

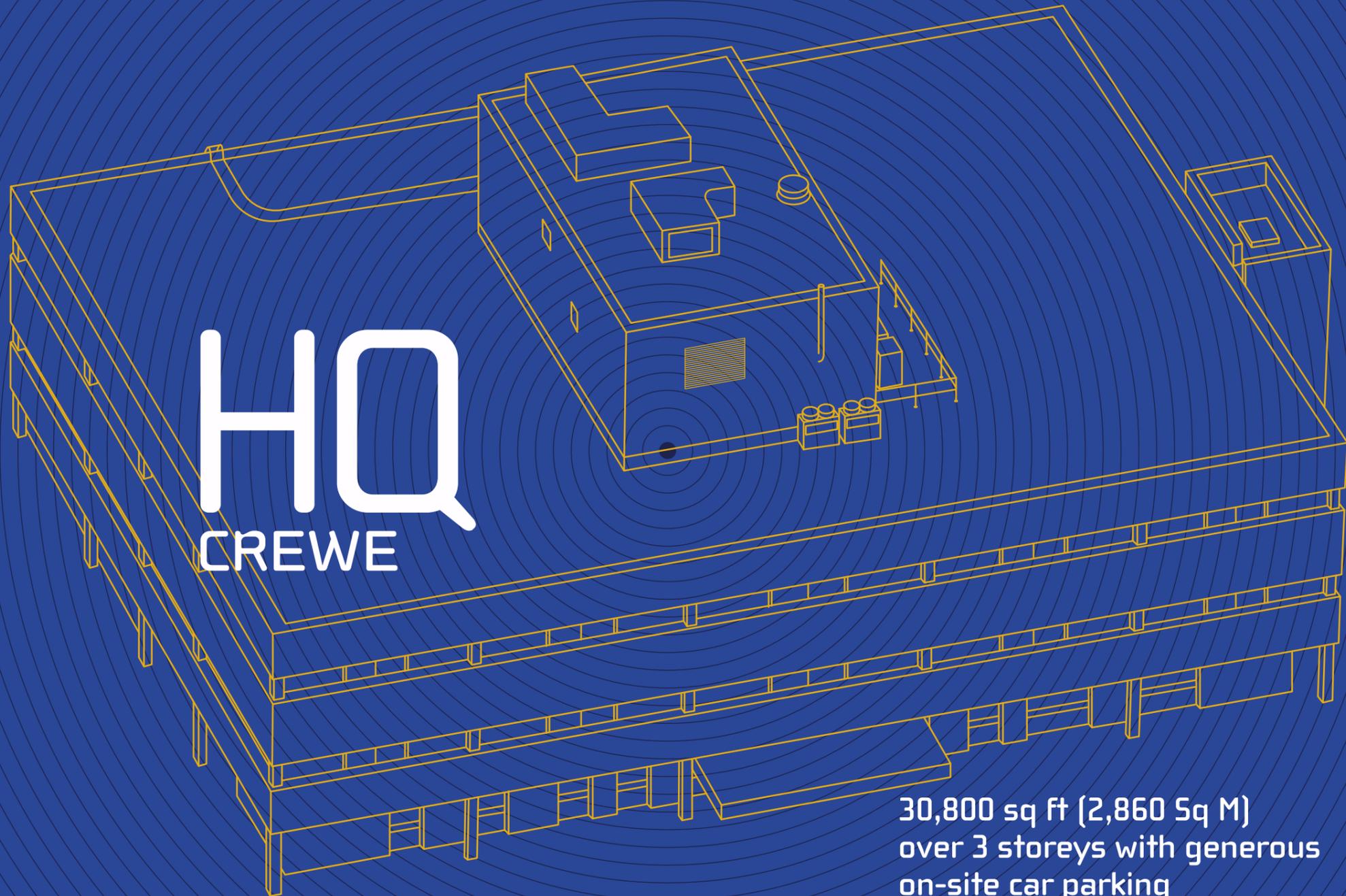


HQ  
CREWE

Dunwoody Way,  
Crewe, CW1 3JB

crewe  
calling

HQ Crewe presents a unique opportunity to let a self contained office building in the heart of Crewe.



