

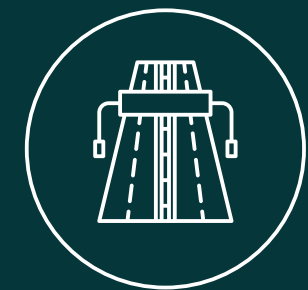


# INDURENT

## OMEGA WARRINGTON

WA5 3RN  
///BOIL.SPLASH.TIPS

Prime logistics/distribution unit – under construction  
UNIT 4 TO LET: 420,872 SQ FT (39,100 SQ M)  
Practical completion due Q1/Q2 2025



Located next to M62



BREEAM Excellent target.  
Top 10% of UK warehouses  
for sustainability



Warehousing that Works.

# High performance space for your business.

## North West's Premier Logistics Location

Omega is an 800 acre mixed use development location, situated on the north-western edge of Warrington.

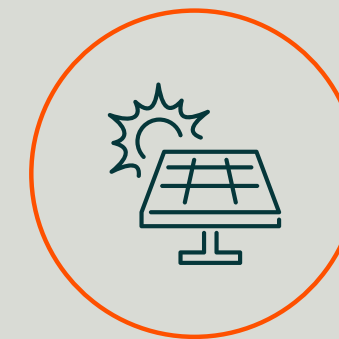
It has immediate access to Junction 8 of the M62 motorway, with the M6/M62 intersection 3 miles to the east.

7.5 million sq. ft of industrial and logistics accommodation has been developed at Omega. Occupiers include Amazon, Home Bargains, Royal Mail, ASDA, Brakes, Iceland, The Hut Group, Evri Group and Gousto.

The mixed use element incorporates various retail and amenity facilities. These include an on-site compressed natural gas refuelling facility (with a second on the way), a 35 acre public park, and retail facilities including Lidl, Costa Coffee and McDonalds.



420,872 sq ft unit with an 18m clear height and 76.5m, yard depth, with consent for E(iii) B2 and B8.



Significant PV array



2MVA power supply provided.



BREEAM Excellent rating target placing this warehouse in the top 10% of warehouses in the UK for sustainability.



With an EPC A+ rating target, customers can lower their energy bills, all whilst delivering net zero carbon offices.

# Why choose Omega Warrington?



Under 30 minutes drive to Manchester and Liverpool, two major consumer hubs (4.2 million population).



Immediate access to Junction 8 of the M62 motorway, with the M6/M62 intersection 3 miles to the east.



35 acre public park, and retail facilities including Lidl, Costa Coffee and McDonalds.



Port of Liverpool drive time 30 minutes.



Warehousing that Works.





Warehousing that Works.

# Demographics

With a large working age population and a job density substantially lower than regional and national averages, Liverpool is ready and available to work. This is reflected in the local wages, which are highly competitive compared to major industrial and distribution locations in the area.



**1.1 MILLION PEOPLE OF WORKING AGE**

Live within 30 minutes by car.

Source: CACI



**1.7 MILLION CONSUMERS**

Live within 30 minutes by van.

Source: CACI



**42.7 MILLION PEOPLE**

Within 4.5 Hours drive time by HGV.

Source: CACI



**11,040 LIVERPOOL RESIDENTS**

Would like a job.

Source: NOMIS 2024



**40,000 EMPLOYED IN MANUFACTURING**

Across Merseyside.

Source: NOMIS 2020



**29,000 EMPLOYED IN TRANSPORTATION & STORAGE**

Across Merseyside.

Source: NOMIS 2020



**65% OF THE UK**

Within a single HGV drive time. Ideally placed to serve the new Liverpool 2 deep water container terminal.

Source: NOMIS 2020



Warehousing that Works.

# You're well-connected.



## MAJOR ROADS

Junction 8 M62	0 miles	Immediate
M6/M62 (Junction 21A)	3 miles	5 mins



## CITIES

Liverpool	19 miles	35 mins
Manchester	18 miles	35 mins
Leeds	56 miles	1 hour
Birmingham	83 miles	1.5 hour
Central London	195 miles	4 hours
Glasgow	210 miles	3.5 hours



## SEA PORTS

Liverpool 2	20 miles	40 mins
Holyhead	104 miles	2 hours
Hull	110 miles	2 hours
Teesport	133 miles	2.2 hours
Bristol	165 miles	3 hours



