



Warrington Works

4 New High Specification Units
294,607 Sq Ft (51,182 – 102,041 Sq Ft)
TO LET



Warrington Works
Hawleys Lane, Warrington
WA2 8JP

CapitaLand

A New Standard for Logistics in the North West

High-specification warehouse space in one of the UK's most established distribution locations.

Warrington Works delivers 294,607 sq ft of high-quality logistics space across four new warehouse units. Strategically located with excellent access to the M62 and M6, the development offers high spec modern units sustainably designed with energy-efficient features, targeting BREEAM Excellent and enhanced biodiversity across the scheme. Generous yards and high-quality offices provide flexible space for logistics, distribution and industrial occupiers.

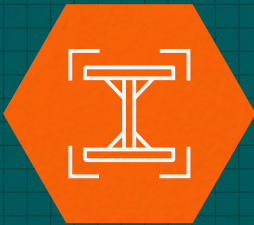
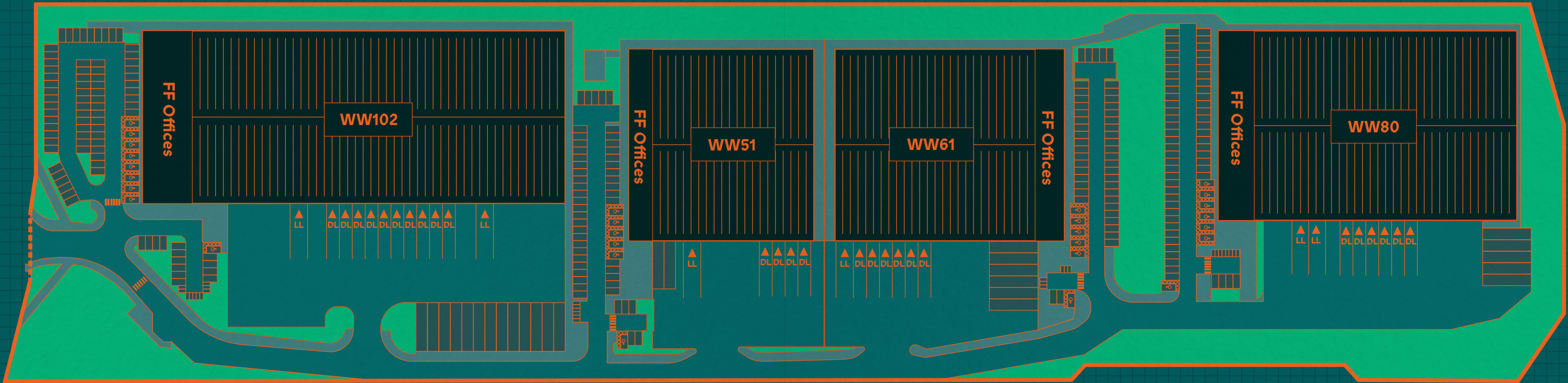


Purpose-Built Logistics Space Designed to Deliver High Performance

— Keyline DD: Dock Doors LL: Level Loading

Warrington Works has been carefully designed to deliver highly efficient warehouse accommodation capable of supporting modern logistics operations.

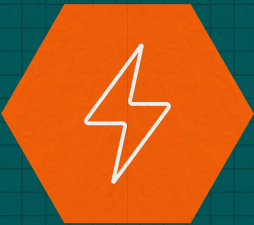
Each unit benefits from generous yard depths, excellent loading provision and high-quality office accommodation, ensuring a practical and flexible working environment. The buildings combine modern specification, operational efficiency and sustainability, making them suitable for a wide range of occupiers from regional distributors to national logistics operators.