**HQ**  
CREWE

30,800 sq ft (2,860 Sq M)  
over 3 storeys with generous  
on-site car parking



## crewe is at the centre of a renaissance

Crewe currently has exceptional road and rail connectivity which will be further enhanced by the arrival of the HS2 Crewe hub in 2026.

Crewe is strategically located to draw an exceptional workforce from the catchments of Manchester, Liverpool, Cheshire, Lancashire & North Wales - ideal for call centre and administration functions.

HQ offers substantial incentives on flexible terms\* and is an opportunity in waiting.

HS2 Crewe will support the region's ambition of doubling its economy to over 50bn and creating 70,000 new jobs.



CREWE RAIL STATION

ODEON / PIZZA HUT

MCDONALDS

HEALTH CENTRE

HUNGRY HORSE

MORRISONS / KFC

KFC

80 BED NEW CARE HOME

BOMBARDIER TRANSPORTATION

DUNWOODY WAY

HQ  
CREWE

NEW RESIDENTIAL LAND

WEST STREET

# LOCATION

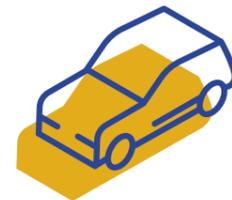
HQ Crewe is located adjacent to Dunwoody Way at its junction with West Street and less than one mile to the west of Crewe Town Centre, giving easy access to all the town centre amenities, including major retail and leisure facilities.

The property is half a mile from Crewe Railway Station, which provides direct links to London, Manchester, Liverpool and Manchester Airport.

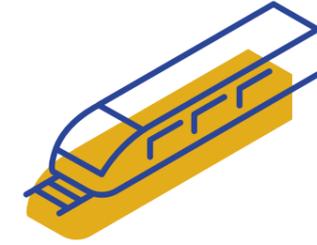
Junction 17 of the M6 Motorway is 7 miles and Junction 16 is 6 miles to the east, giving excellent access to the national motorway network.



NEW SMART MOTORWAY SECTION (JCT 16-19)	
M6 JCT 17	7 MILES
M6 JCT 16	6 MILES

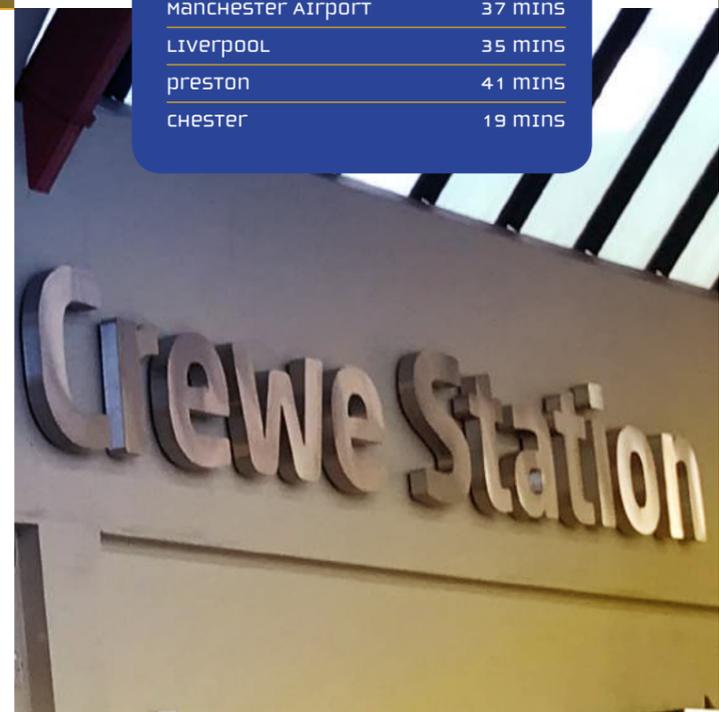


Manchester 37 miles  
 Chester 24 miles  
 Liverpool 48 miles  
 Birmingham 66 miles



The largest station in the North West, with 12 platforms and 23 trains every hour, is half a mile away from HQ

