

mountpark
warringtonomega II



Carbon Zero
Capabilities

THE NEXT GENERATION OF LOGISTICS WAREHOUSING.

UNDER CONSTRUCTION – AVAILABLE FROM JANUARY 2021.

Unit 2 203,180 sq ft

Unit 3 225,312 sq ft





PROVEN. →

Located at the gateway to Omega South, the North West's premier distribution park. Immediately south of J8 M62, the development boasts unrivalled connectivity and accessibility.



SPECIFIED. →

Mountpark Warrington Omega II is a state-of-the-art logistics / industrial development of three units of 307,807 sq ft, 225,312 sq ft and 203,180 sq ft. The scheme is under construction with the first two units available January 2021.



WELLBEING. →

With employee wellbeing at the forefront of design, Mountpark Warrington Omega II will offer a high quality landscaped environment with extensive amenities on the doorstep.



PROVEN.

Omega is the North West's premier distribution park and a multi-award winning scheme. As a result of the park's connectivity and accessibility, it has quickly established itself as a proven location for logistics / warehouse occupiers as demonstrated by the major global companies present at the park.

mountpark **warringtonomega II**



PROVEN.

SPECIFIED.





WELLBEING.

CONTACT.

CONNECTED.

Logistics and supply chain efficiencies are all about location. Boasting unrivalled connectivity, situated at the epicentre of the North West population and infrastructure, Mountpark Warrington Omega is strategically located for the growth and success of your business.

Located within 45 minutes' drive of two major consumer hubs (4.2 million population) Mountpark Warrington Omega is an ideal location for both online fulfilment and regional Business-Business operations.

	0.1	miles to M62 J8
	10	miles to Widnes Rail Freight Terminal
	16	miles to Liverpool
	20	miles to Manchester Airport

	3	miles to M62 J21A
	16	miles to Manchester
	17	miles to M56 J9
	23	miles to Liverpool Container Port



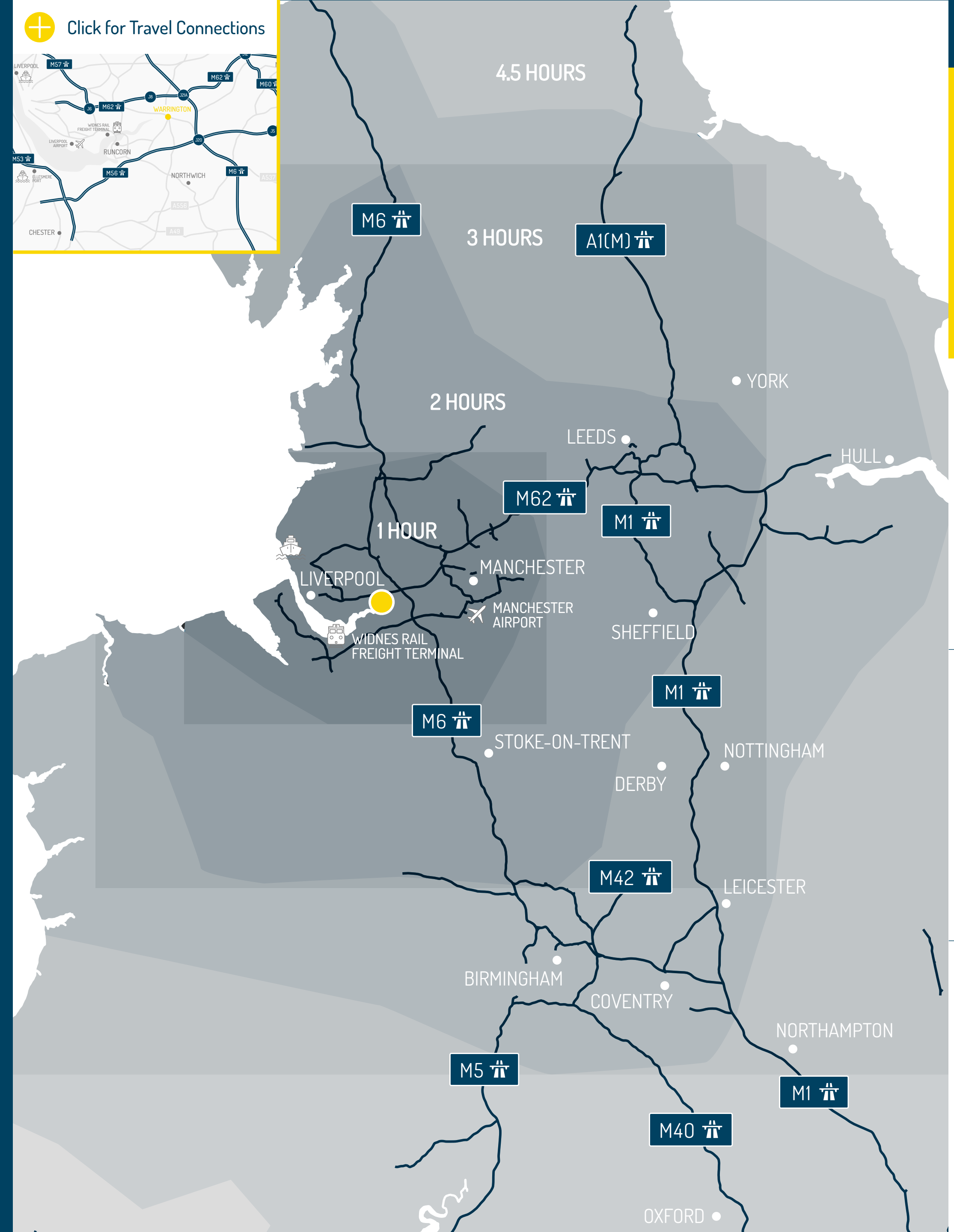
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PROVEN CONNECTED DEMOGRAPHICS

