



OmegaPoint

Juntion 8 M62 • Warrington • WA5 4DA

LOGISTICS & INDUSTRIAL OPPORTUNITIES
50,000 sq.ft to 92,400 sq.ft on 4.7 acres

(4,645 sq.m to 8,584 sq.m)



TO LET / FOR SALE





Omega Point represents an unrivalled opportunity in the North West region. Situated immediately off Junction 8 of the M62 motorway in Warrington the development has direct prominence on to the motorway and is the last opportunity on the wider Omega Business Park offering this level of profile.

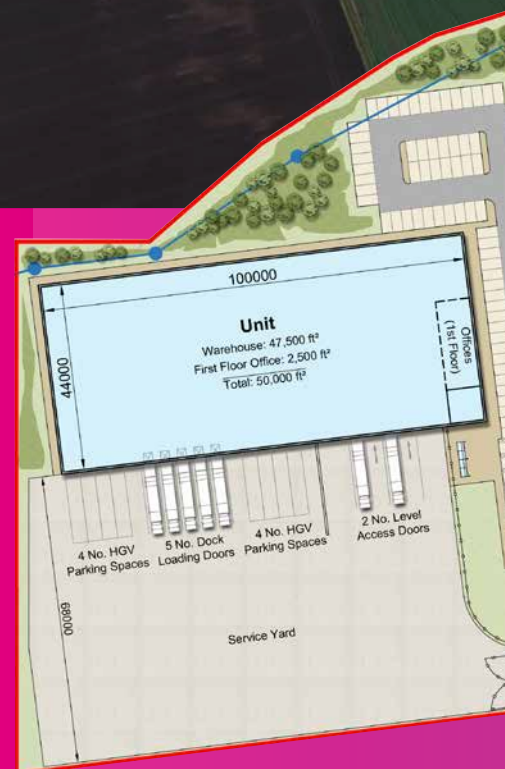
Omega Business Park is unmatched as the most successful and high profile industrial and logistics park in the North West and has witnessed the development of 2.3 m sq.ft of industrial and logistics space in the last 5 years for the likes of Brake Bros, Hermes, Travis Perkins, The Hut Group, Plastics Omnium and the speculative development of Prime.

The 4.7 acre site can cater for bespoke industrial and logistics occupier requirements of between 50,000 sq.ft to 92,400 sq.ft.

Indicative Specification

Tailored development solutions are encouraged but typical specifications would be as follows:

- 10m - 12m eaves to underside of haunch
- Up to 68m deep yard areas
- 5 - 10% office content
- Power Supply of 250 KVA
- 1 loading door per 10,000 sq.ft
- BREEM 'Very Good' rating
- Typical floor loading of 37.5 - 50kNm²
- Fully secured and self contained site
- Segregated car parking and HGV areas



50,000 sq.ft (4,645 sq.m)



75,000 sq.ft (6,968 sq.m)



92,400 sq.ft (8,584 sq.m)

EXAMPLE SCHEME LAYOUTS



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Location

The development maintains unparalleled connectivity by road, air, sea and train to regional, national and international destinations as demonstrated below:

HGV TRAVEL DISTANCES

Location	Miles
M6 J21a	3
Warrington Town Centre	6
Warrington Central	6
Liverpool	16
Manchester	19
Leeds	57
Birmingham	85
Hull	114
DIRFT	118
Northampton	133
Newcastle upon Tyne	160
Bristol	161
Central London	197
Glasgow	212

RAIL

Widnes Railfreight	20 mins
Trafford Park Railfreight	28 mins
Birmingham New Street	1 hr 19 mins
London Euston	1 hr 53 mins

PORTS

Liverpool2	23 miles
Immingham	128 miles
London Gateway	212 miles
Southampton	224 miles
Felixstowe	246 miles

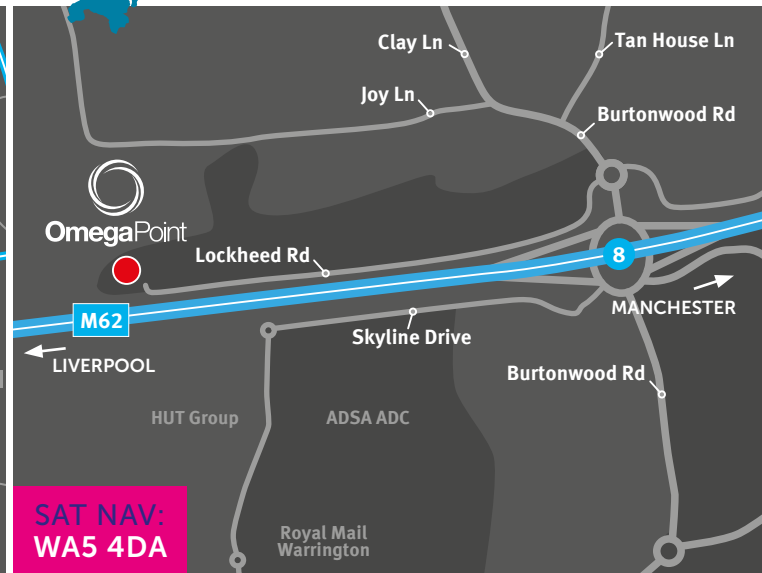
AIRPORTS

Manchester	16 miles
Liverpool	16 miles
Leeds Bradford	57 miles



Terms

Build to suit developments are available on a freehold or leasehold basis. Terms are subject to individual building specification and available upon request.



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A DEVELOPMENT BY

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