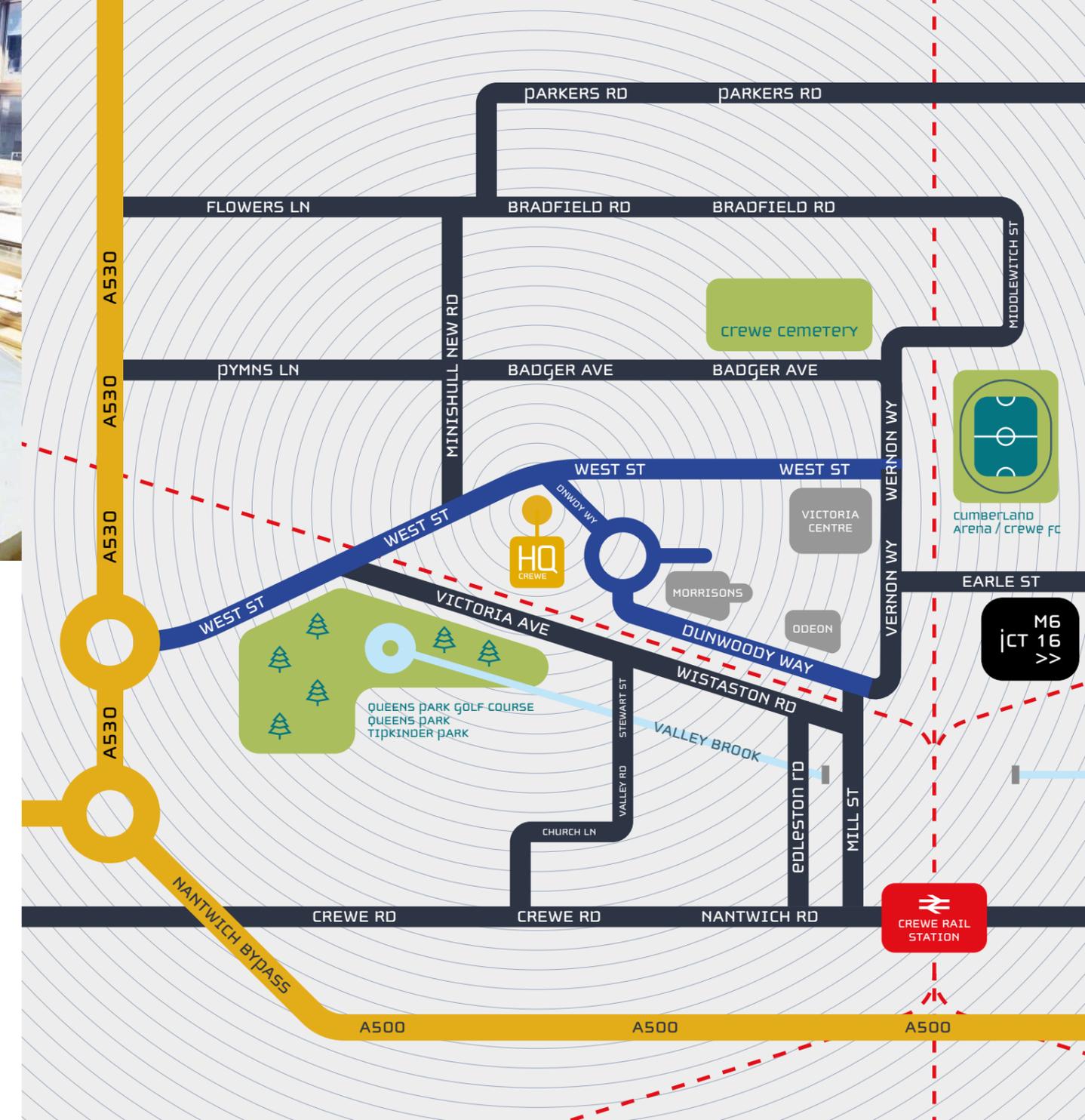
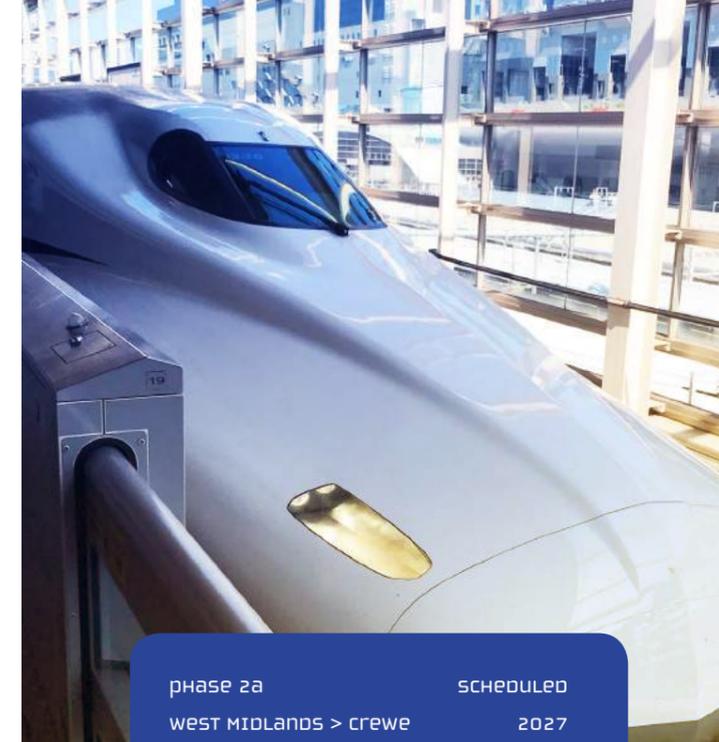
London (Euston)	1HR 37 MINS
Birmingham	57 MINS
Manchester (Piccadilly)	34 MINS
Manchester Airport	37 MINS
Liverpool	35 MINS
Preston	41 MINS
Chester	19 MINS