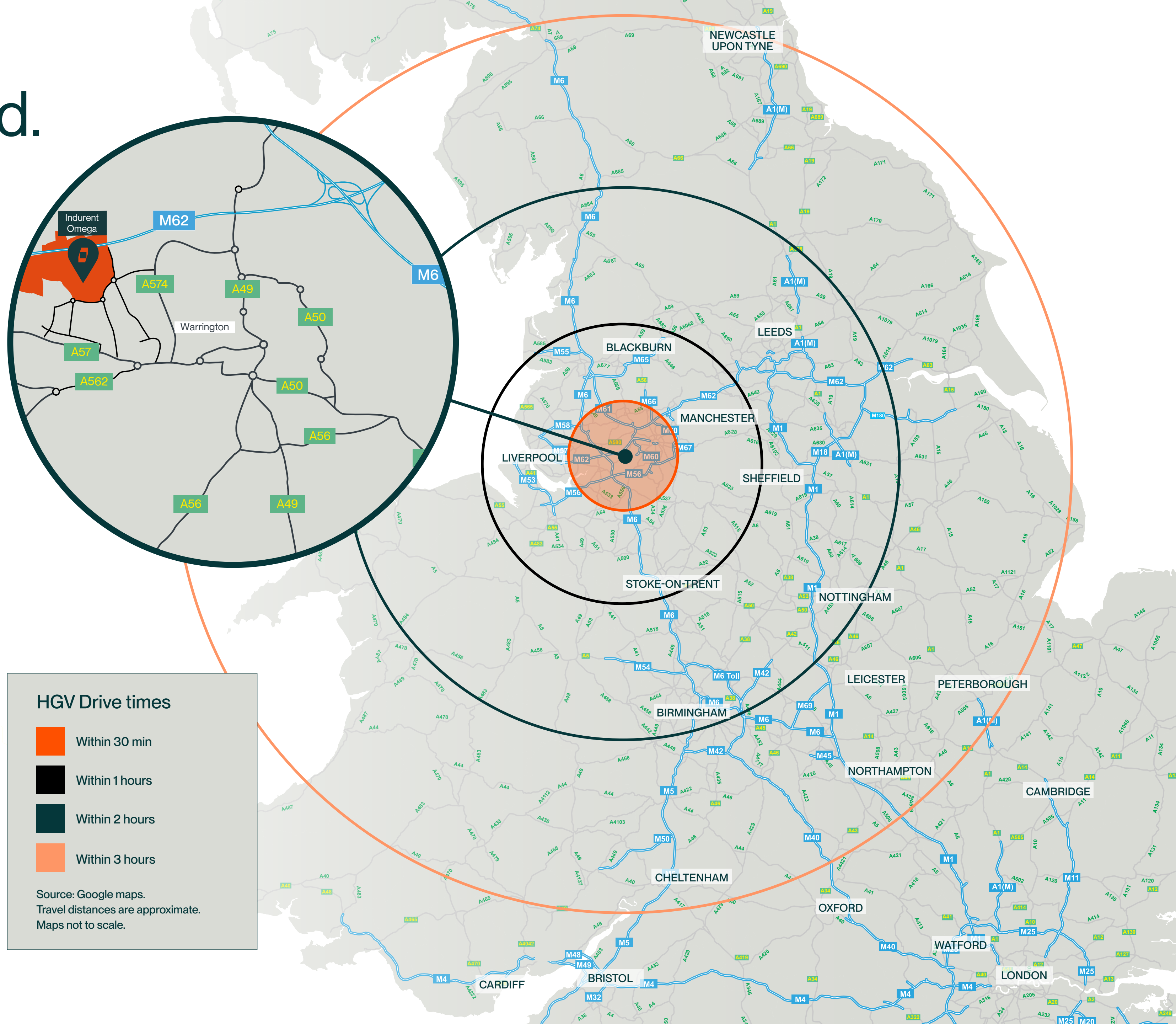
## RAIL FREIGHT TERMINALS

Trafford Park	16 miles	26 mins
Liverpool Garston	18 miles	30 mins

Source: HGVdrivetimes.co.uk



Warehousing that Works.



**HGV Drive times**

- Within 30 min
- Within 1 hours
- Within 2 hours
- Within 3 hours

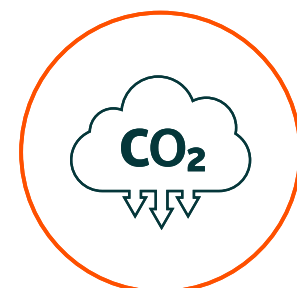
Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.

# Schedule of accommodation.

UNIT 4	
WAREHOUSE	397,496 SQ FT (36,928 SQ M)
OFFICES	21,354 SQ FT (1,982 SQ M)
TRANSPORT OFFICE	1,830 SQ FT (170 SQ M)
GATEHOUSE	215 SQ FT (20 SQ M)
<b>TOTAL</b>	<b>420,872 SQ FT (39,100 SQ M)</b>
YARD DEPTH	76.5 M
CLEAR INTERNAL HEIGHT	18 M
LEVEL ACCESS DOORS	4
LEVEL DOCK DOORS	42
EURO DOCK LOADING DOORS	4
FLOOR LOADING	50 KN
HGV PARKING	115
CAR PARKING	360
ELECTRIC CAR CHARGING POINTS	36



BREEAM  
Excellent target



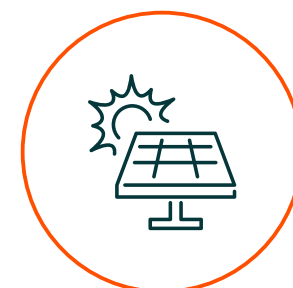
Operationally  
net zero carbon  
to offices