 **1m+**

WORKING AGE POPULATION OF OVER 1 MILLION PEOPLE WITHIN A 30 MINUTE DRIVE

 **28%**

(286,000 PEOPLE) OF WHICH HAVE SKILLS RELATED TO WAREHOUSE OPERATIONS INC. INCLUDING; ELEMENTARY, ENGINEERING AND MANAGERIAL ROLES

 **+2%**


LOCAL POPULATION IS PREDICTED TO GROW BY 2% OVER THE NEXT 10 YEARS; THE PERCENTAGE WORKING AGE WILL INCREASE ABOVE THE UK AVERAGE (61%)

 **5,668**

POPULATION GROWTH SUPPORTED BY 5,668 NEW HOMES PLANNED WITHIN A 30 MINUTE DRIVE



RESIDENTIAL - UNDER CONSTRUCTION (616 UNITS)
RESIDENTIAL - PLANNED (784 UNITS)
MIXED USE - PLANNED (3.5 ACRES)

 **1,400**
NEW HOMES TO BE BUILT AT OMEGA, FURTHER ENHANCING THE IMMEDIATELY ACCESSIBLE LABOUR POOL

SPECIFIED

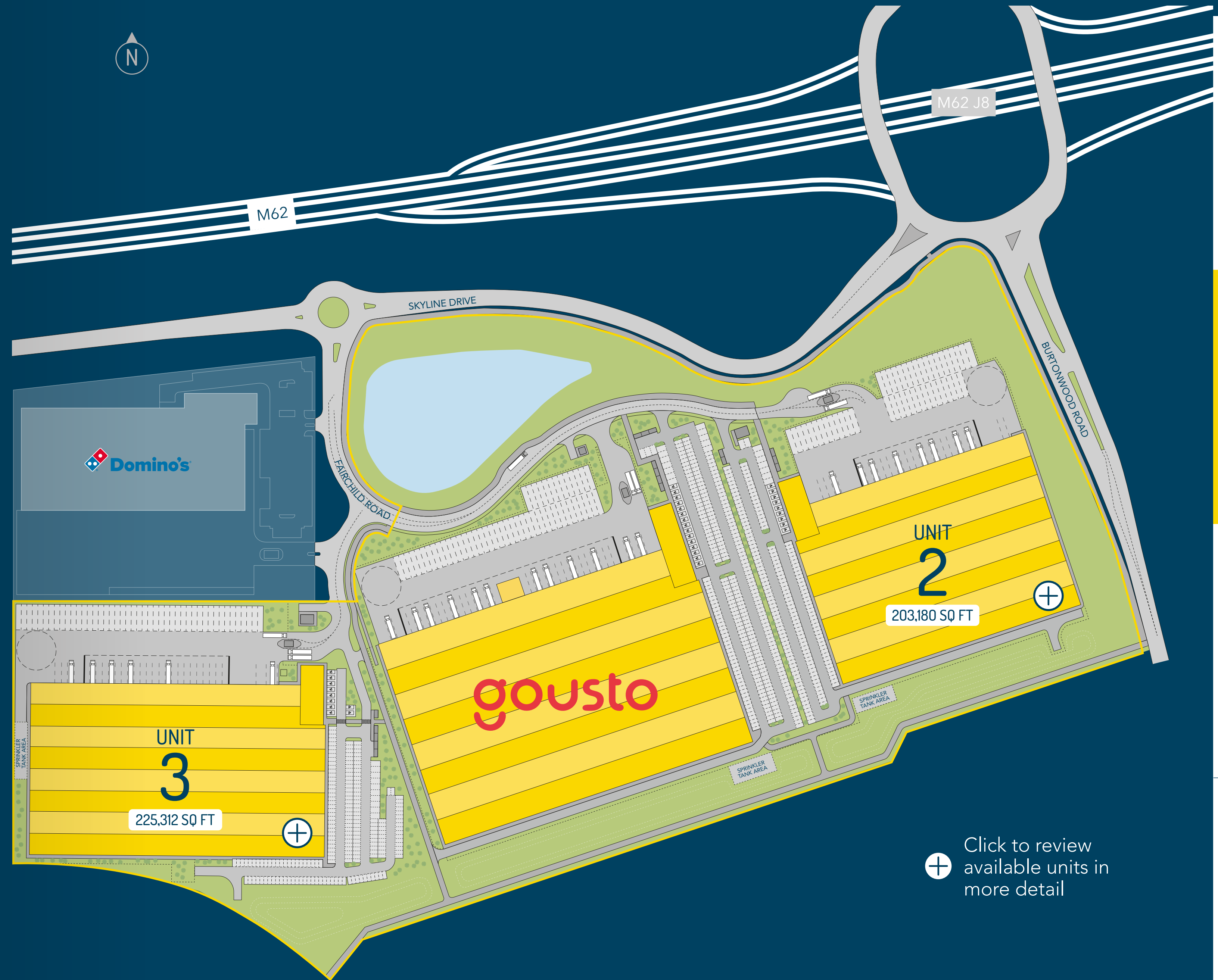
SPECIFIED UNIT 2 UNIT 3

Mountpark Warrington Omega II is a state-of-the-art industrial / logistics development of three units totalling 736,299 sq ft.

Units 1 & 2 of 307,807 & 203,180 sq ft are under construction with completion scheduled for January 2021.

Unit 3, totalling 225,312 sq ft is fully consented and will be developed as a second phase of construction.

At Mountpark we are committed to providing environmentally responsible buildings that can help our customers become Carbon Zero.



Click to review available units in more detail

UNIT 2.