Phase 2a	SCHEDULED
West Midlands > Crewe	2027
Phase 2b	SCHEDULED
Crewe > Manchester	2033

# HS2

Crewe station is to be a key transport hub in the north west of England, providing connectivity for passenger and freight services to all areas of the country.



# IN GOOD COMPANY

HQ is situated on a busy thoroughfare with excellent road access, an approach of landscaped roundabouts and borders and newly built high quality housing. There are a wealth of retail and leisure facilities close by, and the town centre is less than a mile away.

Bombardier, Bentley Motors and AO are some of the worldwide organisations who have chosen Crewe as their base.



## EXTERIOR

Indicative views show potential external rendering treatments.



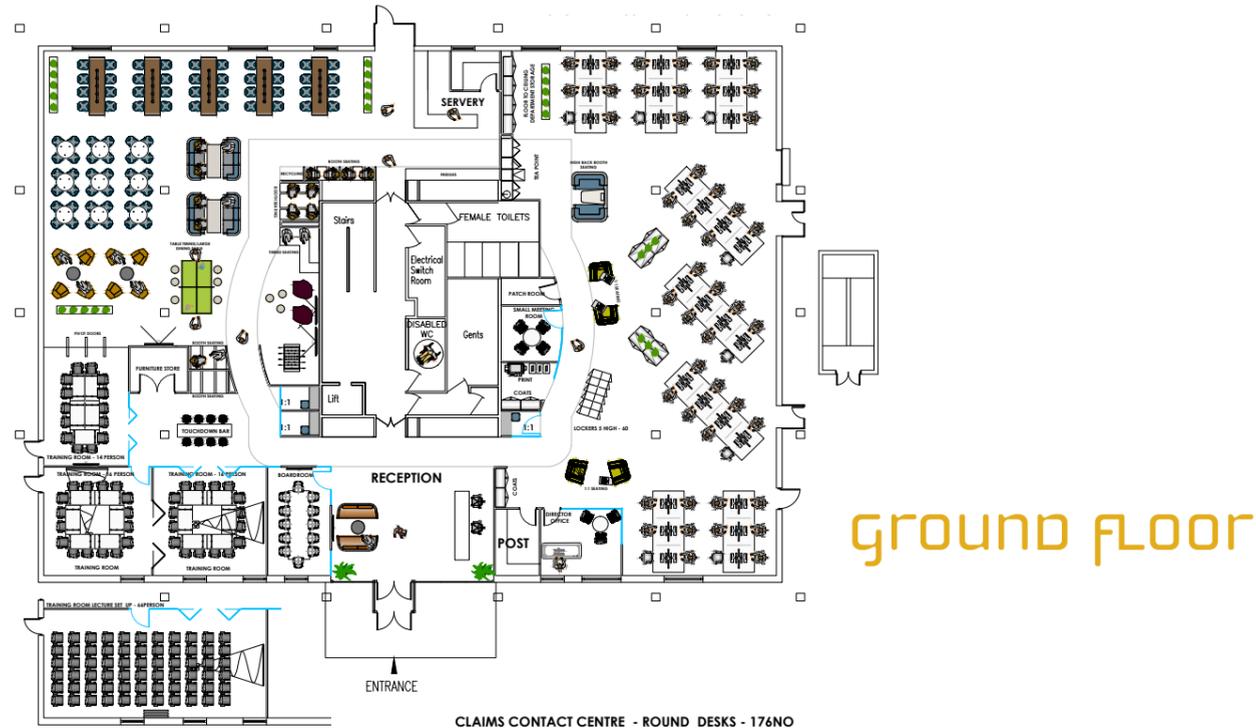
# SPACE

HQ could benefit from open plan floor plates to an agreed specification

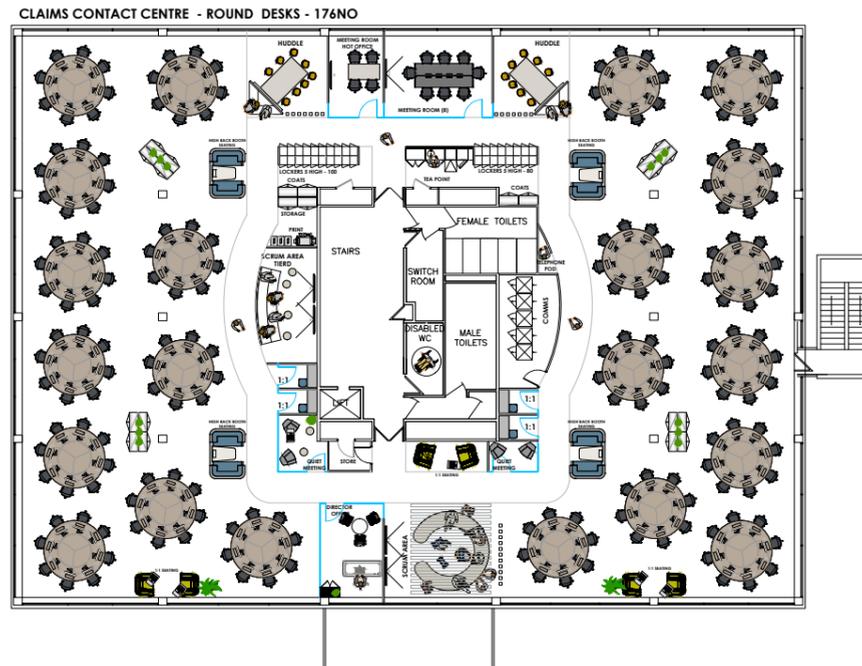
The building is situated on a fully secured site with palisade fencing and is accessed via a gated entrance

