

OMEGA

Defining the next generation of business community

DEFINING THE NEXT GENERATION OF BUSINESS COMMUNITY

Introducing a vibrant, active and sustainable business community in the heart of the North West.

To be phased over the next 25-30 years, the 233 hectare (575 acre) former Burtonwood airbase site will be transformed by Miller Developments; one of the country's leading developers in partnership with the Royal Bank of Scotland and national regeneration agency English Partnerships.

The prestigious £1.25 billion development opportunity is widely recognised as one of the largest and most important strategic development projects in Europe.

Omega will create a new landscape alongside the M62, setting the scene for a prestigious business community.

The landmark scheme comprises Omega North and Omega South, separated by the M62 motorway and forming a major expansion of Warrington's commercial offer.



the Omega vision

The **Omega** opportunity signifies a new way forward, offering a strategic location for businesses of regional, national and international standing.


Omega will offer one of the highest calibre business communities and is set to attract the best **inward investment opportunities** in the UK.

Omega will not only be one of the **largest projects** in the UK, it is also set to be one of the most significant in terms of regeneration and sustainable development.

The spectacular landmark scheme will create a unique employment dominated **mixed-use** development, offering unrivalled working conditions to global businesses.

The campus style quality setting will provide buildings with their own individual identity and profile. Breaking the mould of the traditional 'business park', **Omega** will define the next generation of modern business districts through the creation of 'clusters' of urban spaces.

Together the landscape, public realm and building designs will work hand in hand to create a much desired **corporate environment**.



a visionary approach
to modern business



introducing a new community

Omega will become fully integrated and interconnected with the existing urban area.

The world-class scheme will complement the existing physical, social and economic fabric of **Warrington** and the wider area, providing a destination for a range of international corporates and regional businesses to grow.

The creation of the urban environment will provide the impetus to foster a **real community** by allowing people to use, share and associate with their physical environment. A programme of **public art** will supplement the public realm including fixed elements such as cultural entrance features.

Carefully designed open public space will establish **Omega** as a desirable business community with water fountains, green space and plazas. Other ancillary development such as

retail, hotels and leisure uses will directly serve the needs of the scheme and attract high-quality occupiers.

The development will prioritise pedestrian and cycle access with the creation of 'streets' rather than major roads, as well as improvements to external links. Wide pedestrian crossings, paths, boulevards and other traffic calming measures will be put in place to ensure that the environment remains as it was intended, along with sensitively designed street furniture.

Images depict previous Miller schemes of a similar high standard



building a business community to **your** specification... to suit **your** needs

creating a unique 24 hours a day -
seven days a week environment



Indicative computer generated image

endless possibilities

Given the scale and unrivalled quality of the scheme, **Omega** will attract significant national and European corporate interest.

Omega offers occupiers the opportunity to acquire a high specification, bespoke design solution to meet their specific occupational requirements. Set within a quality landscaped environment, **Omega** comprises approximately **139,353 sq m (1.5 million sq ft)** of primarily office accommodation to be developed in phases 1 & 2.

Omega will comprise **Grade A** high quality offices providing a new and vibrant centre of excellence for business, technology and information.

The scheme will become a true urban environment defining the standards for the next generation of business developments and attracting world-class businesses to the region.

Images depict previous Miller schemes of a similar high standard



defining the standards for **your** new working environment



Indicative computer generated image

a region of opportunity

Omega is strategically located in the heart of **North West** England, midway between **Manchester, Liverpool** and **Chester**.

Situated on the former Burtonwood airbase in the Borough of **Warrington**, **Omega** lies adjacent to the **M62**, the region's main east-west corridor and is also serviced by its own dedicated motorway junction (**junction 8 of the M62**), providing direct access to both **North** and **South** sites.

