NEW BUSINESS AND RETAIL PARK FOR NANTWICH

OFF PETER DESTAPLEIGH WAY, NANTWICH CW5 7FY

To Let – Mixed use opportunities to include retail, office, industrial and business uses.

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MÜLLER
PROPERTY GROUP

AN IDEAL LOCATION

Maylands Park offers easy access to the M6 (via Junction 16, Barthomley exchange on the A500) and is just over 6 miles from Crewe, a vibrant business centre and a major junction on the West Coast mainline with services to London Euston, Liverpool Lime Street, Manchester, Chester, Stoke on Trent and Shrewsbury.

Once in place, HS2 services will call at Crewe with journey times to London cut to under one hour.

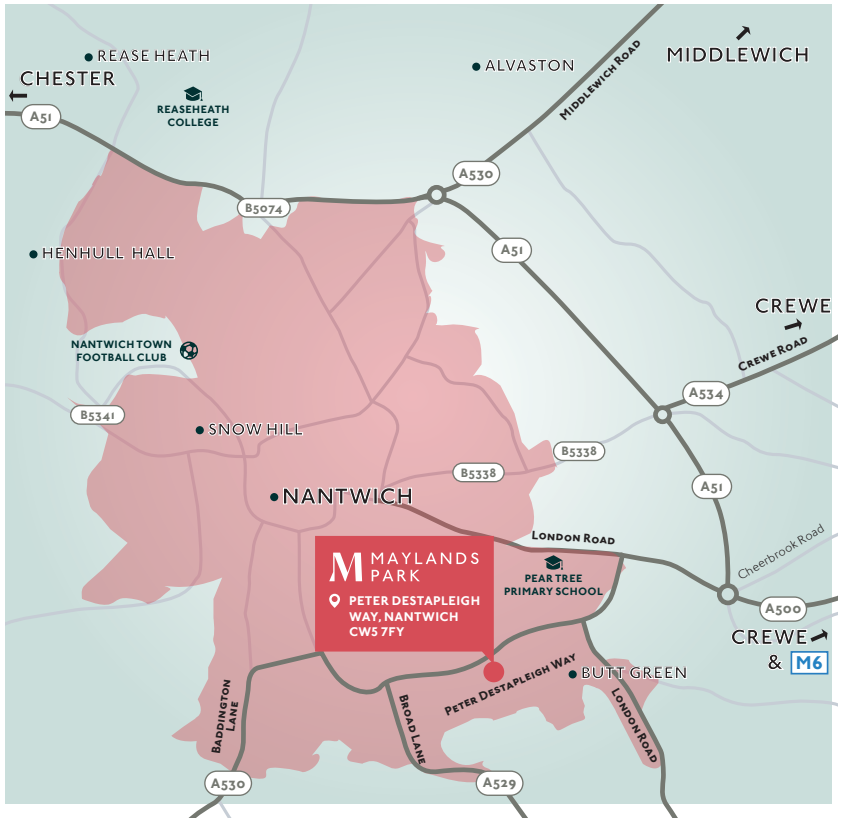
The development is located less than 2 miles from the growing market town of Nantwich (population 17,242, 2011 census). The popular town is well known for its historic listed buildings and has a wide range of amenities and facilities including a train station which sits on the Crewe to Shrewsbury Line. It is well served with supermarkets including M&S Food Hall, Sainsbury's, Morrisons and Aldi and the centre offers a wealth of independent shops, bars and restaurants.

Sat Nav reference: **CW5 7FY**

DRIVE TIMES AND DISTANCES (APPROX.)

LOCATION	DRIVE DISTANCE	DRIVE TIME
CREWE	6.1 MILES	16 MINUTES
SANDBACH	12 MILES	21 MINUTES
STOKE-ON-TRENT	17.9 MILES	24 MINUTES
CHESTER	22 MILES	48 MINUTES
MANCHESTER	44.6 MILES	1 HOUR 7 MINUTES
M6 JUNCTION 16	12 MILES	24 MINUTES
MANCHESTER AIRPORT	38 MILES	47 MINUTES
LIVERPOOL AIRPORT	37.6 MILES	1 HOUR 8 MINUTES

LOCATION



CREWE STATION

6.1 miles
(16 minutes)

M6 JUNCTION 16

12 miles
(14 minutes)

MANCHESTER AIRPORT

38 miles
(47 minutes)

SITE PLAN

Indicative images.

