



INDURENT

OMEGA 420

WARRINGTON WA5 3PW
///YIELD.GLEE.DECK

Prime logistics/distribution unit – under construction

OMEGA 420: 420,872 SQ FT (39,100 SQ M)

Practical completion due Q2 2025



2 MvA of power
capacity secured



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.

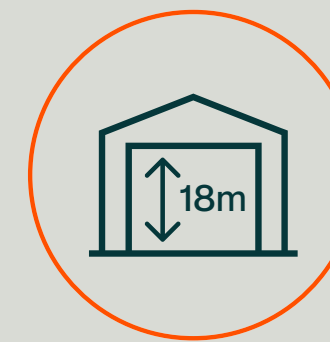
The mixed use element incorporates various retail and amenity facilities. These include an on-site compressed natural gas refuelling facility (with a second on the way), a 35 acre public park, and retail facilities including Lidl, Costa Coffee and McDonalds.



Warehousing that Works.



Planning consent for E(iii) B2 and B8.



18m clear height.



76.5m, yard depth.



2MVA power supply capacity secured.



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 with a combined population of 4.2 million.



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.



 /NDURENT
OMEGA 420



Warehousing that Works.

Demographics



**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



65% OF THE UK

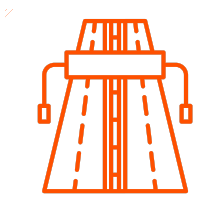
Within a single HGV drive time. Ideally placed to serve the new Liverpool 2 deep water container terminal.

Source: NOMIS 2020



Warehousing that Works.

You're well-connected.



MAJOR ROADS

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



CITIES

Manchester	18 miles	35 mins
Liverpool	19 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

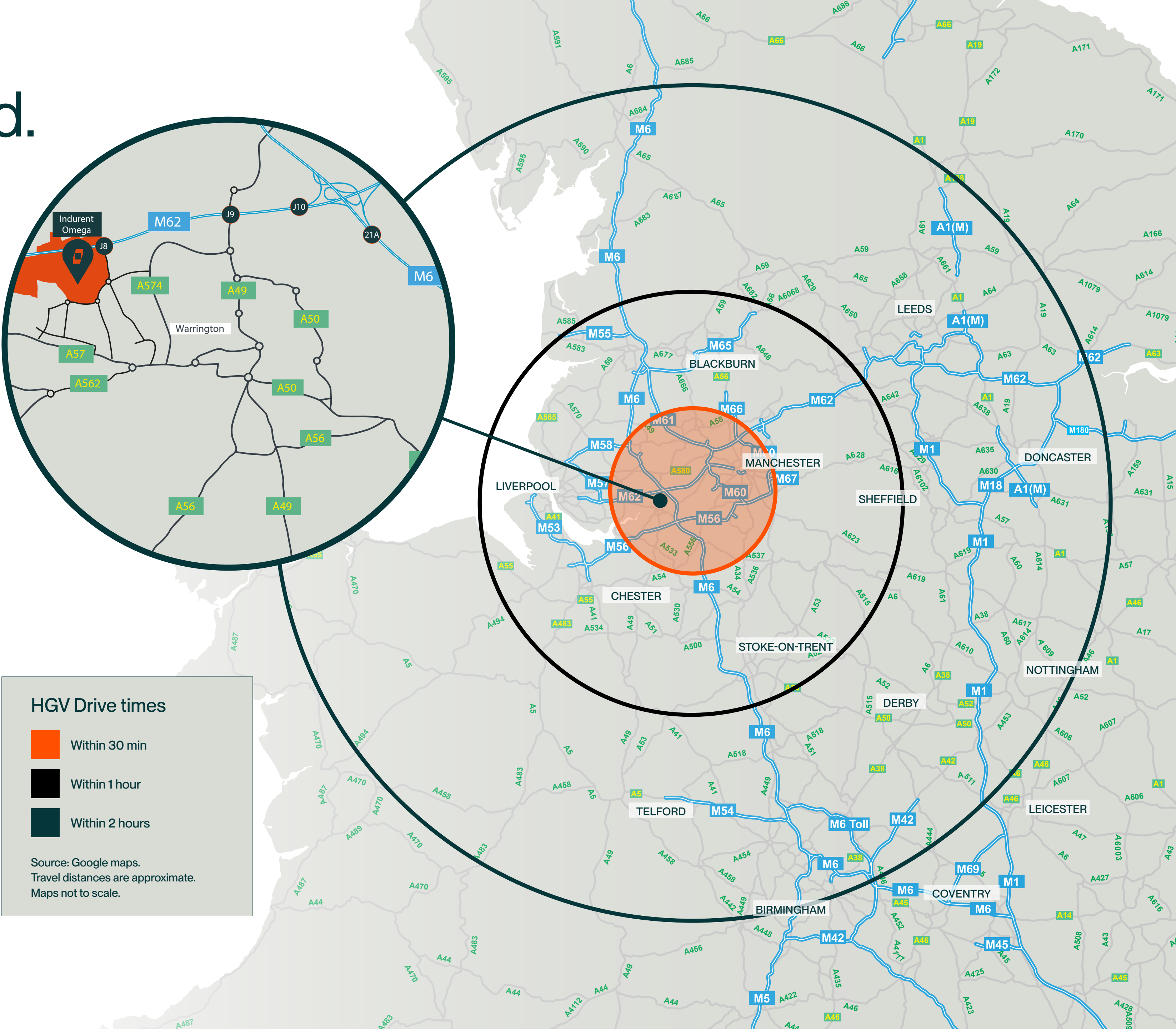
Liverpool 2	20 miles	40 mins
Holyhead	104 miles	2 hours
Hull	110 miles	2 hours
Teesport	133 miles	2.2 hours
Bristol	165 miles	3 hours