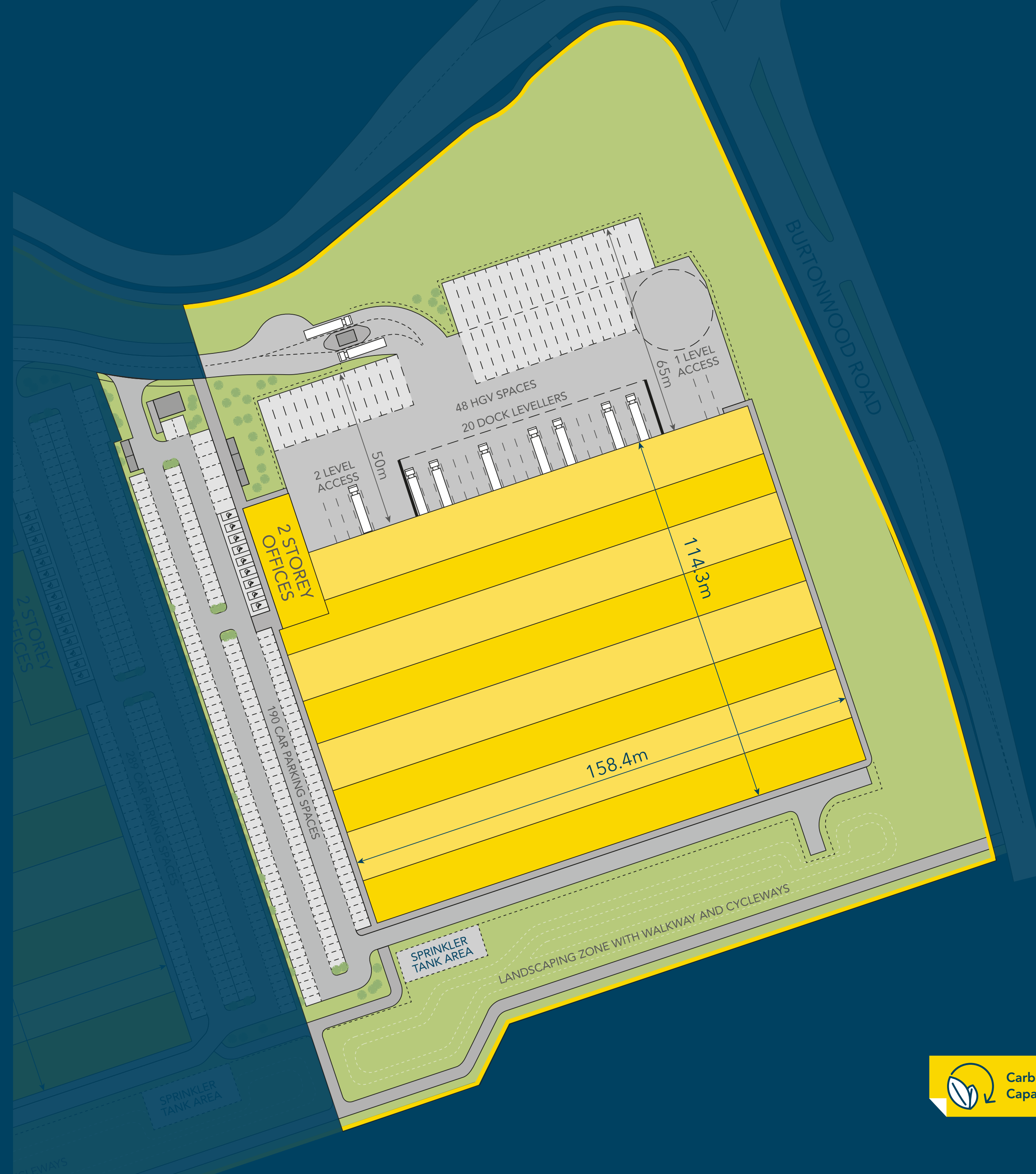
WAREHOUSE (SQ FT)	OFFICES (SQ FT)	GATEHOUSE (SQ FT)
191,620	11,345	215
TOTAL (SQ FT)		
203,180		

Review each unit in more detail

- UNIT 2
- UNIT 3

- CLEAR HAUNCH HEIGHT
15M
- EURO DOCKS
20%
- PASSIVE ROOF VENTILATION
✓
- SHOWER FACILITIES
✓
- CAR CHARGING
8 (INC. 2 RAPID)
- PV & BATTERY STORAGE
375 KWP WITH 118 KW TESLA BATTERIES
- BREEAM 'EXCELLENT' RATING
✓

- FLOOR LOADING
50 KN/M²
- RIBBON GLAZING TO MARSHALLING AREAS
✓
- DRINKING FOUNTAINS TO WAREHOUSE
✓
- SECURE SERVICE YARDS
65M MAX. DEPTH
- POWER
750 KVA
- THERMODYNAMIC HEATING
✓
- EPC RATING
A







UNIT 3.

WAREHOUSE (SQ FT)	OFFICES (SQ FT)	GATEHOUSE (SQ FT)
213,859	11,238	215
TOTAL (SQ FT)		
225,312		

Review each unit in more detail

- UNIT 2
- UNIT 3**

-  CLEAR HAUNCH HEIGHT
15M
-  EURO DOCKS
20%
-  PASSIVE ROOF VENTILATION
✓
-  SHOWER FACILITIES
✓
-  CAR CHARGING
8 (INC. 2 RAPID)
-  PV & BATTERY STORAGE
375 KWP WITH 118 KW TESLA BATTERIES
-  BREEAM 'EXCELLENT' RATING
✓
-  FLOOR LOADING
50 KN/M²
-  RIBBON GLAZING TO MARSHALLING AREAS
✓
-  DRINKING FOUNTAINS TO WAREHOUSE
✓
-  SECURE SERVICE YARDS
50M MIN. DEPTH
-  POWER
750 KVA
-  THERMODYNAMIC HEATING
✓
-  EPC RATING
A



WELLBEING

Employee wellbeing is at the forefront of design at Mountpark Warrington Omega II, such as improved natural lighting, ventilation and welfare facilities.

In addition, the network of footpaths, cycleways and landscaped corridors will provide employees easy access to the extensive amenity provision, all within a short distance of the site.