Steel
Frame Construction



Secure Gated Yard and
Unit Car Parks



1.9 MvA Total
Power Supply



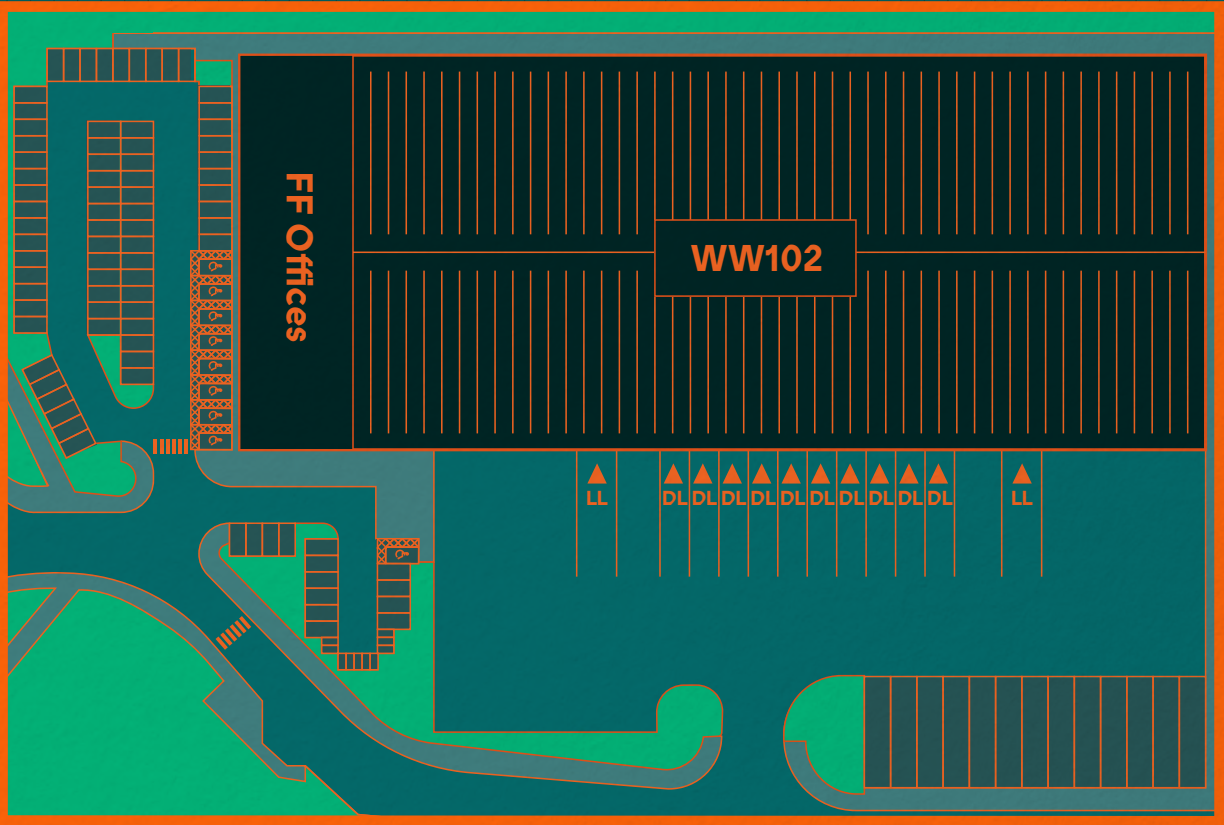
LED
Lighting



First Floor
Offices

WW102 | 102,041 SQ FT

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4 Dock Level Loading Doors
- 

