

WARRINGTON

OMEGALOP

310

To Let (May Sell)

New Build Distribution/
Warehouse Unit

309,663 Sq Ft (28,769 Sq M)

 Play Video

omegaloop310.co.uk

Catalina Approach | Warrington | J8 M62 | WA5 3UY

BARINGS

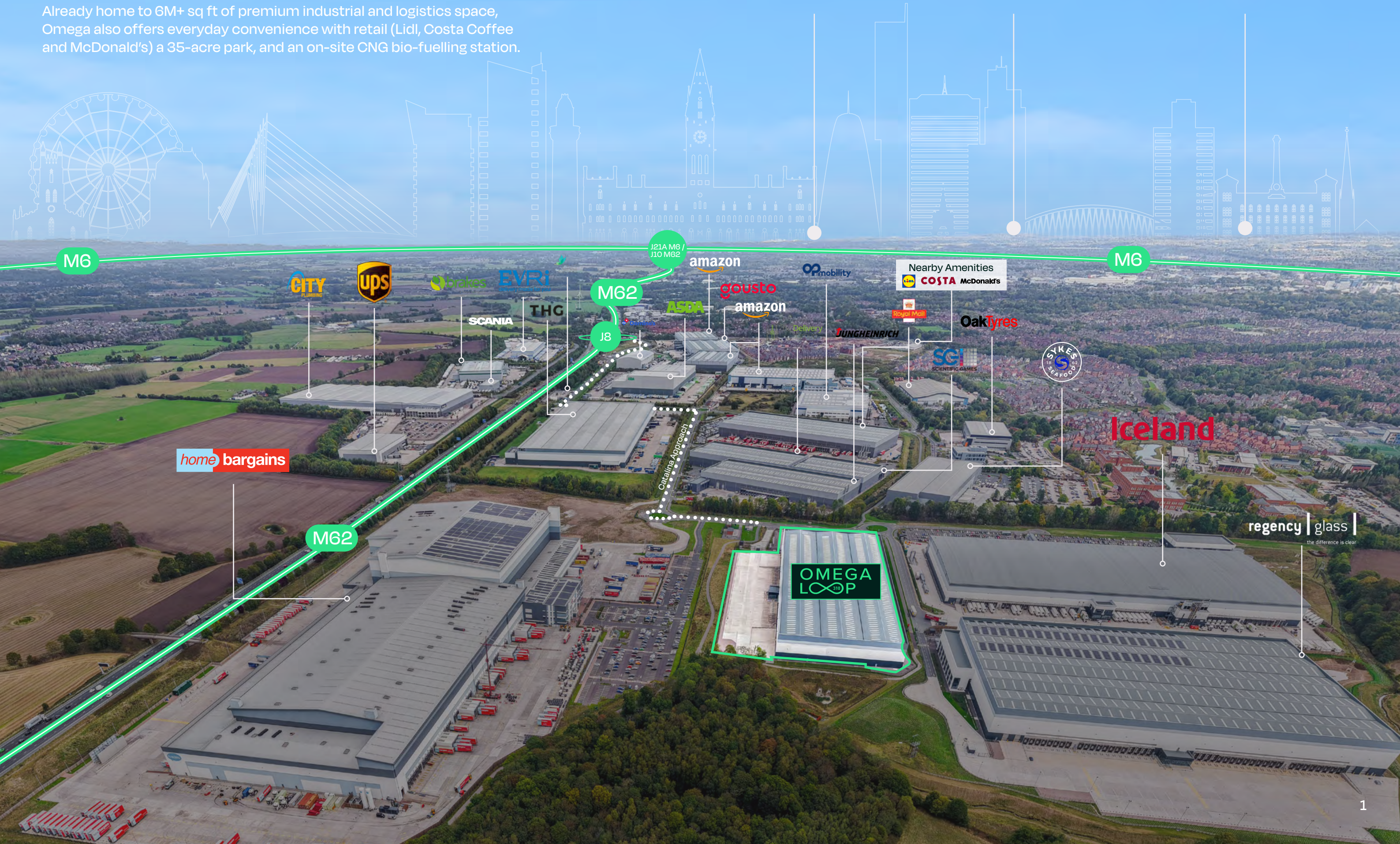
Omega Warrington is a 760-acre mixed-use hub, perfectly positioned just minutes from Warrington town centre, with direct access to the M62 (J8) and the M6/M62 interchange.