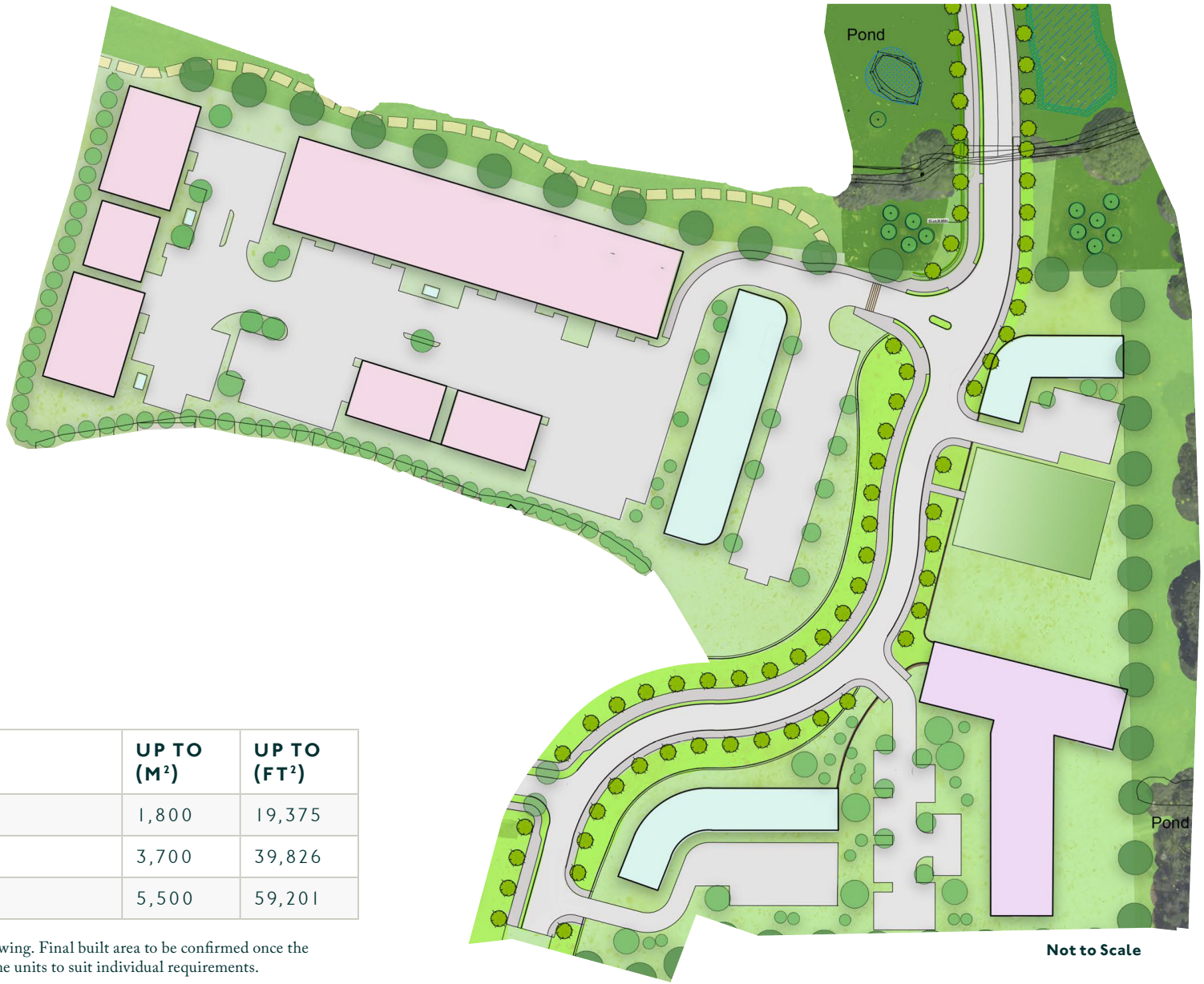
Indicative masterplan:

The proposed development has received outline planning permission for a scheme of housing and employment uses. Class E (a-c, e, f), F1 and sui generis uses and Class B2, B8 and E(g) uses. Full planning permission for new highway access road ref; 12/3746N and outline planning for residential development, local centre, employment development, etc. ref; 12/3747N.

The layout plan in these marketing particulars is indicative of the intended scheme that is to be submitted to Cheshire East Council for detailed planning permission. A development partner has been secured for the housing scheme. The occupiers for the business/ employment uses will be secured for the outline approved local centre and employment development. It is expected that development will commence towards the end of 2022.

ACCOMMODATION & LAYOUT

This is intended as an indicative masterplan. Buildings can be delivered to suit occupiers specific requirements, based on a range of floor plans and designs. The buildings will be released on a phased basis, dependent upon required use, size, and demand.



Not to Scale

UNIT	USE	UP TO (M^2)	UP TO (FT^2)
	Local Centre	1,800	19,375
	Employment	3,700	39,826
	Total	5,500	59,201

All areas have been scaled from an architect's drawing. Final built area to be confirmed once the construction is completed. It is possible to combine units to suit individual requirements.

CREATING THRIVING WORK AND RETAIL SPACES

Indicative image.

PLANNING

The development has outline planning consent for a local centre of 1,800 sqm (19,375sqft) comprising:

- Retail
- Sale of food and drink for consumption on the premises
- Provision of Financial services, Professional services (other than health or medical services) or services in a commercial, business or service locality
- Provision of medical or health services
- Crèche, day nursery or day centre
- Sui generis uses

In addition, it also has permission for an employment area extending to 3,700 sqm (39,826sqft)

- General industrial
- Storage or distribution
- Office, R&D and some industrial processes

SPECIFICATION

The development will be provided to the developer's shell specification.

TERMS

Buildings are available on new leases with terms to be agreed. Alternatively, freehold buildings can be made available.

SERVICE

The following services are available from local providers: Gas, Electricity, Water and BT.

RATES

The premises are not assessed for business rates. Interested parties should contact Cheshire East Council.

VAT

All prices are subject to VAT where applicable.

LOCAL AUTHORITY

Cheshire East Borough Council 0300 123 5500.

LEGAL COSTS

Each party is to be responsible for their own legal costs. The landlord's solicitors will supply standard heads of terms and form of lease.

RENT/PRICE

Rent and prices available upon application.

FURTHER INFORMATION

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