RAIL FREIGHT TERMINALS

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

Source: HGVdrivetimes.co.uk



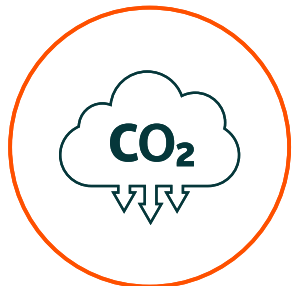
Warehousing that Works.

Schedule of accommodation/specification.

OMEGA 420	
WAREHOUSE	397,493 SQ FT (36,928 SQ M)
2 STOREY 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)
TOTAL	420,872 SQ FT (39,100 SQ M)
YARD DEPTH	76.7 M
CLEAR INTERNAL HEIGHT	18 M
LEVEL ACCESS DOORS	4
LEVEL DOCK DOORS	34
EURO DOCK LOADING DOORS	8
FLOOR LOADING	50 KN
HGV PARKING	43
CAR PARKING	360 (INCLUDING 22 ACCESSIBLE)
ELECTRIC CAR CHARGING POINTS	36



BREEAM
Excellent target



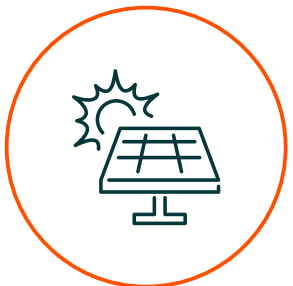
Operationally
net zero carbon
to offices



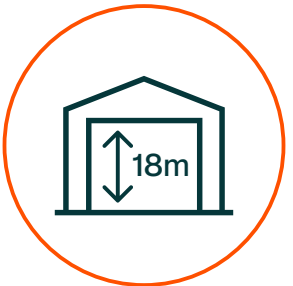
Indurent standard
specification



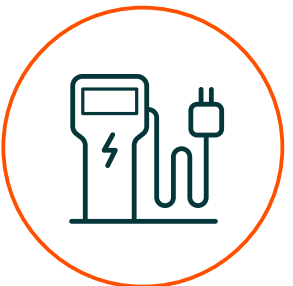
EPC A+ rated
target



Large PV array



18m internal
height clearance



36 EV
charging bays



2MVA power
supply capacity
secured

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



Warehousing that Works.



Site 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



ADAM HALEY

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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.

This warehouse includes intelligent LED lighting, solar panels to the roof, energy efficient heating system, EV charging and more.



Warehousing that Works.



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