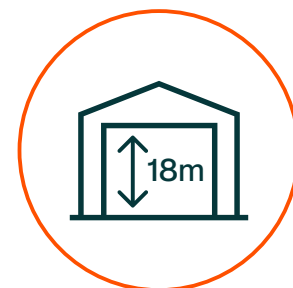
Indurent standard  
specification



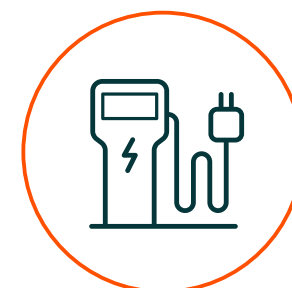
EPC A+ rated  
target



Large PV array



18m internal  
height clearance



36 EV  
charging bays

All floor areas are approximate gross internal areas. \*Subject to final plan.

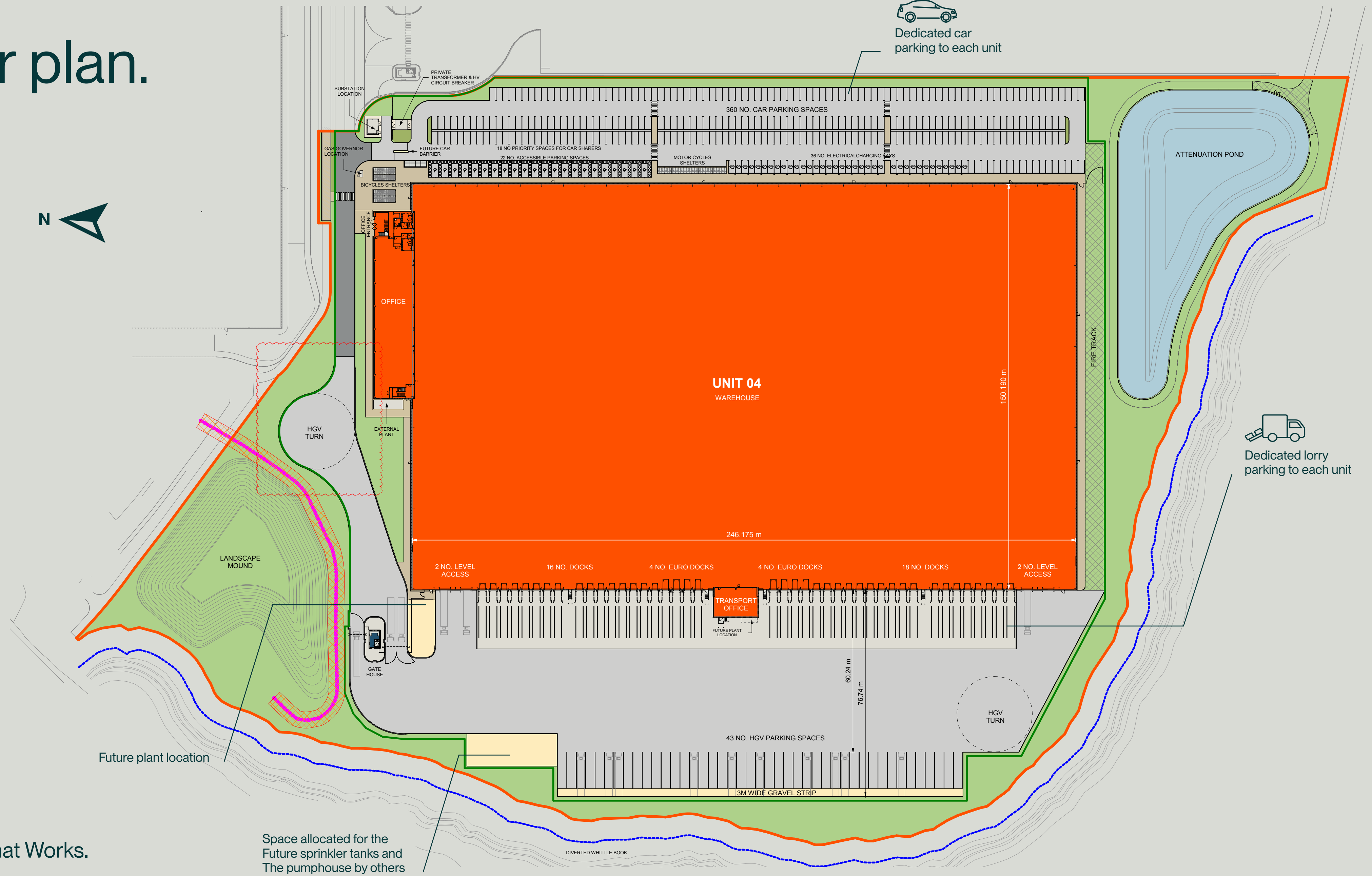


Warehousing that Works.

Take a look inside



# Master plan.



Site plan is indicative.

Space allocated for the Future sprinkler tanks and The pumphouse by others





We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

## LET'S TALK



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Warehousing that Works.





# Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.



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