GAWSWORTH HOUSE

CREWE BUSINESS PARK

BE CENTRAL TO THE FASTEST GROWING ECONOMY IN ENGLAND

GAWSWORTH HOUSE

Located at the entrance to Crewe Business Park, this ideal location benefits from a wide selection of on-site features and local amenities, perfect for both employees and clients alike.

Gawsworth House benefits from secure on-site barrier controlled parking together with Integrated CCTV & monitored access control systems to all entrances and is set in its own landscaped grounds.

ON-SITE BARRIER CONTROLLED PARKING

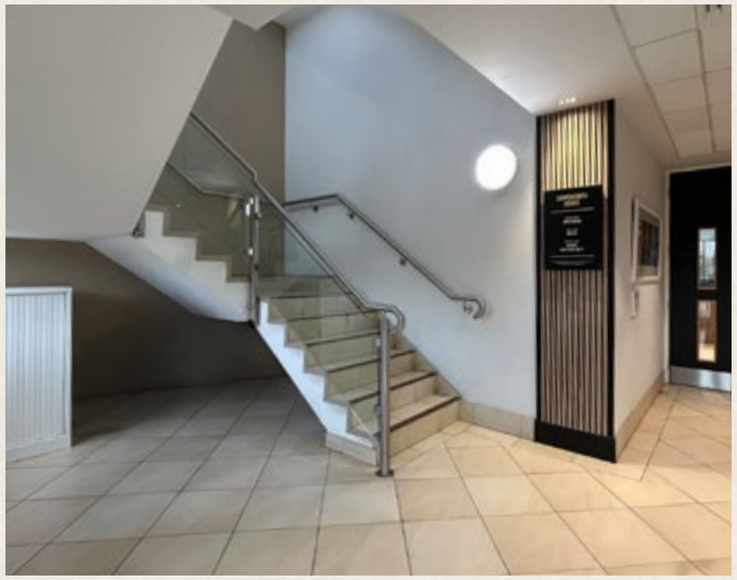
2 X 10 PERSON PASSENGER LIFTS

SHOWER & CHANGING FACILITIES

MALE, FEMALE & DISABLED TOILETS

FULLY AIR CONDITIONED
INSTALLED 2025/6

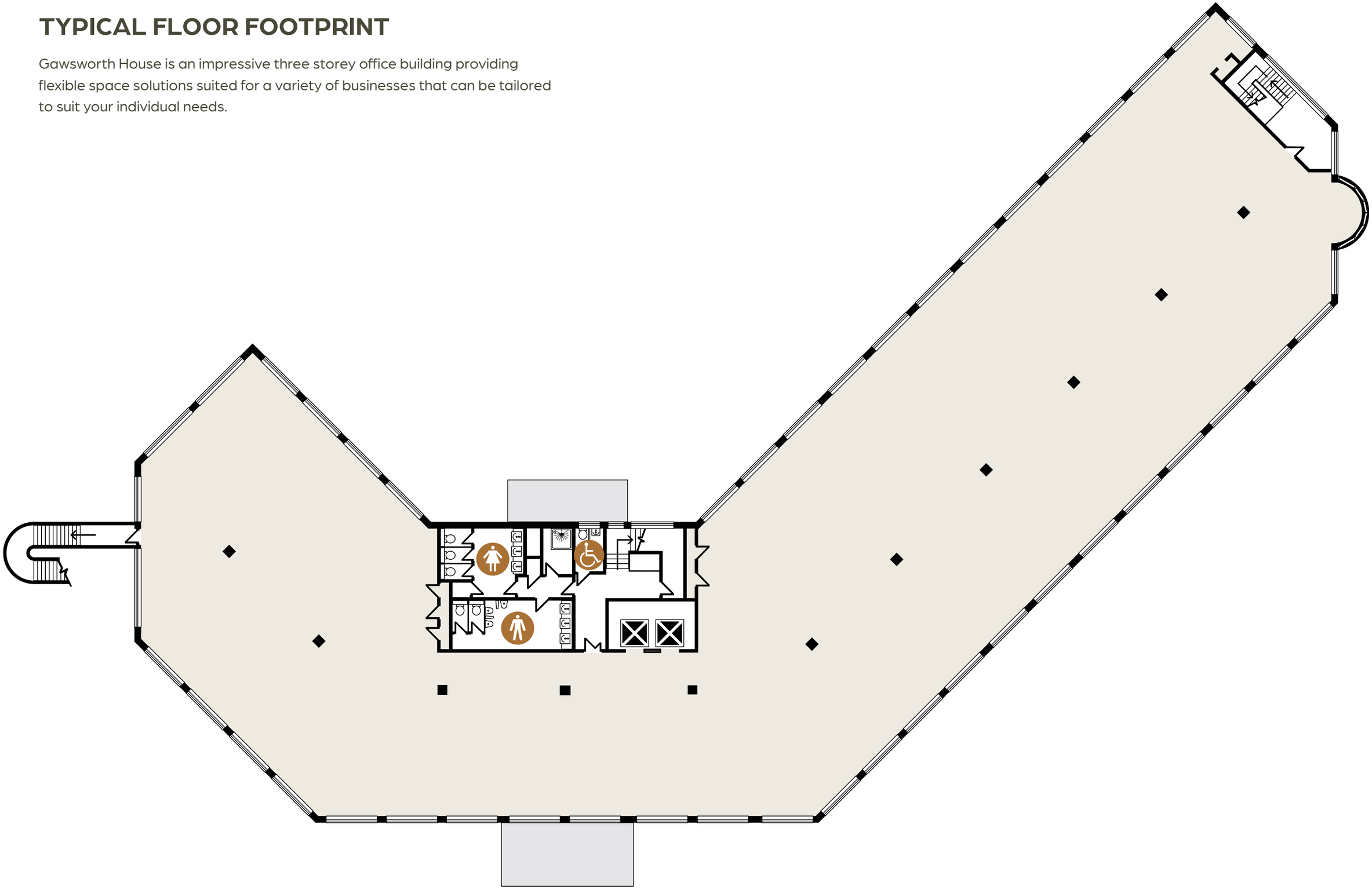
CCTV MONITORED SECURITY 24/7



Mature landscaped setting

TYPICAL FLOOR FOOTPRINT

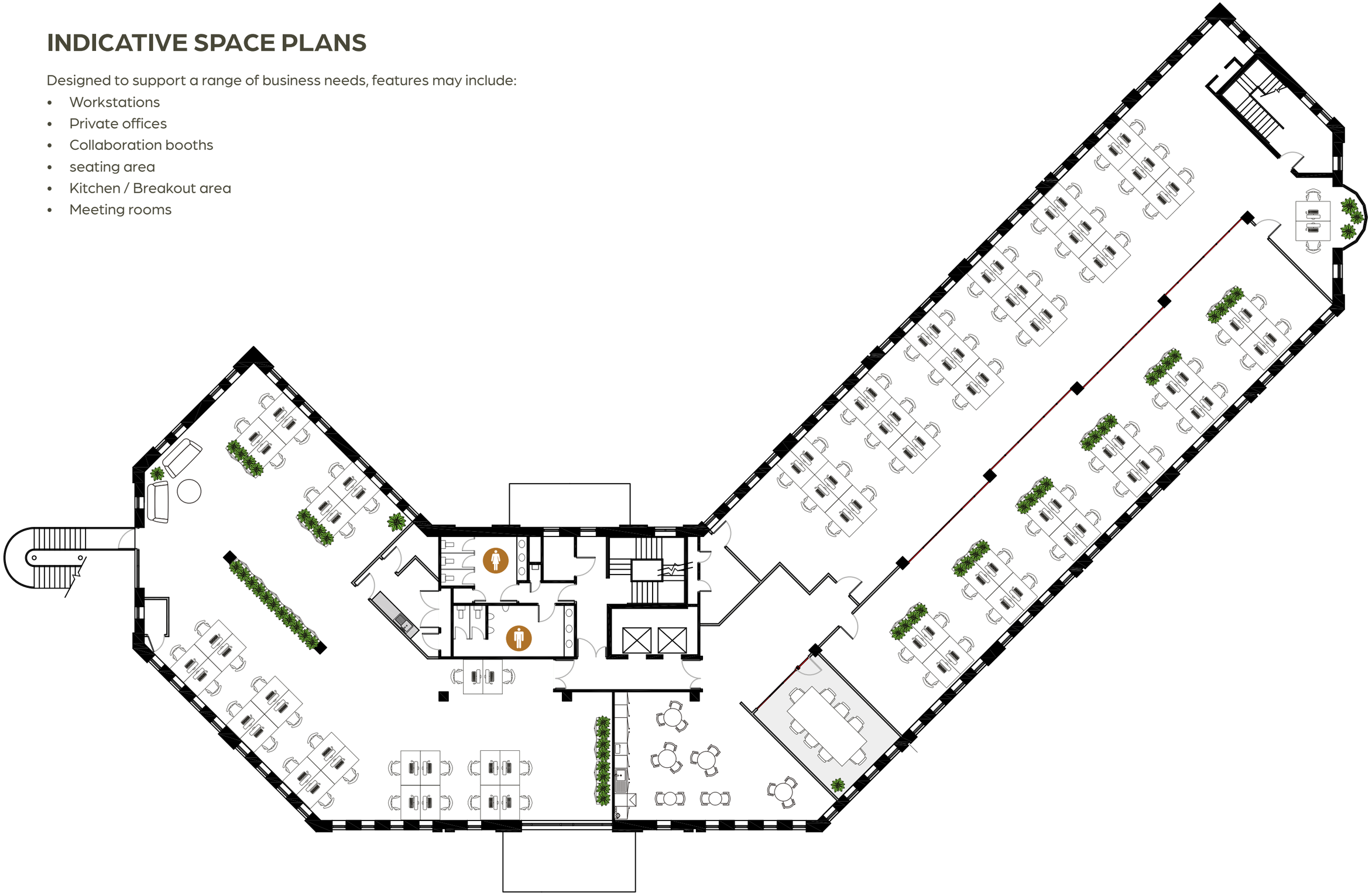
Gawsworth House is an impressive three storey office building providing flexible space solutions suited for a variety of businesses that can be tailored to suit your individual needs.