Already home to 6M+ sq ft of premium industrial and logistics space, Omega also offers everyday convenience with retail (Lidl, Costa Coffee and McDonald's) a 35-acre park, and an on-site CNG bio-fuelling station.

Manchester City Centre
19 miles / 30 mins

Trafford Park Manchester
16 miles / 20 mins

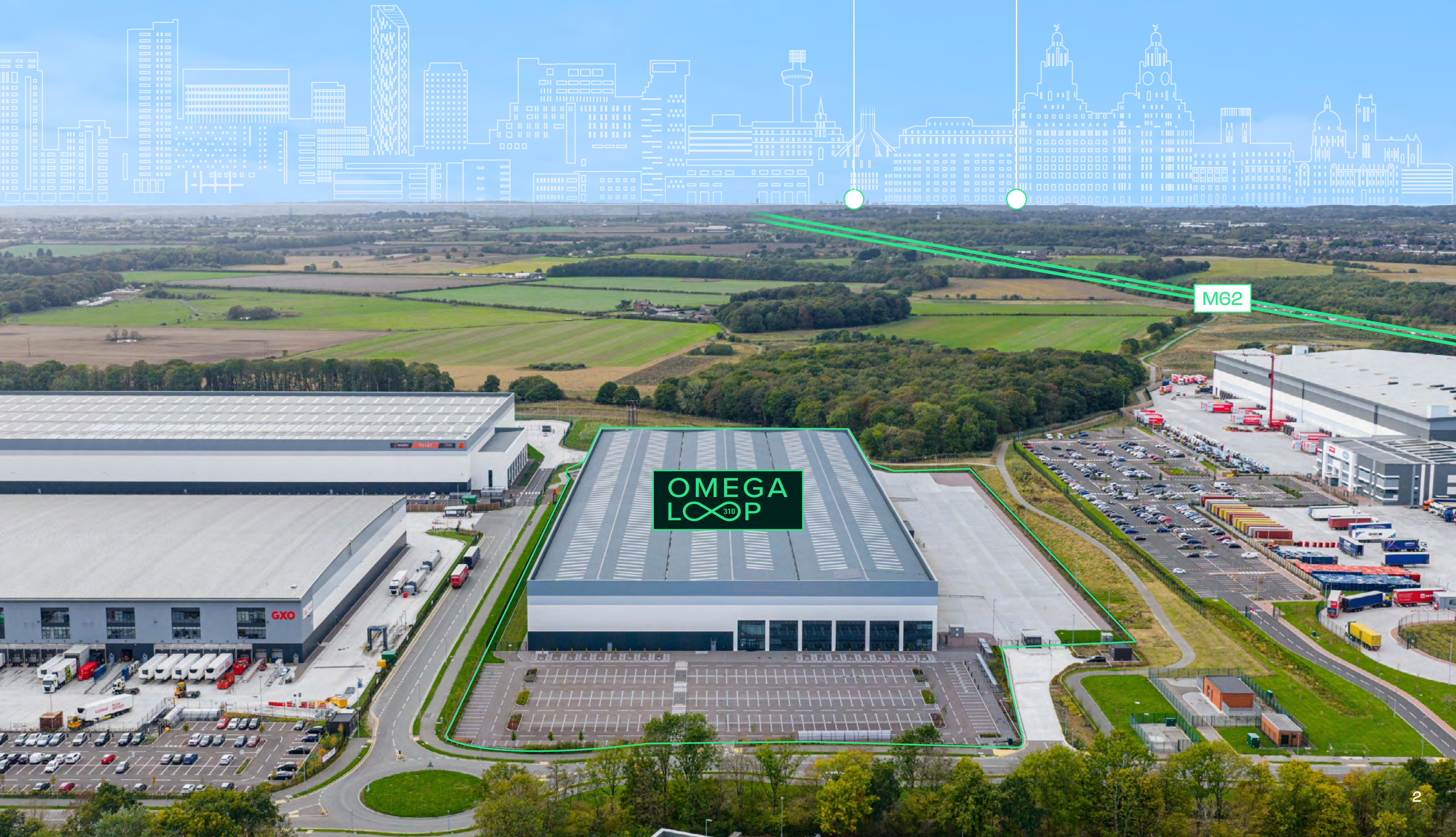
M60 Manchester Orbital Motorway
14 miles / 15 mins