With the site lying only **20 miles / 32km** from **Manchester**, **17 miles / 27km** from **Liverpool** and **28 miles / 45km** from **Chester**, **Omega** benefits from a network of rail and public transport links from both cities and an immediate link to London from Warrington Bank Quay Railway Station on the West Coast Main Line. The site is also strategically placed for air travel - being only a **30 minute** drive from **Manchester** and **Liverpool** international airports.

In addition to the existing infrastructure, **Omega** will be linked to the local labour supply via public transport improvements, which are also being funded by the development.

Omega's position at the centre of the national motorway system means that **23 million** people are within two hours' driving time, as is **60%** of British industry and consumers.

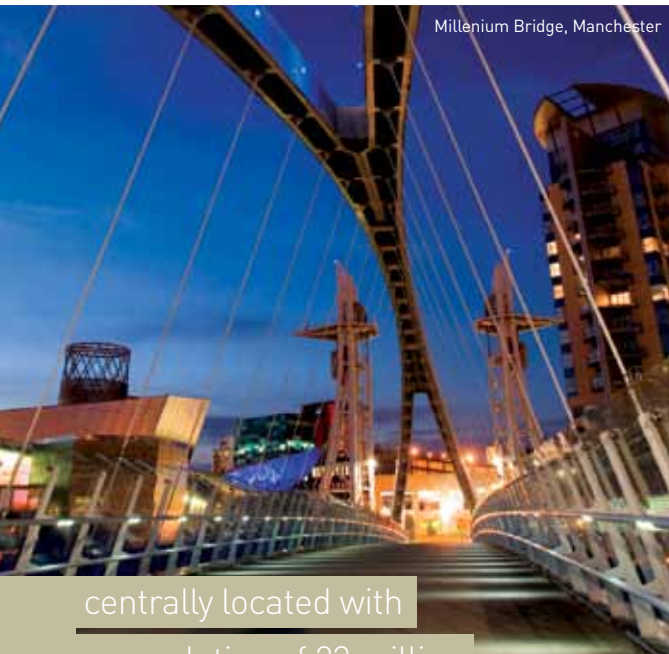
Arena & Convention Centre, Liverpool



Gemini Business & Retail Park, Warrington



Millenium Bridge, Manchester



Trafford Centre, Manchester



centrally located with
a population of 23 million
within two hours' driving time



Salford Quays, Manchester



Liverpool Docks





a region of opportunity

With a population of around **6.9 million**, in terms of volume, England's **North West** has one of the largest resident and working populations in the UK and houses the second financial city.

The North West benefits from:

- Access to Europe's largest concentration of universities and the strongest research base outside London and the South East.
- Growth of new business sectors including ICT, biotechnology and pharmaceuticals.
- Educational excellence with the region's **15 universities** and higher education colleges including Chester University's Warrington campus. Levels attained exceed UK averages.
- Foreign Direct Investment, which is estimated to account for 16% of the **North West** economy.

Omega's sub-region comprising **Warrington, Halton, Knowsley, St Helens** and **Wigan** accommodates approximately **28,100** businesses whose industrial sectors range from traditional industries to emerging new sectors.

Warrington is growing in status as a centre of excellence for advanced engineering, digital, service sector, telecoms and creative industries. At present **Warrington** and the local area is home to over **160** overseas companies and hundreds of national names including **Vodafone, Unilever, Bank of America, Bank of New York** and **Google**.

Warrington has a significant retail offer. In the surrounding modern suburbs near to the **Omega** site there are several shopping areas including Gemini Business & Retail Park, which has a large **Marks & Spencer** (the biggest outside London), and the recently extended **Golden Square Shopping Centre**.

