

M61 J6 | GREAT BANK ROAD | BOLTON | BL5 3XN

PANATTONI PARK

# Bolton

**AT THE HEART OF  
GREATER MANCHESTER**

**UNDER CONSTRUCTION**

Industrial/Warehouse Opportunity | Available To Let Q2 2021

**280,700 SQ FT**

[panattoni.co.uk/bolton](https://panattoni.co.uk/bolton)

 PANATTONI

# BOLTON 280

## FAST MARKET ACCESS



PANATTONI PARK BOLTON IS STRATEGICALLY SITUATED AT THE HEART OF GREATER MANCHESTER, LESS THAN 1.5 MILES FROM JCT 6 M61

It is in an ideal location to serve not only the Greater Manchester conurbation, but the wider North West region, with easy access to the M6, M60 and M62 motorways.

The scheme is the latest development in a well-established and successful industrial and logistics location, easily accessible to a large and suitably skilled workforce. Bolton has the second highest employee base in Greater Manchester, with wages below the regional average.

Panattoni Park Bolton benefits from easy pedestrian links to Westhoughton train station, with regular services between Manchester and Wigan, as well as being in close proximity to a number of bus routes, which serve the surrounding area.

# BOLTON 280

## LOCAL, REGIONAL & NATIONAL

WORKFORCE (MILES)



**3.05 million**

ADDRESSES WITHIN 30 MILES

Source: Royal Mail



DRIVE TO WORK (MINS)