Within Reach of Liverpool in 24 minutes

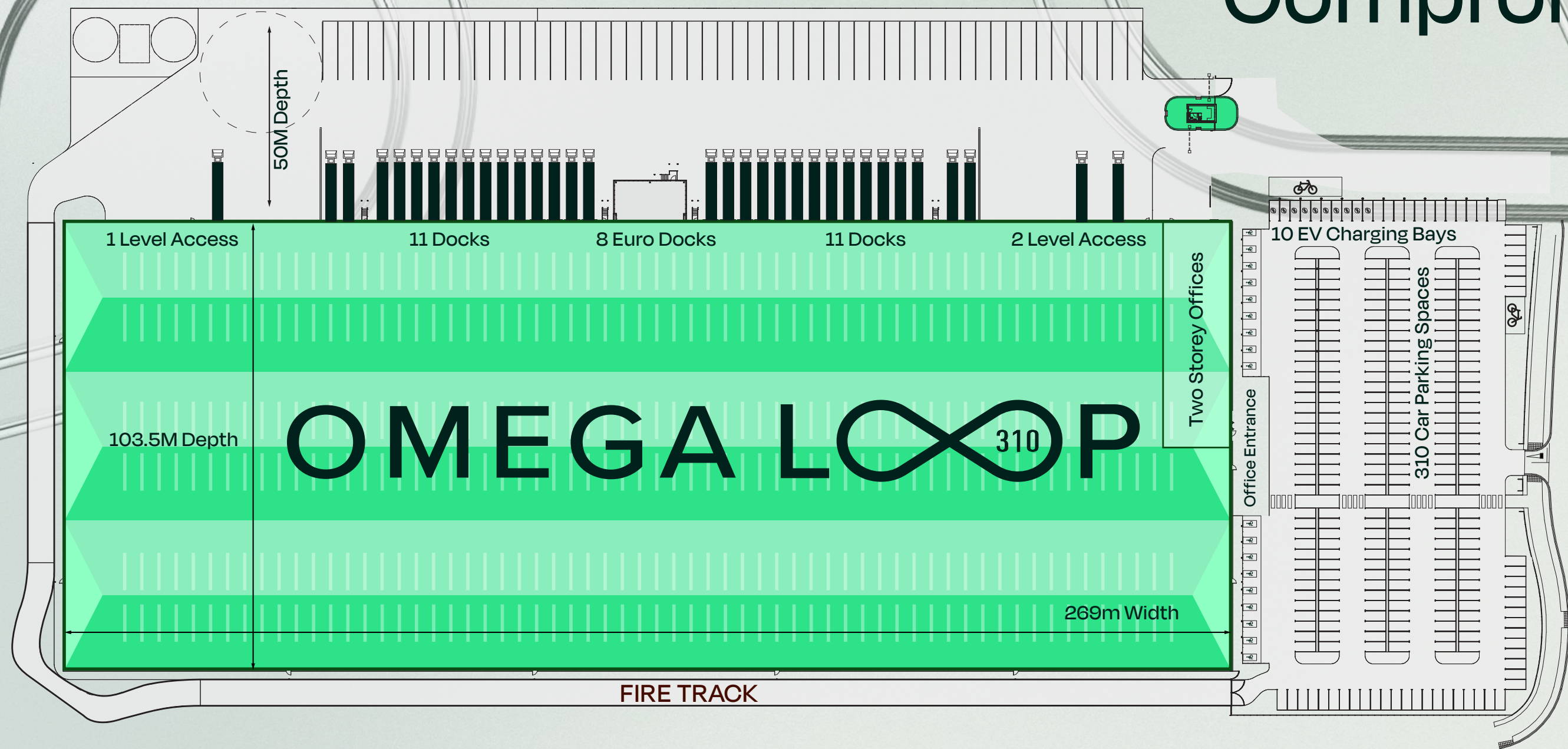
Liverpool
City Centre
6 miles / 24 mins

Port of
Liverpool
21 miles / 35 mins



Energise Your Business
at the Heart of the
North West.