Warrington Bank Quay Railway Station on the West Coast Main Line directly benefits from links to **London**.

a rich knowledge base
with a significant retail offer

Omega's sub-region statistics:

Total population

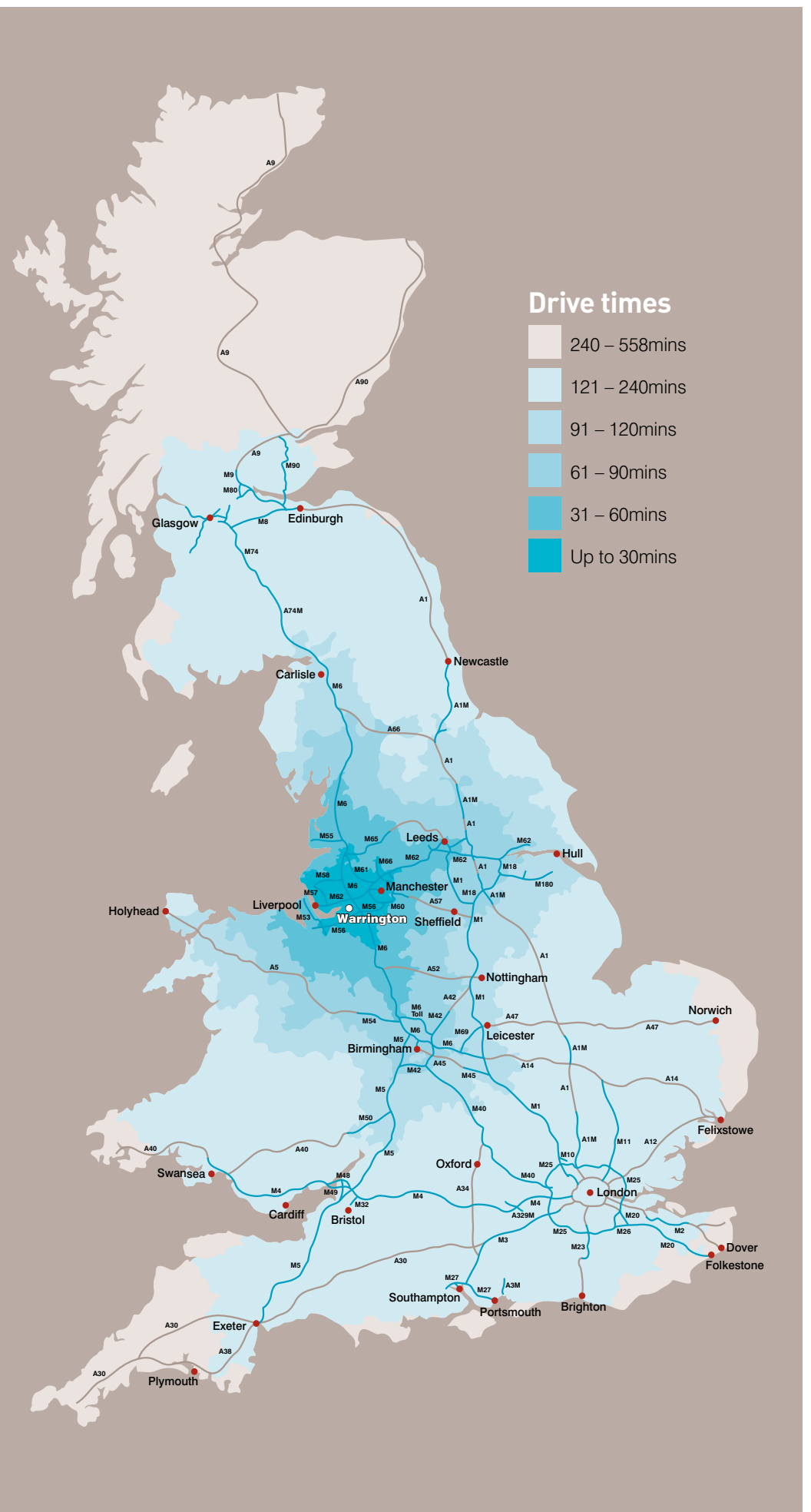
947,900

Percentage labour force in current employment

62%

Employment rate

72.3%



