

alpha 167

WARRINGTON OMEGA ■ LINGLEY MERE ■ WA5 3LP

CANMOOR



New Logistics/Manufacturing Facility Up to 168,159 sq ft (15,622.5 sq m) **TO LET**

AVAILABLE MARCH 2022

- 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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WARRINGTON

SITE AREA 7.83 ACRES

168,159 SQ FT
15,622.5 SQ M

ACCOMMODATION

	sq ft	sq m
Warehouse	151,501	14,074.9
Ground Floor Offices	2,902	269.6
First Floor Offices	6,847	636.1
Second Floor Offices	6,909	641.9
Total GIA	168,159	15,622.5

SPECIFICATION

- 17 DOCK
LEVEL DOORS

3 LEVEL ACCESS
DOORS

15M EAVES
HEIGHT
- UP TO 50 KN/M²
FLOOR LOADING

UP TO 68M
YARD DEPTH

155 CAR
PARKING SPACES
- FULLY SECURE SITE
& GATEHOUSE

POWER SUPPLY
1MVA

ELECTRIC 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



Local working age population of over 1 million

4.2 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:



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