Distribution Without Compromise.



310 Car Parking spaces (10 EV Charging spaces)

3 Level Access Doors

Up to 2.5 MVA Available

15M to Haunch

50Kn Floor Loading

54 HGV Trailer Spaces

30 Dock Doors (8 Euro Docks)

Gatehouse

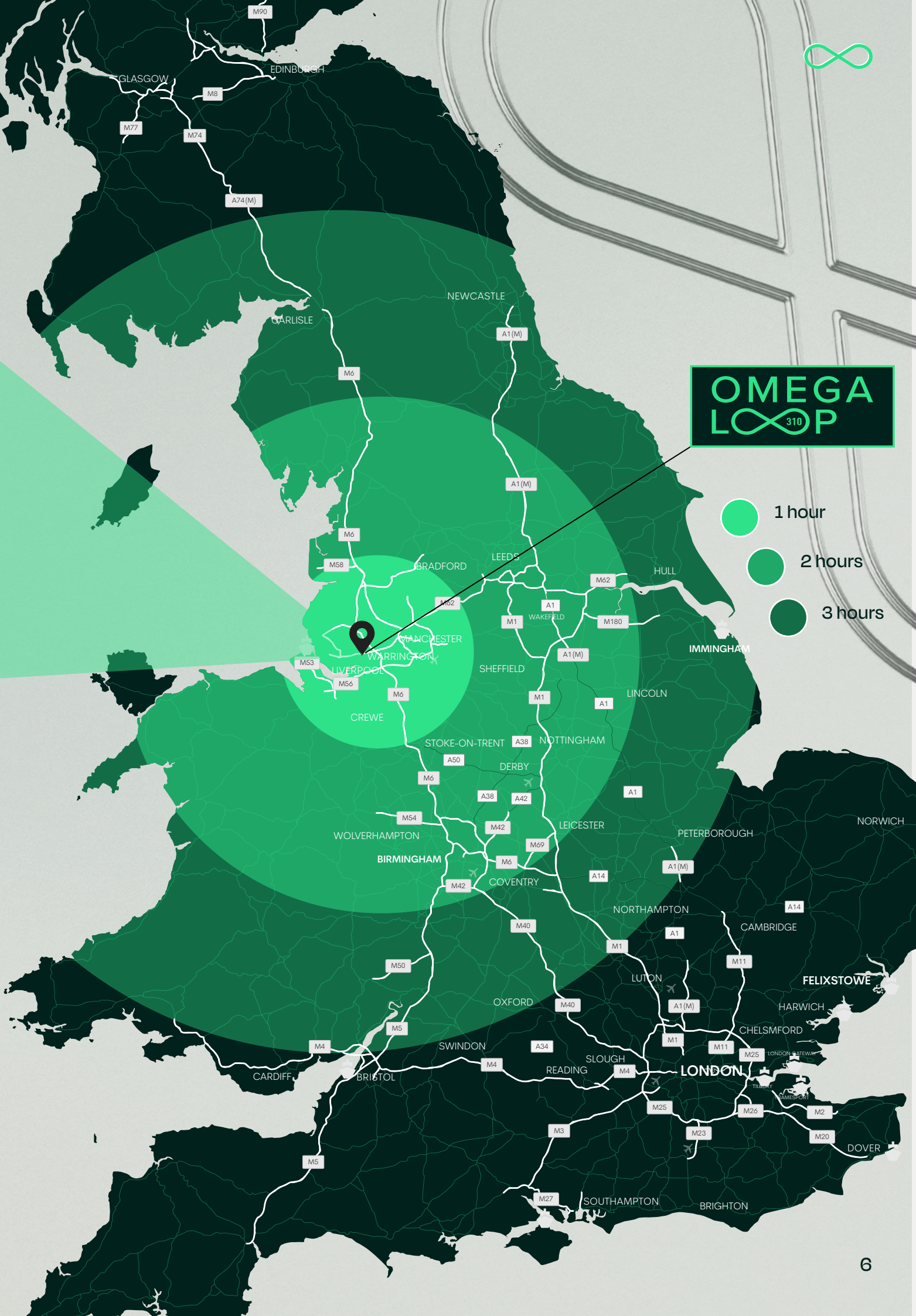