1 Level Access Loading Door
- 

42M Yard Depth
- 

XX Floor Loading
- 

90 Car Parking Spaces
- 

12.5M Eaves Height
- 

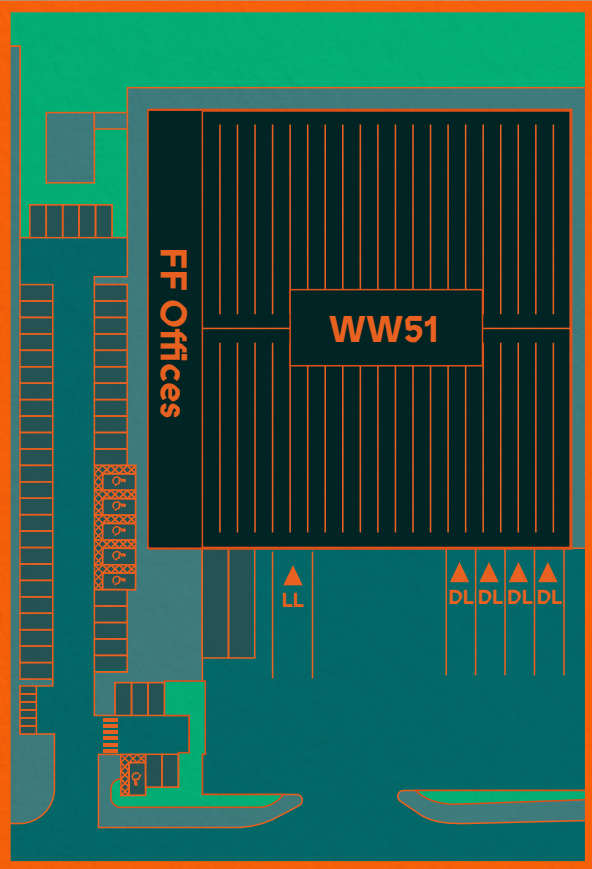
584 kVA Power Supply
- 

10 EV Charging Spaces

WW102	Sq Ft	Sq M
Warehouse	92,031	8,550
Offices (FF)	10,010	930
Total	102,041	9,480

WW51 | 51,182 SQ FT

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4 Dock Level Loading Doors
- 

