of Crewe Railway Station

Big Business in Crewe:

- Home to Bentley Motors Limited
- Home to the largest oat mill in Europe – Mornflake Oats
- Crewe Gates Industrial Estate contain more then 100 companies in its 67 hectares
- Growth of high technology companies such as Aromascan, Leda Mass and Caudwell Communications, all in Crewe. Home to USA and Japanese companies.
- Headquarters of Focus and Bargain Booze
- Hotel and conferencing facilities

Borough Employment Distribution:

- Primary industry Manufacturing and Construction 3%
- Retail, Transport, Financial, Health and Education 25%
- Service Industry 72%

The Crewe & Nantwich Borough:

- Population 113,700
- High qualification and skills levels
- Affordable Housing



Providing a superb working and living
ENVIRONMENT
and by the way, Crewe is cool