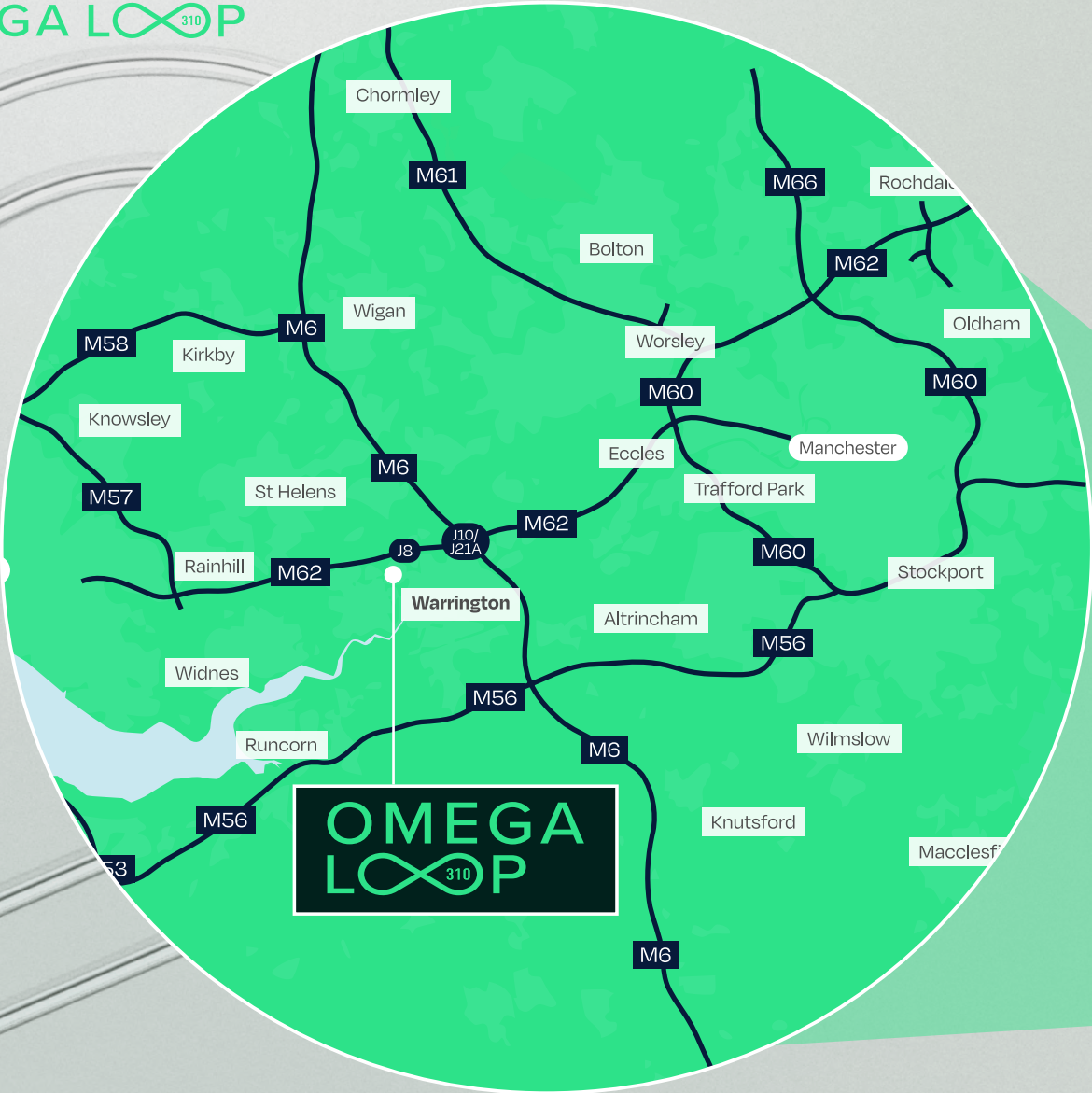
50 Metre Deep Yard

2 Storey Offices

Omega Loop	Sq Ft	Sq M
Warehouse	292,108	27,137
Two Storey Offices (GF Unfitted)	15,422	1,433
Transportation Hub	1,912	178
Gatehouse	220	20
Total	309,663	28,769

* All measurements are GIA





Connected. Central. Unstoppable.