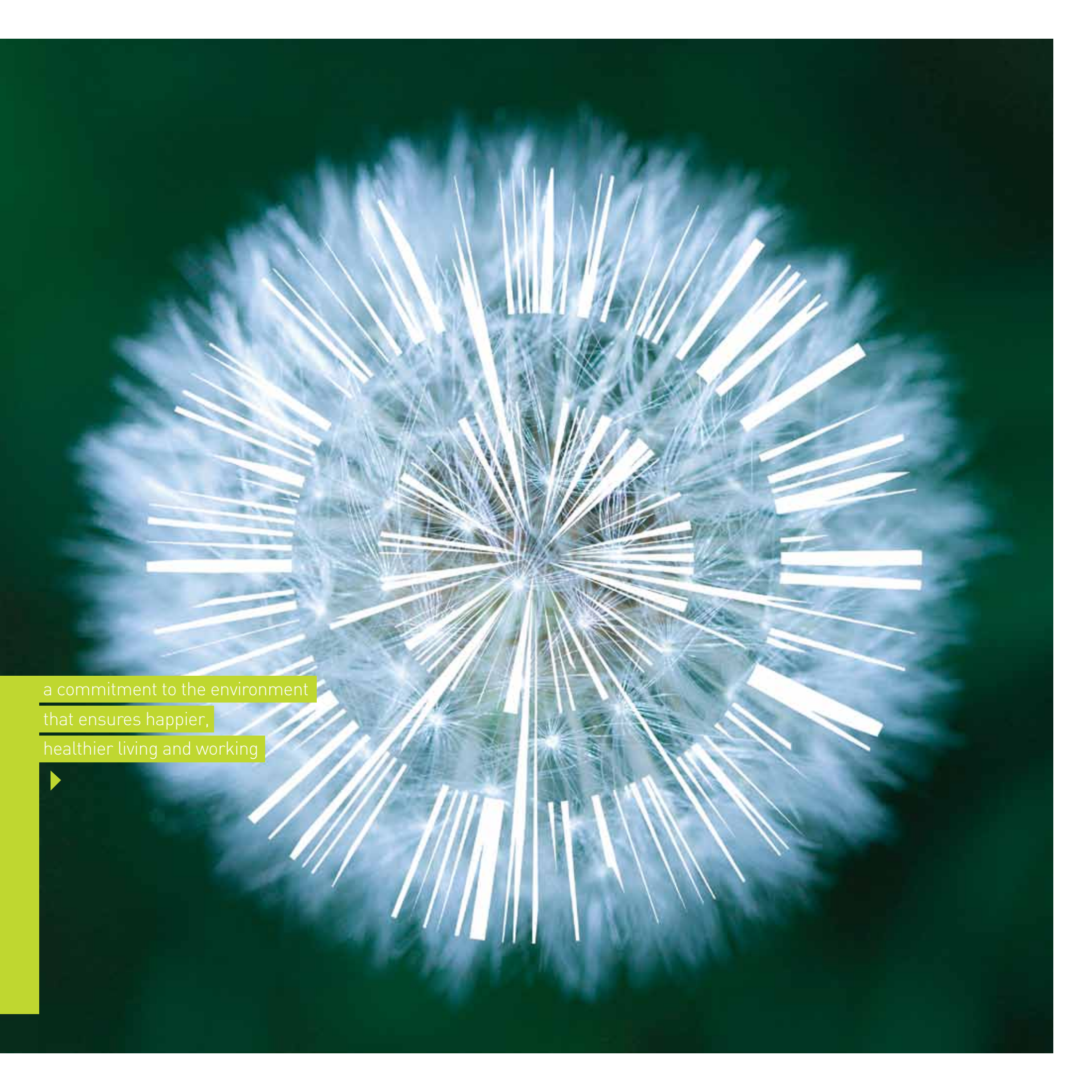
time for a fresh outlook

The **Omega** development will offer a quality environment providing innovative architecture with energy smart buildings. The masterplan provides for a range of uses, links with other development areas, environmental protection, biodiversity, urban design and community facilities.