1 Level Access Loading Door
- 

35M Yard Depth
- 

XX Floor Loading
- 

56 Car Parking Spaces
- 

12.5M Eaves Height
- 

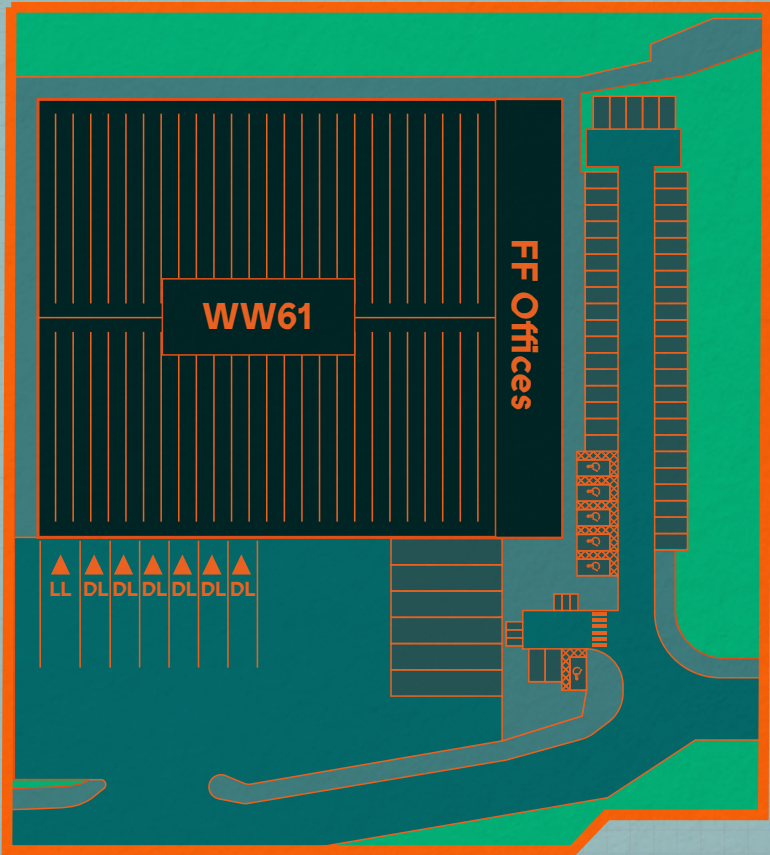
300 kVA Power Supply
- 

6 EV Charging Spaces

WW51	Sq Ft	Sq M
Warehouse	45,639	4,240
Offices (FF)	5,543	515
Total	51,182	4,755

WW61 | 61,192 SQ FT

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6 Dock Level Loading Doors



1 Level Access Loading Door



35M Yard Depth



XX Floor Loading



56 Car Parking Spaces



12.5M Eaves Height



355 kVA Power Supply

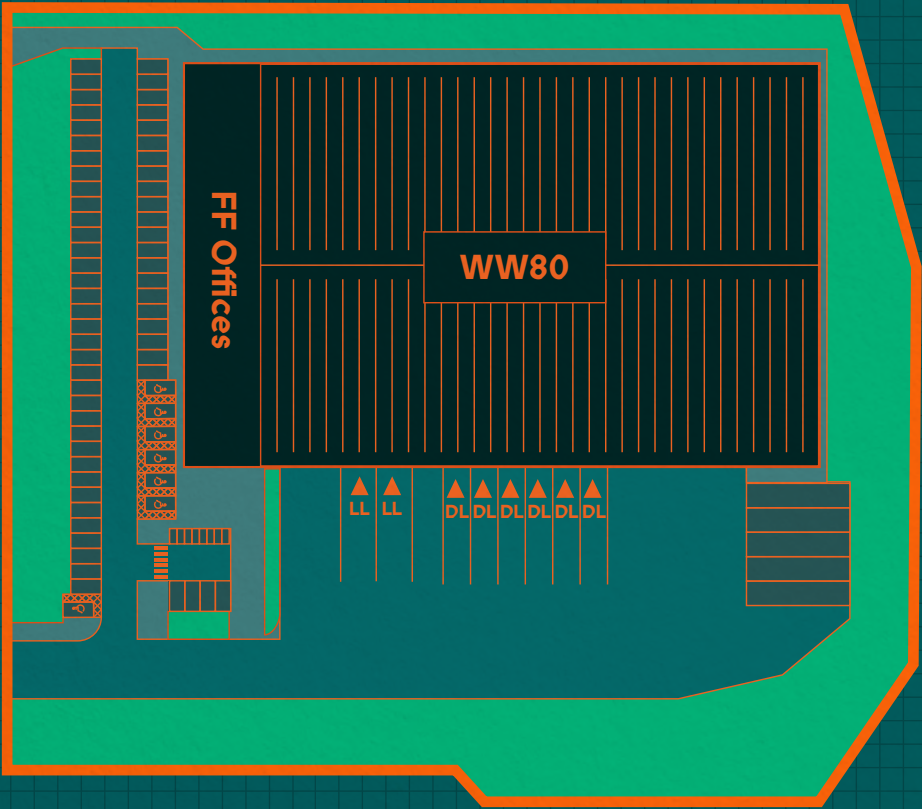


6 EV Charging Spaces

WW61	Sq Ft	Sq M
Warehouse	55,649	5,170
Offices (FF)	5,543	515
Total	61,192	5,685

WW80 | 80,192 SQ FT

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6 Dock Level Loading Doors



2 Level Access Loading Doors



38M Yard Depth



XX Floor Loading



67 Car Parking Spaces



15M Eaves Height



455 kVA Power Supply



7 EV Charging Spaces

WW80	Sq Ft	Sq M
Warehouse	71,688	6,660
Offices (FF)	8,504	790
Total	80,192	7,450

Efficient Sustainability by Design for Future- Proofed Logistics

Future-ready buildings that support both operational efficiency and environmental responsibility, ensuring the development meets the evolving environmental expectations of modern occupiers.

The buildings have been designed to deliver strong environmental performance while supporting occupiers' ESG commitments and reducing operational costs. The scheme targets BREEAM Excellent and an EPC A rating, reflecting a commitment to responsible construction.