Cities	Distance	Drive Time
Liverpool	6 miles	24m
Manchester	19 miles	21m
Leeds	57 miles	1hr 10m
Birmingham	85 miles	1hr 37m
Central London	197 miles	3hrs 40m
Glasgow	212 miles	3hrs 34m
Rail Ports	Distance	Drive Time
Trafford Park	20 miles	32m
Liverpool Garston	16 miles	25m

Ports	Distance	Drive Time
Liverpool 2	24 miles	33m
Holyhead	104 miles	1hr 53m
Hull	114 miles	2hrs 17m
Bristol	161 miles	3hrs 26m
Teesport	135 miles	2hrs 28m
Motorways	Distance	Drive Time
Junction 8 M62	Immediate	Immediate
M6/M62 (J 21A)	3 miles	5m

Positioned to Deliver Without Compromise.

Right Place.

Centrally located in the North West – ideal for national logistics and distribution



Access to major ports including Liverpool and Manchester Ship Canal



69% home ownership reflects a settled, long-term community of workers



Right Reach.

Great for a national DC with 42.7m people within 4.5 hours HGV drive



Ideal for ecommerce with 1.7m consumers living within 30 minutes by van



90% of the UK population reached within a 4 hours enabling fast, cost-efficient national distribution



Right People.

Average Salary: £33,036 approx 11.7% lower than the national average. (2023)



77.3% Of Population In North West Are Economically Active



2.6% unemployment rate reflects a stable and reliable employment base





Racking plans

Scan to View



Wide Aisle

48,906 pallet positions

Scan to View



VNA/Narrow Aisle

61,494 pallet positions

Trade with a Strategic Advantage

Omega Loop 310 is located within the Liverpool City Region Freeport Zone which may bring multiple occupier benefits for eligible businesses.