More than 120 car parking spaces can be provided

ACCOMMODATION	SQ FT	SQ M
Ground	8,837	821
FIRST	10,958	1,018
SECOND	11,022	1,024
TOTAL	30,817	2,863

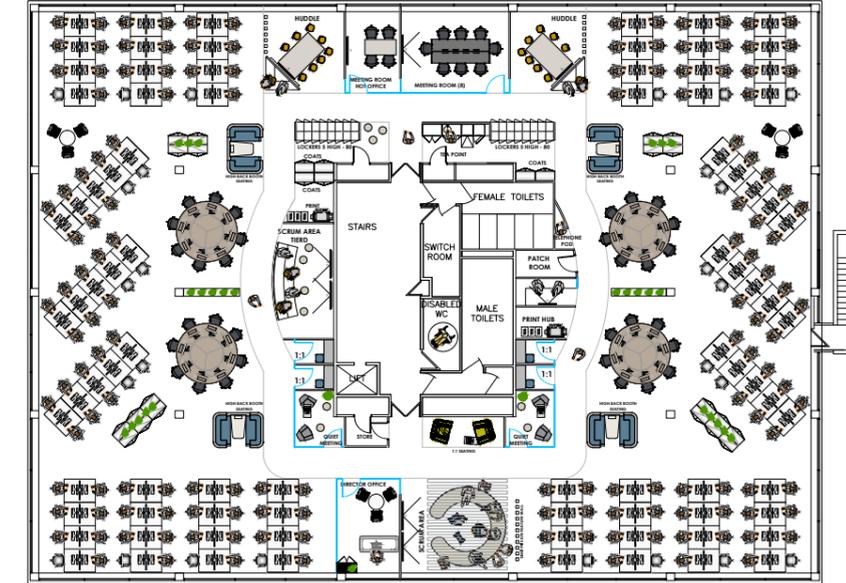


ground floor



FIRST FLOOR

CLAIMS CONTACT CENTRE - MIXTURE OF DESKS - STRAIGHT 1200mm - 204 NO



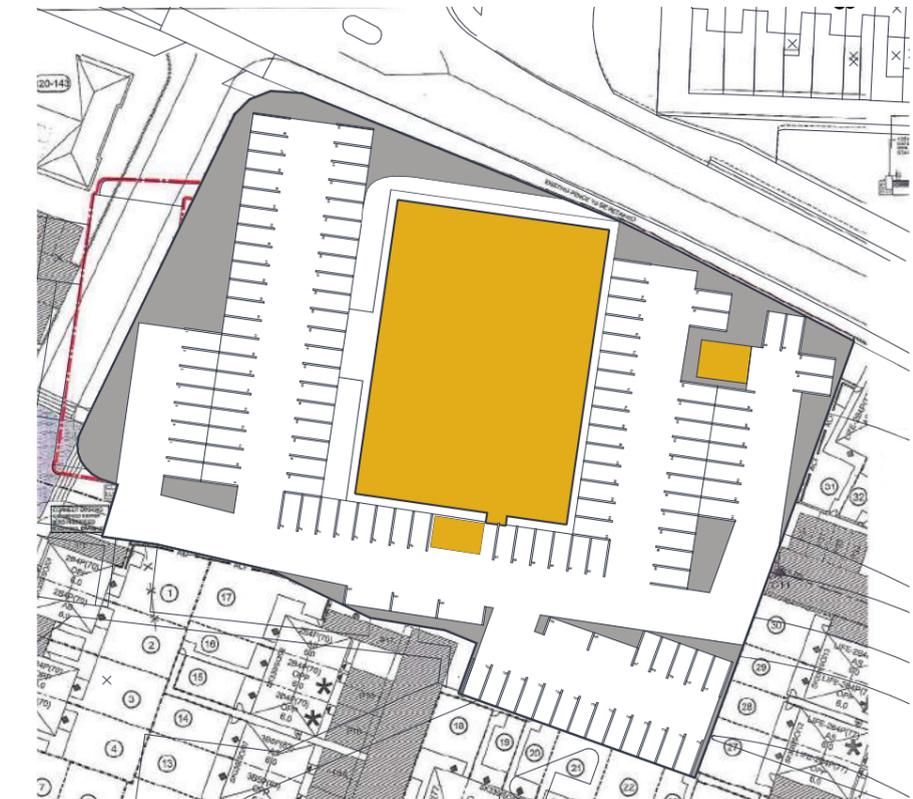
SECOND FLOOR

# CONDITION

The building is in need of some modernisation which can be tailored and subject to individual occupiers requirements. Some financial incentives can be made available to assist with any necessary works subject to final agreement between the parties

ALL SUBJECT TO SITE SURVEY

PARKING



## TERMS

Flexible lease terms are available and full details can be provided by contacting the sole agents.

## RENT

On application

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## GET IN TOUCH TO FIND OUT MORE

If you require any additional information or wish to arrange a viewing please contact the joint agents:



Steve Brittle

t. 07787 152996

e. [sbrittle@matthews-goodman.co.uk](mailto:sbrittle@matthews-goodman.co.uk)



Sara-Jane Preston

m. 07919 044979

e. [sj@prestonoherlihy.com](mailto:sj@prestonoherlihy.com)

# HQ CREWE

Dunwoody Way, Crewe, CW1 3JB

DISCLAIMER Matthews & Goodman and Preston O'Herlihy as agents and for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content, however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman and Preston O'Herlihy, their respective employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) In accordance with Anti Money Laundering Regulations, identification and confirmation of source funding may be required from the acquiring party. 7) All floor areas have been measured and calculated in accordance with the RICS property measurement (incorporating IPMS) 1st Edition, May 2015. Office space has been measured to IPMS 3 - Office, unless otherwise stated. 8) Date of Publication: March 2018.