Insulated Metal
Profile Roofing



LED
Lighting



Rooftop Solar PV
10% Coverage



Cycle
Parking



Part Cavity Brick,
Part Cladding



Landscape
Gardening



Targeting
EPC A Rating



Target BREEAM
'Excellent'



Exceptionally Connected Perfectly Positioned

Warrington Works occupies a highly prominent position on Hawleys Lane, Warrington, one of the North West's most established industrial and logistics locations.

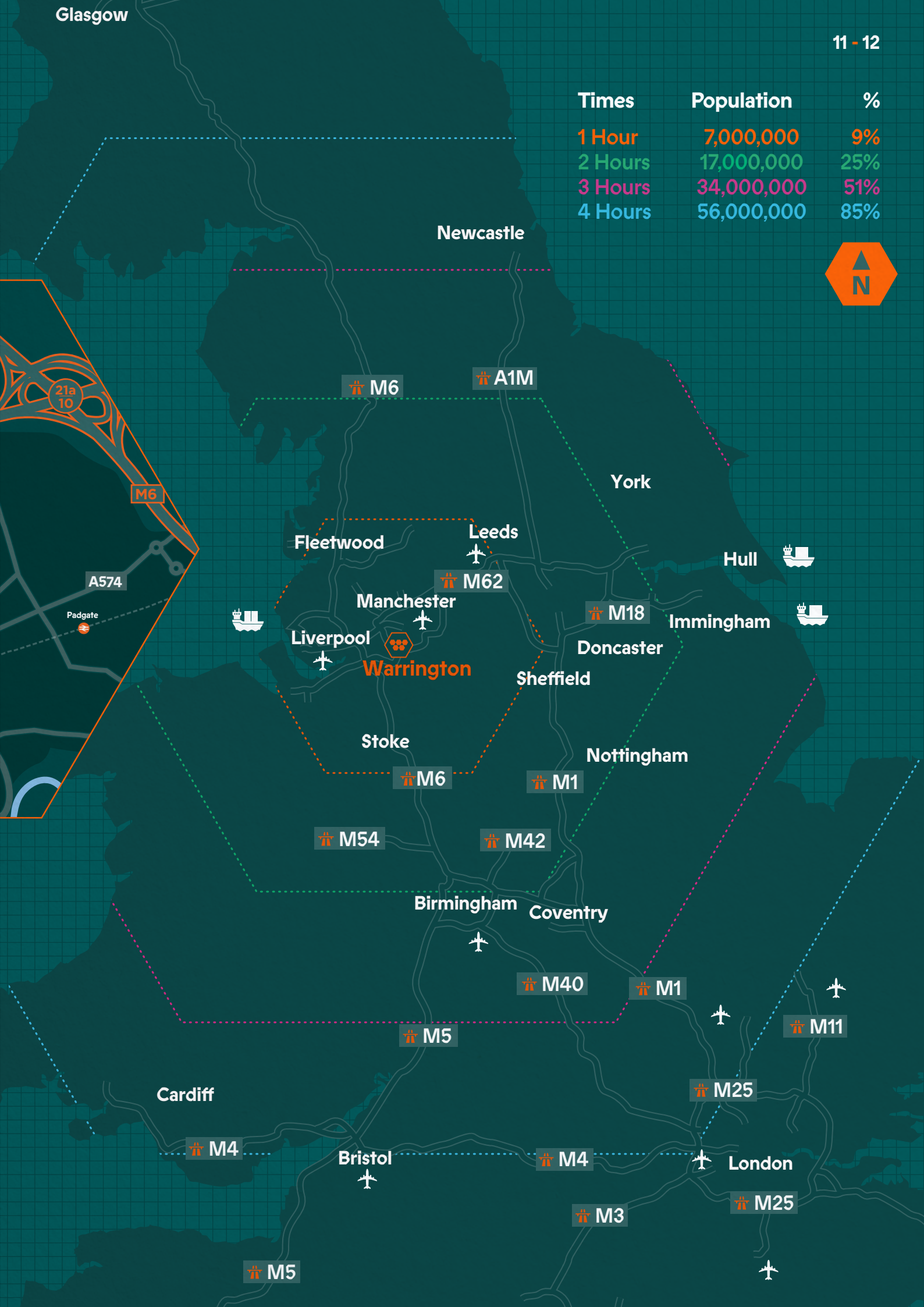
The development benefits from excellent connectivity to the UK's strategic motorway network. Junction 9 of the M62 is easily accessible via the A49 (Winwick Road), providing direct routes to Liverpool, Manchester and the wider North West, while Junction 10 of the M62 provides onward access to the M6 at Junction 21A, connecting occupiers to the national motorway network. This exceptional connectivity places Warrington Works at the heart of the UK's primary east-west logistics corridor, enabling fast and efficient access to major consumer markets, ports and regional distribution hubs.