INDICATIVE SPACE PLANS

Designed to support a range of business needs, features may include:

- Workstations
- Private offices
- Collaboration booths
- seating area
- Kitchen / Breakout area
- Meeting rooms



A COMMUTER TOWN

Well connected by road and on foot, Crewe offers easy access to everyday amenities within minutes.

5 MINUTES / 1.5 MILES
Drive to Crewe town centre

10 MINUTES / 0.6 MILES
Walk to Crewe train station

9 MINUTES / 5.7 MILES
Drive to M6 motorway

30 MINUTES / 28 MILES
Drive to Manchester airport

Bannatyne Health Club & Spa

Duke of Gloucester Pub

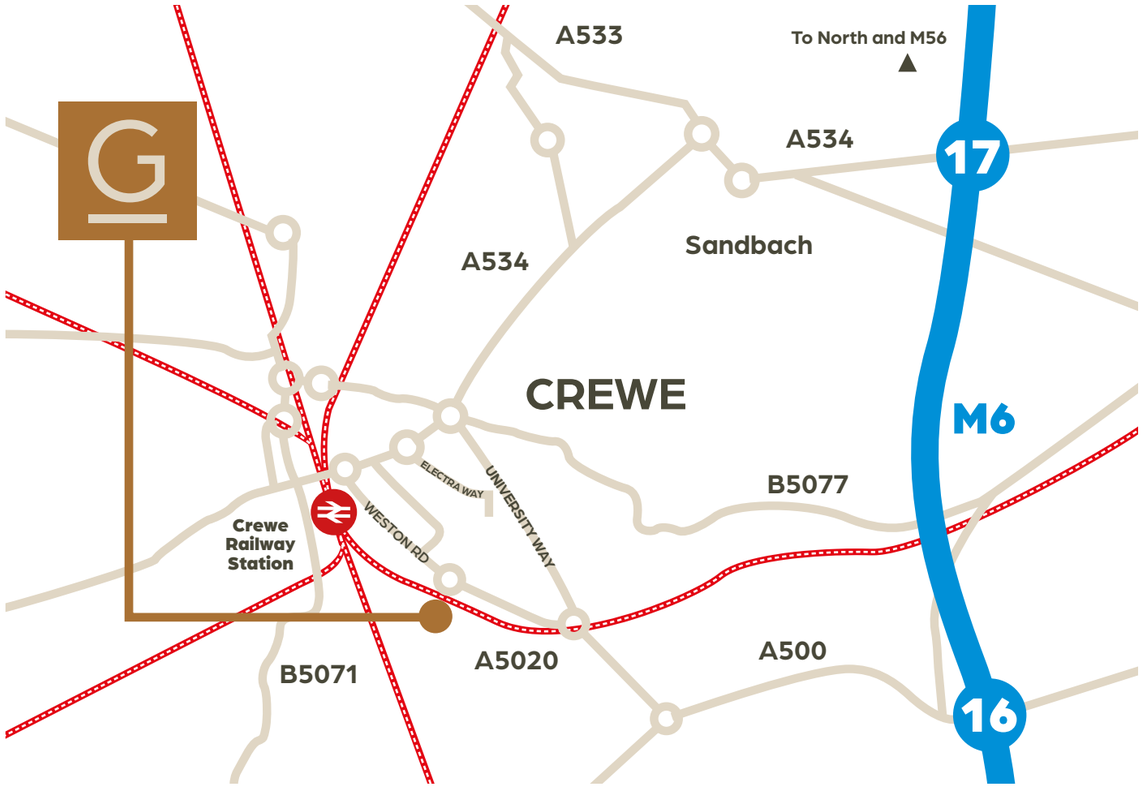
Jaguar Showroom

Ibis Hotel, Crewe Business Park

Travelodge

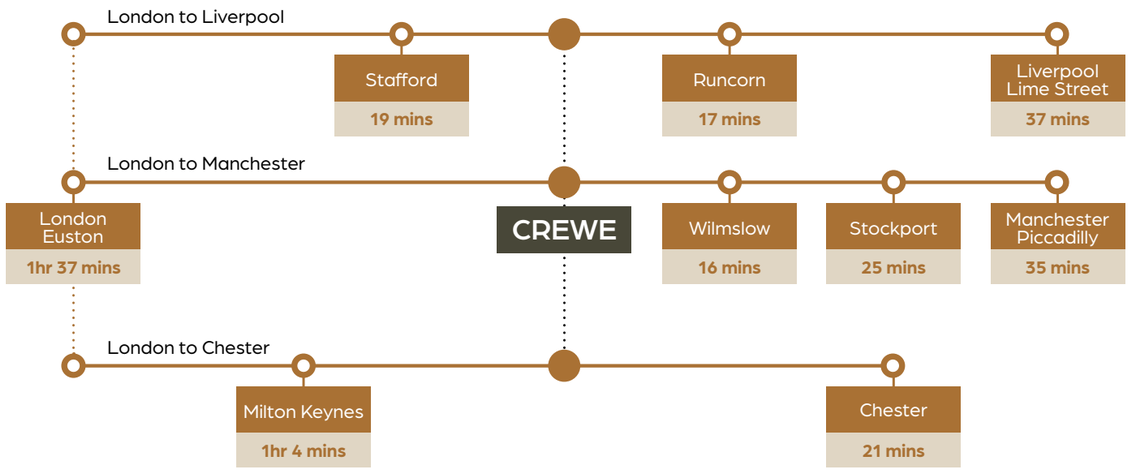
Gawsworth House at Crewe Business Park lies approximately 38 miles south of Manchester and 26 miles east of Chester.

Crewe benefits from excellent road communications with Junctions 16 and 17 of the M6 Motorway to the east and north east of the town centre, linking with the M56 and M62 to the north and the M1 to the south. In addition, the A534 and the A5020 pass through the town and provide access to Wrexham and North Wales.



TRAIN TRAVEL TIMES

Avanti West Coast Travel time from Crewe.



Gawsworth House on Crewe Business Park is the premier office location in Crewe.

Occupiers have the perfect balance of great on-site parking, a variety of excellent local amenities and easy access to the M60.

Crewe Rail Station, which is virtually on the doorstep, provides unrivalled connections to the national rail network.

LOCAL AMENITIES

1. Ibis Hotel
2. Bannatyne Health Club
3. Co-op and Subway
4. Travelodge
5. Texaco Garage
6. Duke of Gloucester Pub
7. Greggs and Londis
8. B&Q
9. McDonalds
10. Holiday Inn
11. Starbucks, Subway and Greggs
12. Premier Inn
13. Brewers Fayre

HIGH GROWTH CITY

