



M61 J6 | UK  
Great Bank Road, Bolton BL5 3XN  
/// [scans.comet.prom](http://scans.comet.prom)

PANATTONI PARK

# BOLTON280

TO LET

## 280,619 SQ FT

GRADE-A INDUSTRIAL/WAREHOUSE UNIT  
AVAILABLE APRIL 2027

[panattoni.co.uk/bolton280](http://panattoni.co.uk/bolton280)

# 280,619 SQ FT



## A PRIME NORTH WEST INDUSTRIAL/LOGISTICS LOCATION

Built in 2021, Panattoni Park Bolton 280 offers a rare opportunity to secure a high-quality logistics facility in one of the North West's most supply-constrained markets.

Positioned just 1.5 miles from Junction 6 of the M61, the unit provides excellent access to the M60, M62 and M6, placing Greater Manchester, the wider North West and key national distribution routes within easy reach.

Bolton 280 combines proven operational capability with a strong local labour catchment and competitive wage profile, supporting efficient occupier operations

-   
Dual-sided  
GOODS YARD
-   
Dual-aspect  
LOADING
-   
7  
year  
WARRANTY

at scale. The established location also benefits from excellent public transport connectivity, with nearby Westthoughton rail station and regular bus services linking surrounding residential areas.

Maintained in excellent condition, the unit presents as nearly new. Underlining the superb value on offer, the unit comes complete with 7 years remaining on the developer's warranty.

# A LOCATION BUILT FOR MODERN SUPPLY CHAINS

EVRI



TESCO

EVRI

STATESIDE  
FOODS

WESTHOUGHTON

AVAILABLE APRIL 2027

PANATTONI PARK  
**BOLTON 280**

AVAILABLE NOW

PANATTONI PARK  
**BOLTON 45**

GREAT BANK ROAD



**5.02 million**  
PEOPLE WITHIN 45 MINS



**30 minutes**  
TO CENTRAL MANCHESTER

PANATTONI PARK  
**BOLTON280**

**BUILT FOR OPERATIONAL EFFICIENCY**

Extending to 280,619 sq ft with a 15m clear internal height, Bolton 280 represents one of the most significant logistics opportunities in Greater Manchester.

**SPECIFICATION**

15m CLEAR INTERNAL HEIGHT	1.5 MVA	15% ROOF LIGHTS	50kN/m <sup>2</sup> FLOOR LOADING	9 Tonne RACK LEG LOADING	7 year WARRANTY
55m & 35m GOODS YARDS	Dual-sided GOODS YARD	5 LEVEL ACCESS DOORS	24 DOCK DOORS	Dual-aspect LOADING	<b>BREEAM</b> 'Very Good' ★★★
40 HGV TRAILER SPACES	254 CAR PARKING SPACES	13 EV CHARGING POINTS	CYCLE PARKING SPACES	1 Gbps ULTRAFAST FULL FIBRE BROADBAND	<b>A 0-25</b> 'A' EPC RATING



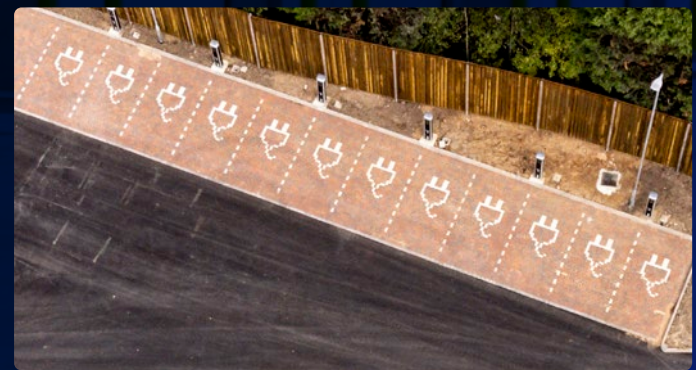
The warehouse benefits from dual-aspect loading. 24 dock doors and 2 level access doors span the primary loading elevation, while three additional level access doors are available on the secondary elevation.

The goods yard also fully wraps around the building, offering the potential for additional access points.



**BOLTON 280 ACCOMMODATION**

Warehouse	263,730 sq ft	24,501 sq m
3 storey office	12,822 sq ft	1,191 sq m
Hub office	4,067 sq ft	378 sq m
<b>TOTAL (GIA)</b>	<b>280,619 sq ft</b>	<b>26,070 sq m</b>





# DESIGNED FOR EFFICIENCY. BUILT FOR TOMORROW.

Panattoni Park Bolton 280 has been designed with a sustainable future in mind, featuring ESG credentials reducing occupational costs and catering to the requirements of the modern day occupier, safeguarding against the requirements of tomorrow.



High-performance building fabric with superior insulation and airtightness



15% rooflights boost daylight and reduce lighting costs



Rainwater harvesting



Sub-metering of energy consumption



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking spaces



BREEAM 'Very Good'



EPC rating of 'A'



# THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL REAL ESTATE DEVELOPER.

Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America.

Since inception, the company has delivered over 270 million sq ft of logistics, industrial, and manufacturing space across Europe and India alone, with a further 28 million sq ft currently under construction.

To learn more about Panattoni, watch our latest video:

[www.panattoni.co.uk/economy](http://www.panattoni.co.uk/economy)

70

offices  
worldwide

2,500

international  
customers

270

million+

sq ft developed across  
Europe and India

28

million+

sq ft currently under  
construction

# REGIONAL REACH, NATIONAL IMPACT

Panattoni Park Bolton is located less than 1.5 miles from Junction 6 of the M61, providing fast access to Greater Manchester and the wider North West logistics market.



