

Strategic Sites

Planning uses: B2 (general industrial) | B8 (storage or distribution) | B1 (business) | B1c (light industrial)



1 Adlington Business Park extension, Poynton

- Office and distribution accommodation
- Total site: 7.1 acres (2.9 hectares)
- Unit sizes: 45,585 – 72,420 sq. ft. (4,260 – 6,728 sq. m)
- Planning: B1 and B8
- Build time: 9 – 12 months
- Leasehold available
- 6 miles from junction 5, M56

2 Alderley Park, Nether Alderley

- Office and laboratory accommodation
- Total site: 400 acres (161.8 hectares)
- Unit sizes: 250 - 150,000 sq. ft. (23 - 13,935 sq. m)
- Planning: B1
- Build time: 3 - 7 months
- Leasehold available
- 10 miles from junction 18, M6

3 Apollo Park, Crewe

- Industrial and distribution accommodation
- Total site: 12.78 acres (5.17 hectares)
- Unit sizes: 12,151 - 43,410 sq. ft. (1,129 – 4,032 sq. m)
- Planning: B2 and B8
- Build time: available now
- Leasehold and freehold available
- 4 miles from junction 16, M6

4 Booths Park, Knutsford

- Office accommodation
- Total site: 220 acres (89 hectares)
- Unit sizes: 250 - 65,000 sq. ft. (23 - 6,038 sq. m)
- Planning: B1
- Build time: 5 - 7 months
- Leasehold available
- 4 miles from junction 19, M6



5 Capricorn Business Park, Sandbach

- Distribution, office and leisure accommodation
- Total site: 130 acres (52.6 hectares)
- Plot sizes: Design and build plots from 1 - 7.5 acres (0.4 - 3.03 hectares)
- Planning: B1, B8 and C1
- Build time: 12 - 18 months
- Leasehold available
- Adjacent to junction 17, M6



6 Cheshire Green Employment Park, Wardle

- Manufacturing, distribution and light industrial accommodation
- Total site: 160 acres (64.7 hectares)
- Unit sizes: Design and build between 10,000 - 250,000 sq. ft. (929 - 23,225 sq. m) or plots from 1 to 20 acres (0.4 to 8 hectares)
- Planning: outline B1c, B2 and B8
- Build time: 9 - 18 months
- Leasehold and freehold available
- Direct access to the A51



7 Crewe240, Crewe

- Manufacturing and distribution accommodation
- Total site: 28 acres (11.3 hectares)
- Unit sizes: 236,914 - 296,330 sq. ft. (22,009 - 27,529 sq. m)
- Planning: B2 and B8
- Build time: available now
- Leasehold available
- 5 miles from junction 16, M6



8 Crewe Commercial Park, Crewe

- Manufacturing, office and distribution accommodation
- Total site: 30 acres (12.14 hectares)
- Unit sizes: Design and build between 88,000 - 296,335 sq. ft. (8,175 - 27,530 sq. m)
- Planning: B2 and B8
- Build time: 12 - 18 months
- Leasehold and freehold available
- Potential for a dedicated rail siding, 5 miles from junction 16, M6



9 MA6NITUDE, Middlewich

- Manufacturing and distribution accommodation
- Total site: 450 acres (182.1 hectares)
- Unit sizes: Design and build between 90,000 - 600,000 sq. ft. (8,361 - 55,741 sq. m)
- Planning: B2 and B8
- Build time: 6 - 12 months
- Leasehold and freehold available
- 2 miles from junction 18, M6



10 Manor Point, Holmes Chapel

- Manufacturing, distribution, office and leisure accommodation
- Total site: 6.07 acres (2.46 hectares)
- Unit sizes: 2,000 - 25,371 sq. ft. (186 - 2,357 sq. m)
- Planning: B1, B2, B8 and D2
- Build time: 12 - 14 months
- Leasehold and freehold available
- 1 mile from junction 18, M6



11 Novus Business Park, Knutsford

- Industrial, distribution and light industrial accommodation
- Total site: 16 acres (6.47 hectares)
- Unit sizes: Design and build between 25,000 - 100,000 sq. ft. (2,322 - 9,290 sq. m) or new build units between 3,483 - 22,282 sq. ft. (323 - 2,070 sq. m)
- Planning: B1c, B2 and B8
- Build time: 7 - 12 months
- Leasehold and freehold available
- 3.5 miles from junction 19, M6



12 Pioneer Park, Middlewich

- Industrial and distribution accommodation
- Total site: 22 acres (8.9 hectares)
- Unit sizes: Design and build between 16,000 - 100,000 sq. ft. (1,486 - 9,290 sq. m)
- Planning: B2 and B8
- Build time: 9 - 14 months
- Leasehold available
- 2 miles from junction 18, M6



13 Radway Green brownfield, Alsager

- Industrial, distribution or light industrial accommodation
- Total site: 16 acres (6.47 hectares)
- Unit: 354,996 sq. ft. (32,980 sq. m)
- Planning: B1c, B2 and B8
- Build time: 12 - 18 months
- 4 miles from junction 16, M6