The property is located at the head of Crewe Business Park, a major North West business park set over a 67 acre site. The park, which was one of the first business parks in the UK to receive the Millennium Marque Award for environmental excellence, boasts excellent amenities both on-site and in close proximity.

The park comprises the 67 acre Crewe Business Park, the 12 acre Crewe Gates Industrial Estate, Crewe Hall Enterprise Park which is arranged over 20 acres, and Crewe Commercial Park which is ready to provide 1.1 million sq ft of distribution/warehouse space.

A SUSTAINABLE FUTURE

Sustainability is a key consideration across the Orbit Developments portfolio, helping create more efficient, future-focused workplaces for our occupiers. Here are some of the initiatives delivering benefits across our buildings:

Zero Scope 2 Emissions

Our tenants have ZERO scope 2 emissions from our renewable energy products we supply, in accordance to the GHG Protocol Scope 2 Guidance.

LED & PIR Motion Detection Lighting

Installation of LED motion detecting, PIR lighting to reduce energy usage, eliminating the possibility of leaving the lights on.

Public Transport

Gawsworth House support sustainable communting with a bus stop and train station within walking distance.

Cycle Hubs

Introduction of cycle hubs across our portfolio, a safe and secure place to keep bikes under cover, helping to advocate for sustainable forms of transport.

Zero Landfill

We recycle the majority of our waste and separates non-recyclables to be used to generate electricity at a waste - to - energy facility producing ZERO landfill.

Renewable Energy

We support our clients on their net-zero journey by supplying them with certified 100% renewable electricity across our entire 8 million sq ft portfolio.

Shower at Our Offices

Installation of economically friendly showers. Ideal for encouraging green commuting options with trip-end facilities.

Zero Radioactive Waste

Zero Radioactive waste as a landlord.

GAWSWORTH
HOUSE

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