Road	Miles	Mins	City	Miles	Mins
M62	1.4	4	Manchester	19.1	26
M6	4	6	Liverpool	24.1	35
M56	5.9	16	Birmingham	82.9	90
M60	22.1	24	London	197	210

Ports	Miles	Mins	Airport	Miles	Mins
Liverpool	25.8	35	Liverpool	16.6	20
Hull	111	110	Manchester	20.2	22
Immingham	124	120	East Midlands	87.2	90
Felixstowe	245	250	Birmingham	92.8	90



Times	Population	%
1 Hour	7,000,000	9%
2 Hours	17,000,000	25%
3 Hours	34,000,000	51%
4 Hours	56,000,000	85%



Powerful Connections Proven Location

Positioned within an established commercial landscape, Warrington Works sits amongst a strong line-up of national and international occupiers, reinforcing its status as a recognised destination for business. From this vantage point, the scale of opportunity is clear — a location defined by momentum, visibility and proven success.



AAH

CHRISTEYNS

M6

EVRi

Premier Inn
Rest easy

M6

M6/J10
2.8 Miles/6 mins

Manchester
19.4 Miles/28 mins

J9

M62

JOHN K PHILIPS
Group Ltd

Dunelm

currys

swarco

ASDA

JUNCTION 9
RETAIL PARK

Dreams

Royal Mail

Nando's

Topps Tiles

halfords

TESCO

WINWICK ROAD | A49

A Powerful Workforce in a Thriving Logistics Hub

Warrington is widely recognised as one of the UK’s most important logistics locations, positioned at the centre of the North West’s distribution network.

Benefiting from a large, skilled labour pool and a diverse business economy, providing access to a workforce experienced in logistics, manufacturing and distribution.



156,000 Jobs
located in the local
Warrington area.



6 Million people
within a 45-minute
drive time.



Jobs density of 0.96,
above the
UK average of 0.86.



3 Million people
within a 30-minute
drive time.



48,000+ Warehouse
employees within the
immediate area.



The Next Move for Ambitious Occupiers

Planning

Planning has been submitted.
Awaiting Approval.

EPC

Target of A.

Terms

Units are available on a
leasehold basis on terms to
be agreed.

VAT

Chargeable where applicable
at the prevailing rate.

Legal Costs

Each party is responsible for
their own legal costs.



A development by:

bankfoot|APAM

About CapitaLand Ascendas REIT

CapitaLand Ascendas REIT (CLAR) is Singapore's first and largest listed business space and industrial real estate investment trust. It was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) in November 2002. CLAR has since grown to be a global REIT anchored in Singapore, with a strong focus on technology and logistics properties in developed markets. As at 31 December 2025, its investment properties under management stood at S\$18.2 billion. It owns a total of 226 properties across three segments, namely Business Space & Life Sciences; Industrial & Data Centres; and Logistics. These properties are in the developed markets of Singapore, Australia, the US, and the UK/Europe.

CLAR is managed by CapitaLand Ascendas REIT Management Limited, a wholly owned subsidiary of CapitaLand Investment Limited, a leading global real asset manager with a strong Asia foothold.

For more information on CLAR, please visit www.capitaland-ascendasreit.com

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