[CLICK FOR WALKING TIMES](#)

[CLICK FOR DRIVE TIMES](#)

GREEN HEART

mountpark warringtonomega

TO LIVERPOOL ↑

M62 J8

mountpark warringtonomega II

ATHELIS
12 mins walk

Harvester
12 mins walk

STARBUCKS
8 mins walk

Frankie & Benny's
12 mins walk

15 mins walk

Travelodge

Audi
15 mins walk

IKEA
18 mins walk

bp
18 mins walk

M&S
EST. 1884
21 mins walk

next HOME
24 mins walk

COSTA
23 mins walk

next
23 mins walk

Boots
23 mins walk

TO MANCHESTER ↓

Travel times taken from maps.google.com

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GREEN HEART

mountpark warringtonomega

TO LIVERPOOL ↑

mountpark warringtonomega II

M62 J8

ATHELIS
2 mins drive

Harvester
2 mins drive

STARBUCKS
2 mins drive

Frankie & Benny's
2 mins drive

Audi
4 mins drive

5 mins drive

Travelodge

IKEA
5 mins drive

bp
5 mins drive

M&S
EST. 1884
5 mins drive

next HOME
6 mins drive

COSTA
5 mins drive

next
5 mins drive

Boots
5 mins drive

TO MANCHESTER ↓

Travel times taken from maps.google.com



PROVEN

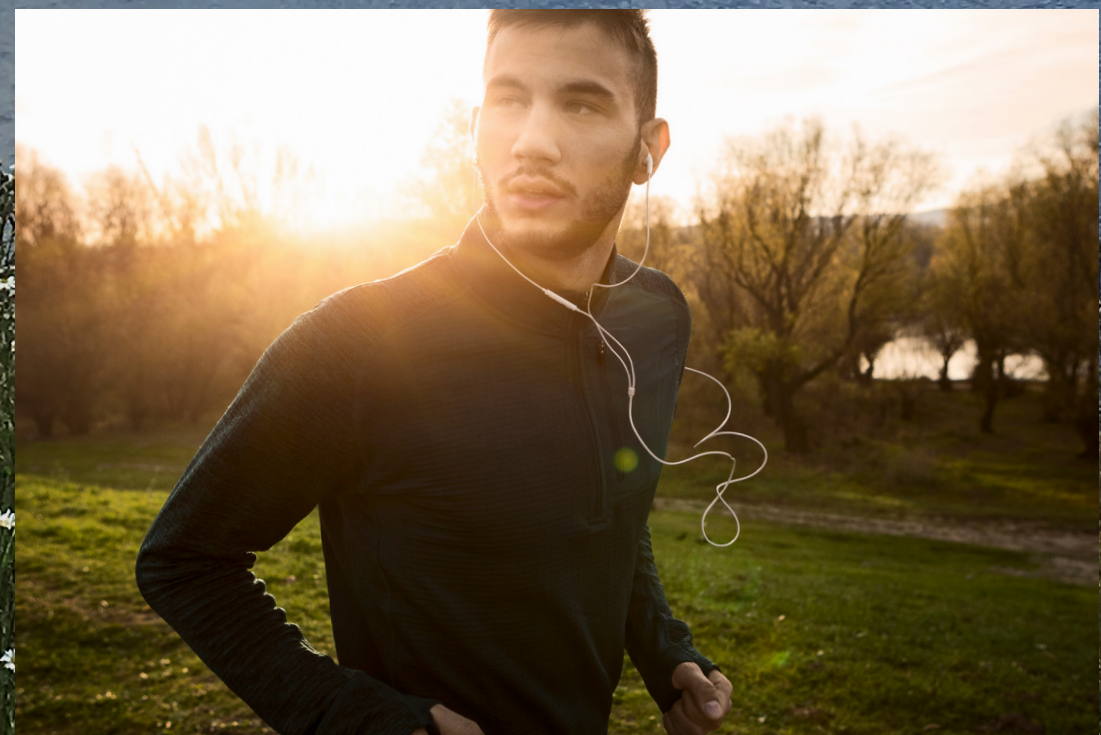
SPECIFIED

WELLBEING

CONTACT

ENVIRONMENT.

A key benefit at Omega is the high quality landscaped environment. This includes the Green Heart, a new 35 acre woodland park, which is conveniently located immediately adjacent to Mountpark Warrington Omega II for employees to take advantage of.



MOUNTPARK WARRINGTON OMEGA II, FAIRCHILD ROAD, BURTONWOOD, WARRINGTON WA5 3TZ

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Logistics Development Company
owned by:



Development partner:



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