## WORKFORCE

**3.05 million**

ADDRESSES WITHIN 30 MILES

Source: Royal Mail



## HGV DRIVE TIMES

1.5 HOURS

3 HOURS

UP TO 4.5 HOURS

Source: www.drivetimemaps.co.uk



## DRIVE TO WORK

**0.48 million**

PEOPLE WITHIN 15 MINS

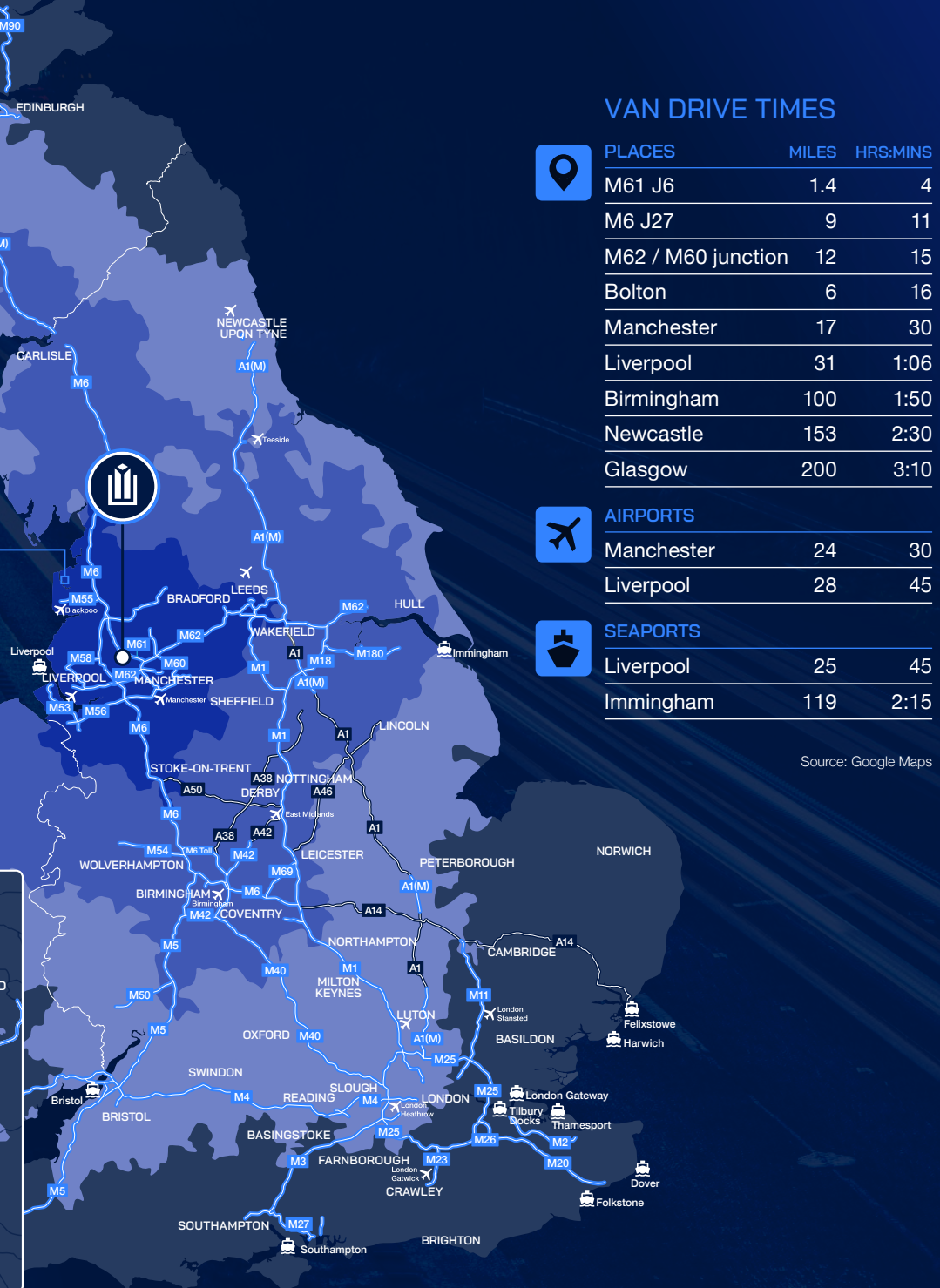
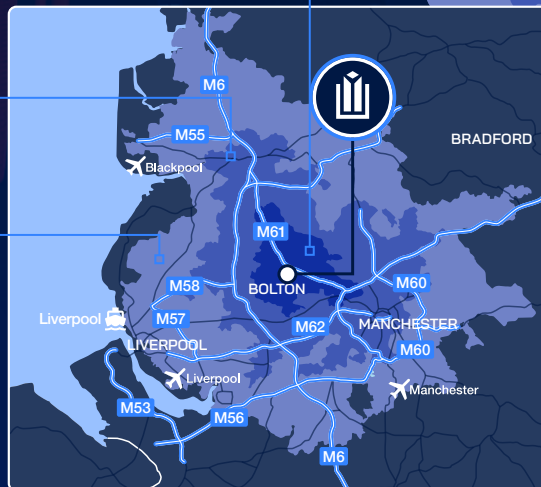
**1.09 million**

PEOPLE WITHIN 30 MINS

**5.02 million**

PEOPLE WITHIN 45 MINS

Source: www.drivetimemaps.co.uk



## VAN DRIVE TIMES



PLACES	MILES	HRS:MIN
M61 J6	1.4	4
M6 J27	9	11
M62 / M60 junction	12	15
Bolton	6	16
Manchester	17	30
Liverpool	31	1:06
Birmingham	100	1:50
Newcastle	153	2:30
Glasgow	200	3:10



## AIRPORTS

Manchester	24	30
Liverpool	28	45



## SEAPORTS

Liverpool	25	45
Immingham	119	2:15

Source: Google Maps

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**BARINGS**