

TO LET

NEW PRIME DISTRIBUTION FACILITY

88,200 sq ft (8,194.4 sq m)

4.7 acres (1.98 hectares)

OMEGA88

Junction 8 M62 • Warrington • WA5 4DA



ON SITE NOW
COMPLETION Q2 2019



The North West's Prime Industrial/Logistics Location

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.

OMEGA88

Junction 8 M62 • Warrington • WA5 4DA

TO LET

NEW PRIME DISTRIBUTION FACILITY

88,200 sq ft (8,194.4 sq m)

4.7 acres (1.98 hectares)





Specification

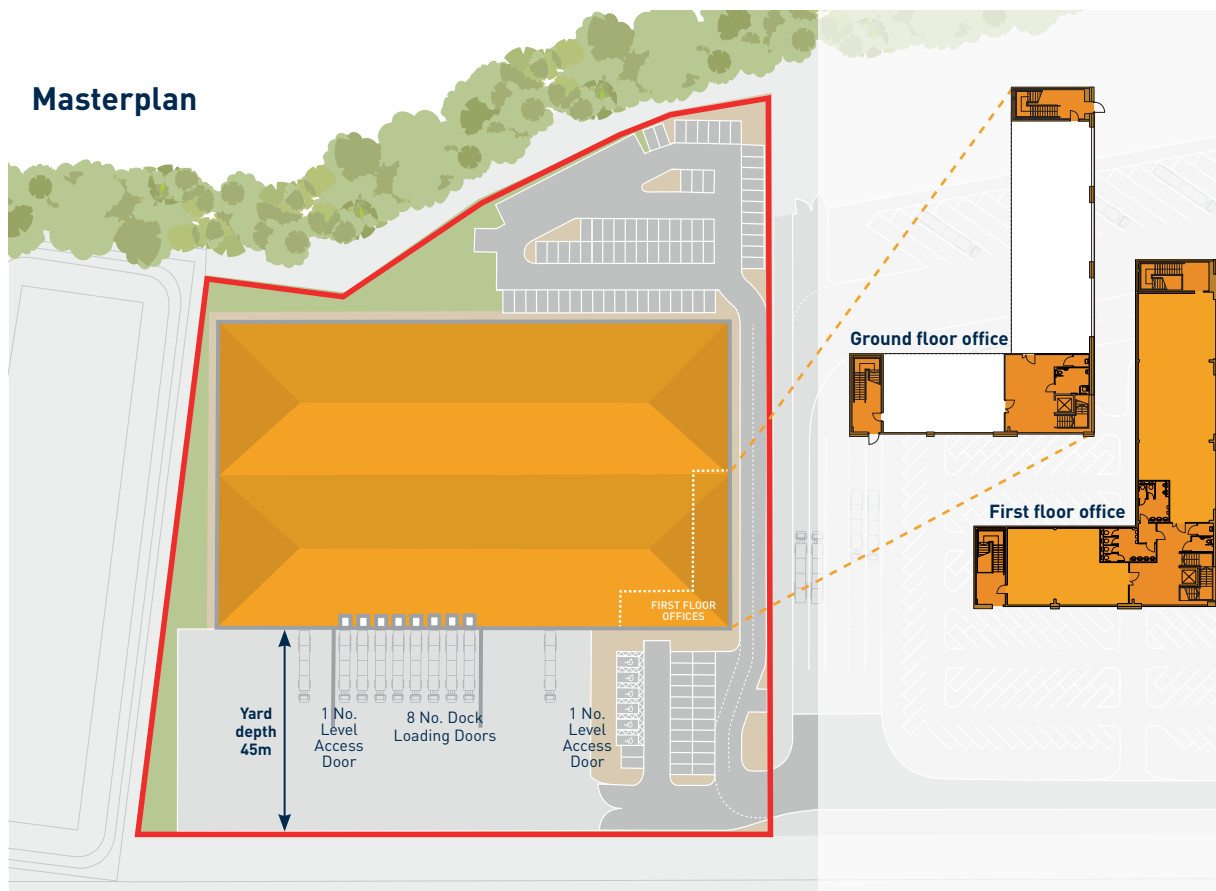
The unit will be built to the following specification:

- 12m eaves to underside of haunch
- 5% office content
- 8 dock level & 2 level loading doors
- Floor loading 50kNm2
- 115 car parking spaces
- Up to 45m deep yard areas
- Power Supply of 275 KVA
- BREEAM 'Very Good' rating
- Fully secured and self contained site

Accommodation Schedule

| Description | Sq Ft | Sq M |
|--------------------|---------------|----------------|
| Warehouse | 83,791 | 7,784.4 |
| First Floor Office | 4,409 | 410 |
| Total: | 88,200 | 8,194.4 |

Masterplan



Indicative Racking Layout

11,238 Pallet Spaces





PORTS

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



RAIL

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



AIRPORT

| | |
|----------------|----------|
| Manchester | 16 miles |
| Liverpool | 16 miles |
| Leeds Bradford | 57 miles |



Location

The development maintains unparalleled connectivity by road, air, sea and train to regional, national and international destinations.

HGV TRAVEL DISTANCES

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

Terms

The property is available on a leasehold basis with terms upon request

Steve Capper

T 0161 233 5616
M 07825 862 770
stephen.capper@cbre.com

Jonathan Thorne

T 01925 320 520
M 07738 73 56 32
jon@b8re.com



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. September 2018. RB&Co 0161 833 0555. www.richardbarber.co.uk