Omega will have regard for its neighbours and the environment.

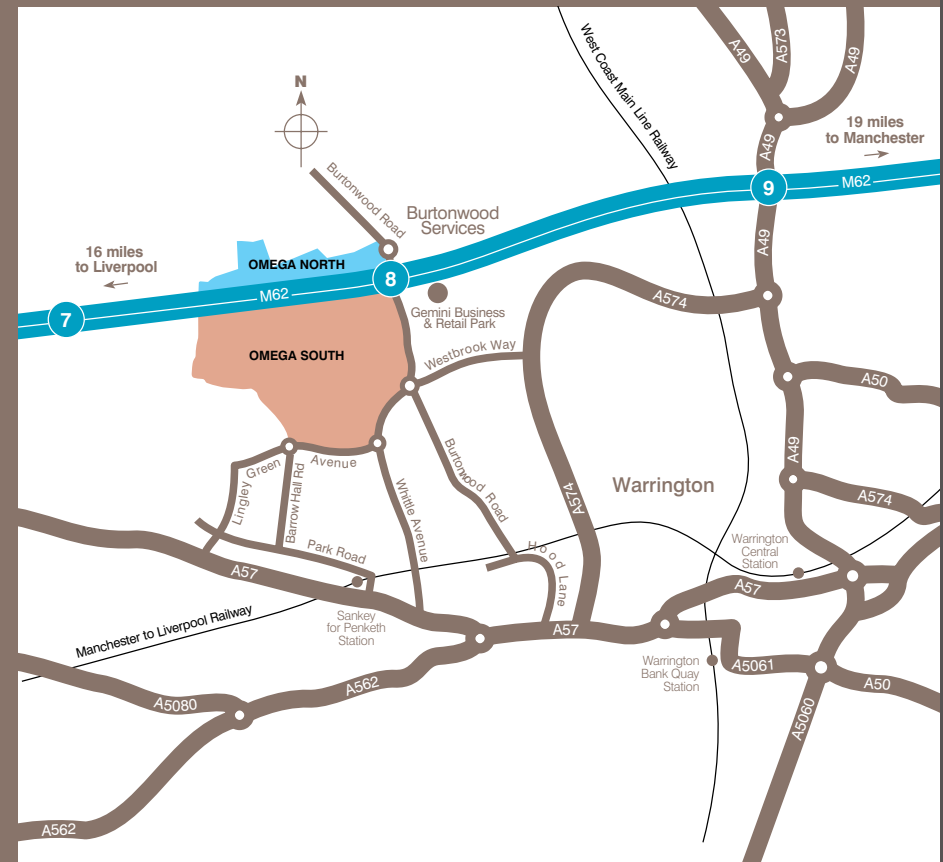
Omega will use best practice in design, construction and management to help achieve the highest **BREEAM rating** possible. Great care will be taken during the construction works to protect local wildlife and the environment. A wildlife ledge is to be constructed to encourage the return of animals like the water vole and such birds as the kingfisher.

The environment will be enhanced through the use of woodland planting, open space provision, wetland areas and waterways to green the environment and provide sustainable drainage. Investment will also be made in significant environmental improvement to encourage biodiversity.



a commitment to the environment
that ensures happier,
healthier living and working



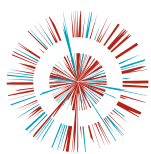


Site postcode for satellite navigation: Junction 8 / WA5 4DB

Site co-ordinates: 53 degrees, 25 mins 3 secs North 2 degrees, 38 mins 49 secs West



www.omegaopportunity.com



OMEGA

For more information on Freehold and Leasehold opportunities please contact:

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A joint development by:



Omega is a joint venture partnership between Miller Developments, a subsidiary of the Royal Bank of Scotland plc and English Partnerships.

Supported by:



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