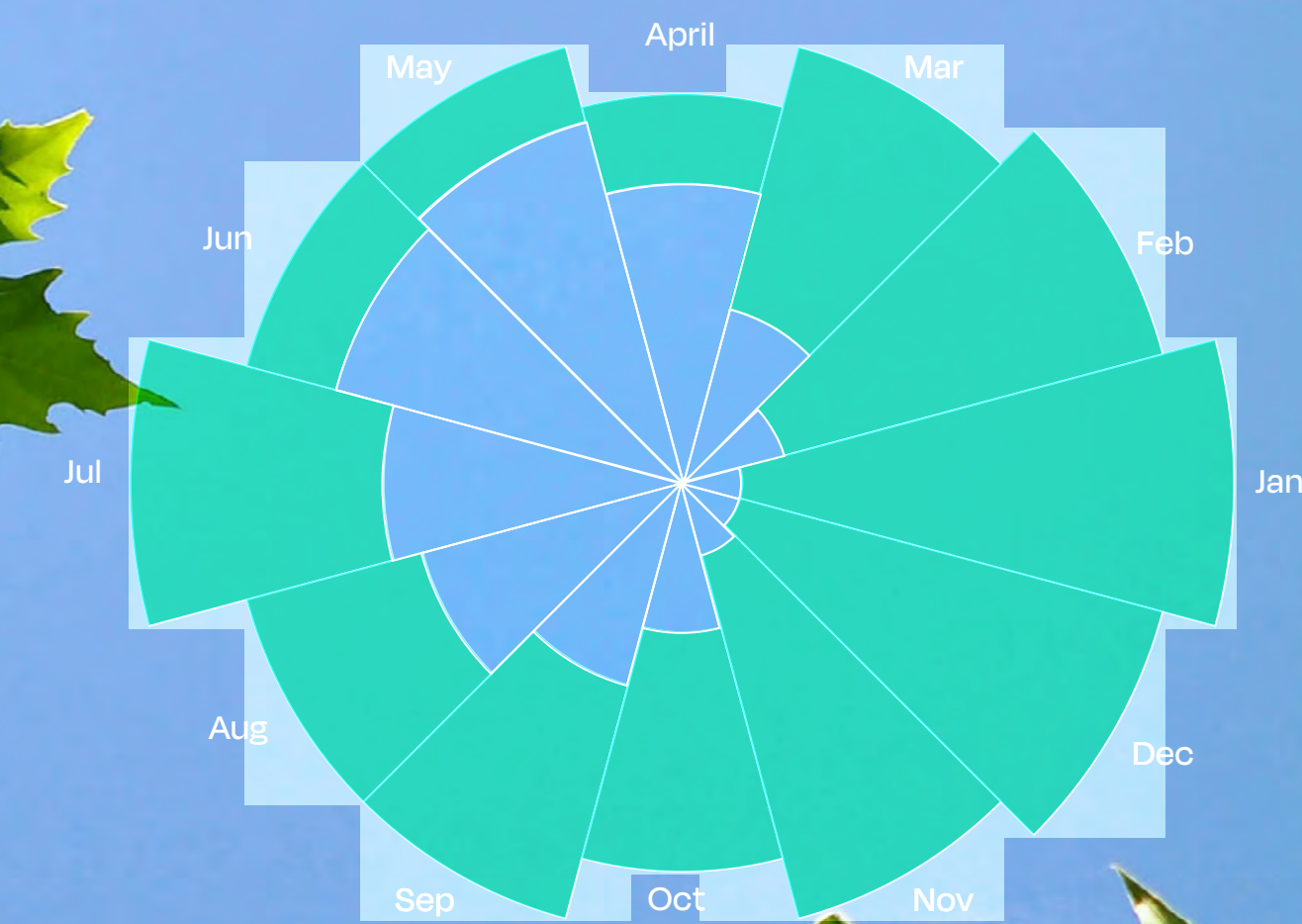
- Goods can move between other UK freeports within UK by conduct.
- No time limits for storing goods. All covered by a single authorisation meaning less contact with HMRC.
- Goods moving in to an approved Customs Site will benefit from duty and VAT suspension until they enter the UK domestic market.
- Ability to calculate the import duties based on the value of inputs or finished goods.
- Duty exemption for re-exports.



Logistics with a Greener Edge

The PV under 'good practice' will deliver 15-22% of the energy consumed on-site

Built with ESG performance in mind, the building has scope to accommodate up to 50% rooftop PV coverage, delivering potential energy savings of around £150,000 annually. Consumption data has been simulated using the CIBSE Industry Energy Benchmarking Guide for comparable warehouse and office operations, assuming good energy management practices (55 kWh/m²/year for offices and 128 kWh/m²/year for warehouse areas).



Cost Savings

■ Consumption (kWh) ■ Production (kWh)



PV Panels



EPC Rating A



BREEAM 'Excellent'



Solar Control improving energy efficiency



Air Source Heat Pumps



Optimised natural light



Environmental Materials



Ventilation Fresh air at 1.6L/s per m



LED Lighting throughout offices



EV Car & HGV charging



Eco Water Saving

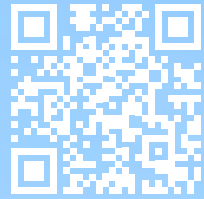


Cycle Storage

OMEGA LOOP³¹⁰

Catalina Approach | Warrington | J8 M62 | WA5 3UY

omegaloop310.co.uk



BARINGS

For more information please contact:

BOX4
REAL ESTATE

Sam Royle
S.Royle@box4realestate.co.uk
07793 808 264

James Goode
J.Goode@box4realestate.co.uk
07891 810 260

JLL

Richard Johnson
Richard.Johnson@jll.com
07980 837 328

Melinda Cross
Melinda.Cross@jll.com
07748 267 748

Tom Watkins
Tom.Watkins@jll.com
07917 093 167

B8
REAL ESTATE

Jon Thorne
Jon@b8re.com
07738 735 632

Box4 Real Estate, JLL and Knight Frank for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of JLL and Knight Frank has any authority to make or give any representation or warranty whatsoever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. November 2025.

Designed and created by [eightystudio](http://www.eightystudio.com) www.eightystudio