14 Q110, Weston Road, Crewe

- Industrial or distribution accommodation
- Total site: 6.2 acres (2.51 hectares)
- Unit: 112,989 sq. ft. (10,497 sq. m)
- Planning: B1c, B2 and B8
- Build time: available now
- Leasehold and freehold available
- 4 miles from junction 16, M6

Pipeline of Employment Land

	Sites	Size	Ownership	Uses
15	Adlington Business Park extension, Poynton	24.7 acres (10 hectares)	7 private owners	The site is allocated for employment uses. Other than the eastern section (see 1. above) no other planning permission has been applied for at present (January 2019).
16	Land off Congleton Road, Macclesfield	24.7 acres (10 hectares)	6 private owners	The site is allocated for employment uses. No planning permission has been applied for at present (January 2019).
17	Congleton Business Park extension	24.7 acres (10 hectares) with the potential for a further 7.4 acres (3 hectares)	3 private owners	The site is allocated for employment uses. No planning permission has been applied for at present (January 2019).
18	Radway Green extension, Alsager	61.7 acres (25 hectares)	The Duchy of Lancaster	The site is allocated for employment uses. No planning permission has been applied for at present (January 2019).
19	Radway Green North, Alsager	29.65 acres (12 hectares)	BAE Systems Property Investments	The site is allocated for employment uses. No planning permission has been agreed at present (January 2019).

Strategic Sites Map Cheshire East



The Skills & Growth Company provides a free and confidential service for Inward Investors and businesses relocating in Cheshire East, and is available to help with:

- Sourcing suitable commercial sites and premises.
- Advice on financial support, including UK Government funding and enhanced Capital Allowance applications.
- Brokering Cheshire East Council departmental meetings, e.g. planning, building regulations, Council tax and business rates, highways, parking and education.
- Local market research and information.
- Advice on skills and training.
- Recruitment support.

For further details please contact the Skills & Growth Company at:

Sandbach Enterprise Centre,
Wesley Avenue, Sandbach CW11 1DG

Email: business@skillsandgrowth.co.uk
Telephone: 0300 123 5001
or visit our website at: www.skillsandgrowth.co.uk



Welcome to Cheshire East

Location is everything... never more so than in Cheshire East; here you will find the ideal mix of a world-class asset base and a borough recognised as the best place to live in the North West. Our rich culture of innovation and research stretches from antibiotic resistance to cancer drug development, and from luxury car manufacturing, to cutting edge financial technology.

Cheshire East is at the heart of Britain – literally, and with enviable M6/56 road and rail links and major international airports on our doorstep, you couldn't be better placed to reach customers in the UK and internationally.

With HS2 investment and Crewe set to become a major hub station, journey times to London will halved by 2027. We're well-connected in other ways too; the Connecting Cheshire project has helped bring superfast fibre broadband to over 95% of our households and businesses.

The Skills & Growth Company has been formed to help businesses thrive in Cheshire East. Our Commercial Property Search service can help you source the right commercial property and development land whether you're already here or looking to relocate. To access the latest commercial property market information in Cheshire East, please see our annual Commercial Property Reviews, available on our website.

For further information or to arrange a meeting, please contact Debra Foxley-Smith at business@skillsandgrowth.co.uk or call 0300 123 5001

