

alpha 167

WARRINGTON OMEGA ■ LINGLEY MERE ■ WA5 3LP

CANMOOR



DESIGN & BUILD OPPORTUNITY

New Logistics/Manufacturing Facility Up to 167,000 sq ft (15,514 sq m) **TO LET**

AVAILABLE FOR OCCUPATION Q4 2021

- High specification unit
- 7.83 acre site
- B8, B2 and B1 uses
- 0.75 miles from J8 M62
- 3 miles from J21a M6
- Adjacent to Omega Warrington

WARRINGTON

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Indicative of similar scheme



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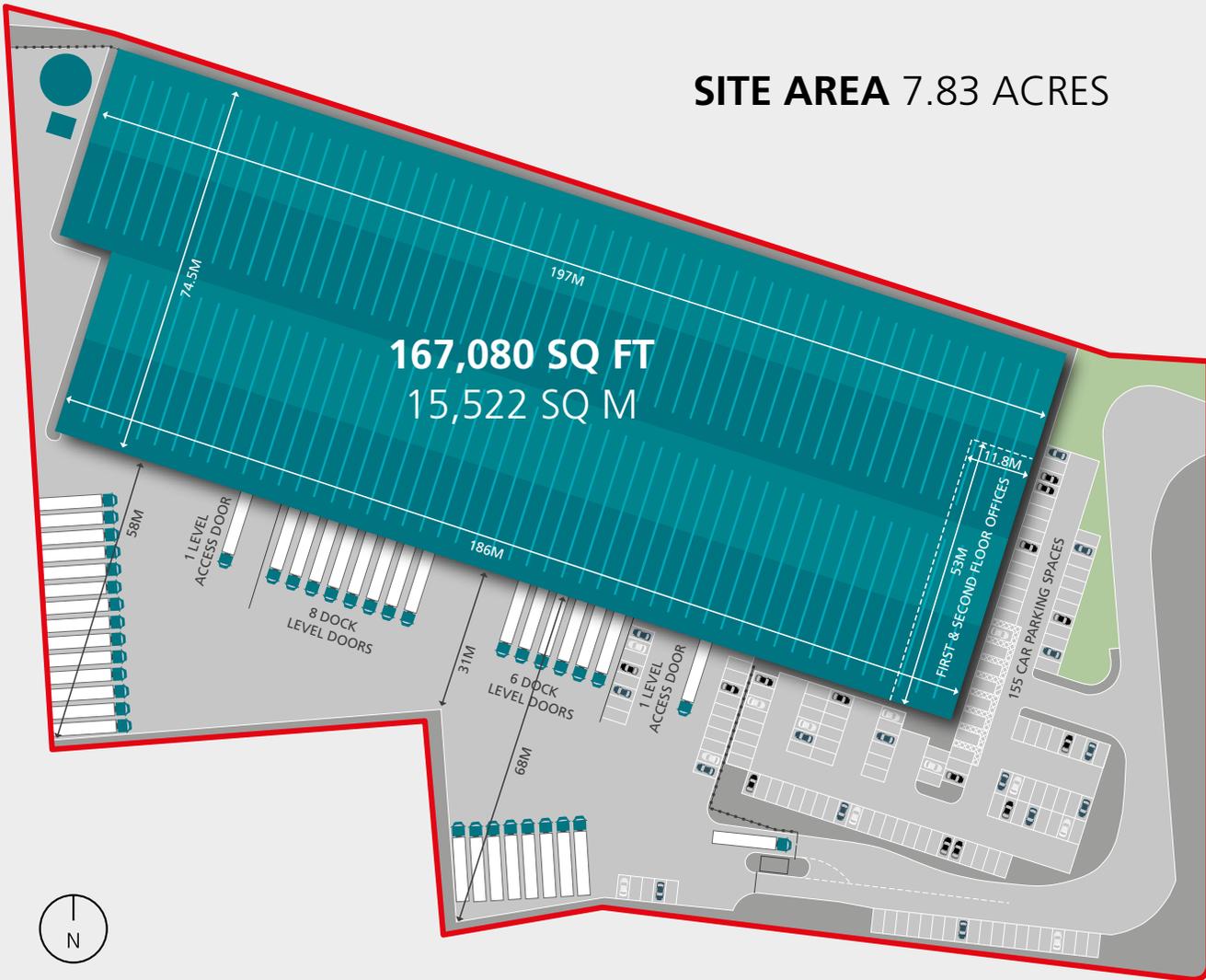


Indicative of similar scheme

WARRINGTON

SITE AREA 7.83 ACRES

167,080 SQ FT
15,522 SQ M



ACCOMMODATION

	sq ft	sq m
Warehouse	153,645	14,274
First & Second Floor Offices	13,435	1,248
Total GIA	167,080	15,522

SPECIFICATION

14 DOCK LEVEL DOORS

2 LEVEL ACCESS DOORS

15M EAVES HEIGHT

UP TO 50 KN/M² FLOOR LOADING

UP TO 68M YARD DEPTH

155 CAR PARKING SPACES

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LOCATION

Strategically located just 0.75 miles from Junction 8 of the M62 and 3 miles from Junction 21a of the M6, the unit sits amongst major local occupiers such as:



	miles
M62 J8	0.75
M6 J21a	3
Liverpool	14.9
Manchester	21.1

	miles
Warrington Bank Quay	3.9
Widnes Rail Freight Terminal	10
Liverpool John Lennon Airport	11.7
Liverpool Container Port	17.5
Manchester Airport	20.4



	4.2 million		
Local working age population of over 1 million	4.2 million population within 45 mins drive	Average weekly pay in the region is £42 less than in Manchester	85% of the UK accessible within a 4 hour drive time

FURTHER INFORMATION

For more information and a full proposal, please contact:



Steve Johnson
steve@b8re.com



Paul Cook
paul.j.cook@cbre.com