www.skillsandgrowth.co.uk

KEY

Welcome to Cheshire East

STRATEGIC SITES

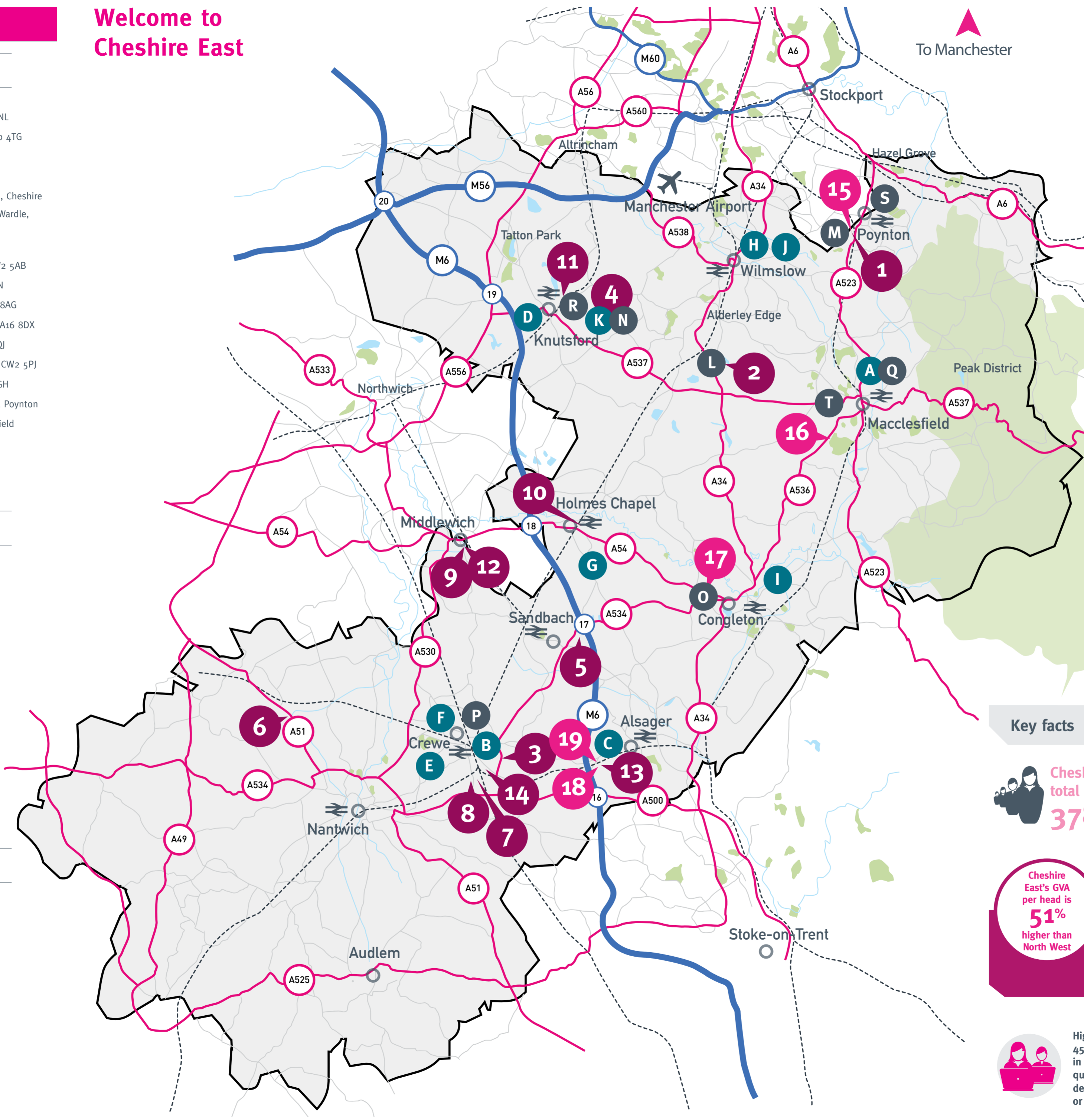
- 1 Adlington Business Park extension (eastern section), Poynton, SK10 4NL
- 2 Alderley Park, Nether Alderley, SK10 4TG
- 3 Apollo Park, Crewe, CW1 6NG
- 4 Booths Park, Knutsford, WA16 8QZ
- 5 Capricorn Business Park, Sandbach, Cheshire
- 6 Cheshire Green Employment Park, Wardle, CW5 6RS
- 7 Crewe240, Crewe, CW2 5AB
- 8 Crewe Commercial Park, Crewe, CW2 5AB
- 9 MA6NITUDE, Middlewich, CW10 0TN
- 10 Manor Point, Holmes Chapel, CW4 8AG
- 11 Novus Business Park, Knutsford, WA16 8DX
- 12 Pioneer Park, Middlewich, CW10 0QJ
- 13 Radway Green brownfield, Alsager, CW2 5PJ
- 14 Q110, Weston Road, Crewe, CW1 6GH
- 15 Adlington Business Park extension, Poynton
- 16 Land off Congleton Road, Macclesfield
- 17 Congleton Business Park extension
- 18 Radway Green extension, Alsager
- 19 Radway Green North, Alsager

MAJOR EMPLOYERS

- A AstraZeneca
- B Assurant Solutions
- C BAE Systems
- D Barclays Technology Centre
- E Bentley Motors
- F Morning Foods
- G Recipharm
- H Royal London
- I Siemens
- J Waters
- K Wood plc

KEY BUSINESS PARKS

- L Alderley Park
- M Adlington Business Park
- N Booths Park
- O Congleton Business Park
- P Crewe Business Park
- Q Hurdsfield Business Park
- R Parkgate Industrial Estate
- S Poynton Business Park
- T Tytherington Business Village



Key facts

Cheshire East has a total population of **378,800**

Cheshire East is the 6th fastest growing economy in England (2017)

Cheshire East's GVA per head is **51%** higher than North West

Above the national employment average for pharmaceutical manufacturing and automotive, research, marketing and digital

Cheshire East's total Gross Value Added (economic output) was **£13.7bn in 2017**

60% (226,100) of the Borough's population are of working age (16-64 year olds)

Highly-educated workforce, 45.7% of 16-64 year-olds in Cheshire East have a qualification at Level 4 (first degree level or equivalent) or above (2017)

50% of people working in the Borough are employed in high-skill occupations