**0.48 million**

PEOPLE WITHIN 15 MINS



**1.09 million**

PEOPLE WITHIN 30 MINS



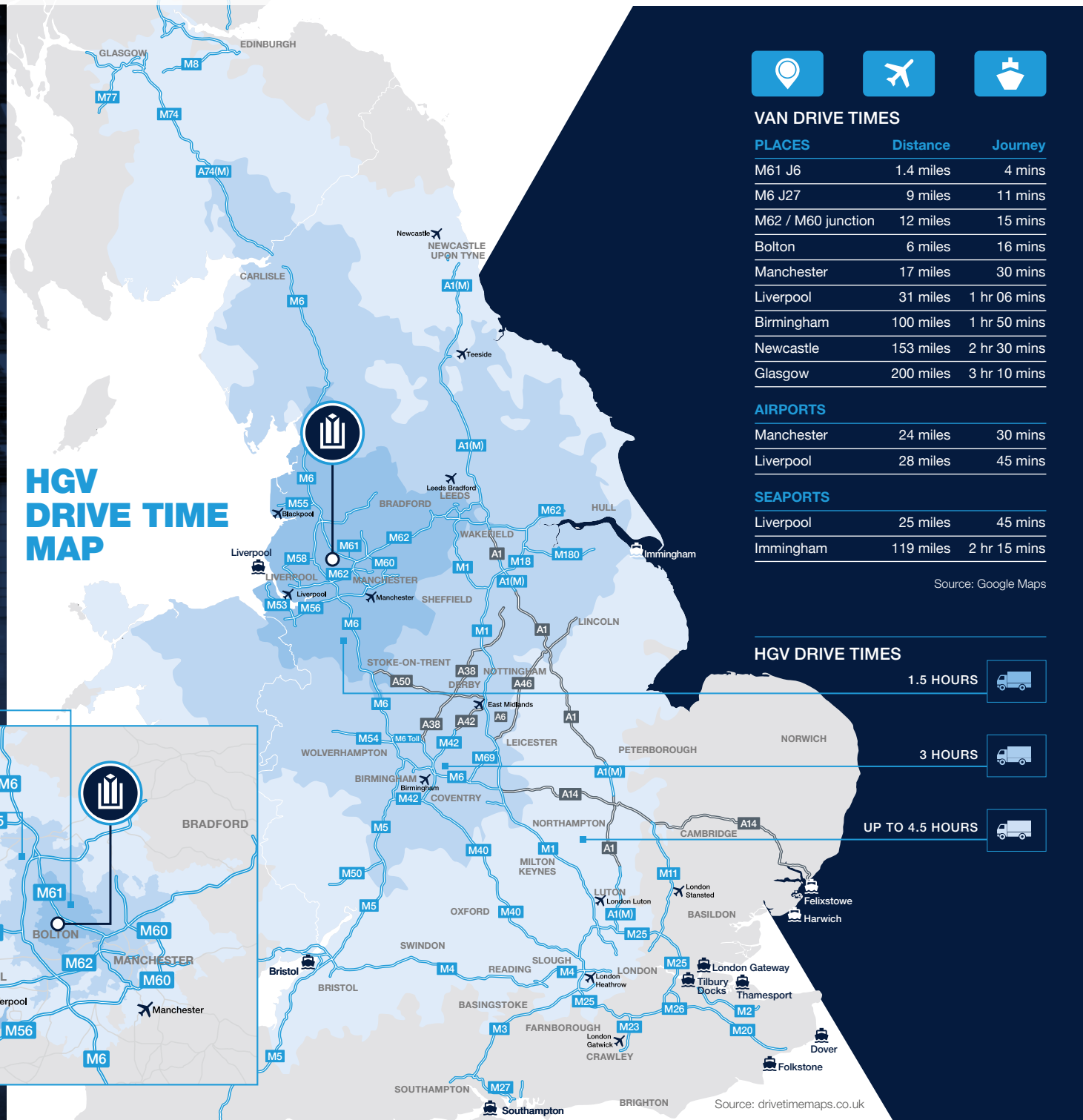
**5.02 million**

POPULATION WITHIN 45 MINS



Source: www.drivetimemaps.co.uk

## HGV DRIVE TIME MAP



### VAN DRIVE TIMES

PLACES	Distance	Journey
M61 J6	1.4 miles	4 mins
M6 J27	9 miles	11 mins
M62 / M60 junction	12 miles	15 mins
Bolton	6 miles	16 mins
Manchester	17 miles	30 mins
Liverpool	31 miles	1 hr 06 mins
Birmingham	100 miles	1 hr 50 mins
Newcastle	153 miles	2 hr 30 mins
Glasgow	200 miles	3 hr 10 mins

### AIRPORTS

Manchester	24 miles	30 mins
Liverpool	28 miles	45 mins

### SEAPORTS

Liverpool	25 miles	45 mins
Immingham	119 miles	2 hr 15 mins

Source: Google Maps

### HGV DRIVE TIMES

1.5 HOURS



3 HOURS



UP TO 4.5 HOURS



Source: drivetimemaps.co.uk

**BOLTON 280**

**AVAILABLE Q2 2021**



# BOLTON 280



2.5 ACRES FOR  
POTENTIAL EXPANSION  
(SUBJECT TO PLANNING)

254 Car parking spaces

3 Storey offices

196m

Gatehouse

Level access door

2 Storey offices

12 Dock doors

Hub Office

12 Dock doors

55m

40 HGV parking spaces

Level access door

## BOLTON 280 ACCOMMODATION

Warehouse	263,715 sq ft	24,500 sq m
3 Storey Offices	12,810 sq ft	1,188 sq m
Hub Office	4,000 sq ft	371 sq m
Gatehouse	173 sq ft	16 sq m
<b>TOTAL</b>	<b>280,698 sq ft</b>	<b>26,075 sq m</b>

125m

Level access door

35m

Level access door

Level access door

80,000 SQ FT PRE-LET TO



GREAT BANK ROAD

## SPECIFICATION



15m  
CLEAR INTERNAL  
HEIGHT



50kN/m<sup>2</sup>  
FLOOR  
LOADING



1.5  
MVA



55m & 35m  
YARD  
DEPTHS



254  
CAR PARKING  
SPACES



5  
LEVEL ACCESS  
DOORS



9 Tonne  
RACK LEG  
LOADING



15%  
ROOF  
LIGHTS



24  
DOCK  
DOORS



40  
HGV TRAILER  
SPACES



13  
EV CHARGING  
POINTS



CYCLE  
PARKING  
SPACES



1 Gbps  
ULTRAFAST FULL  
FIBRE BROADBAND

## BREEAM®

Built to BREEAM rating of  
'Very Good'

EPC rating of 'A'

**A** 0-25

# PANATTONI SPEC BUILD

## MEETING THE UK'S DEMAND FOR FLEXIBLE, HIGH QUALITY LOGISTICS SPACE

PANATTONI CONTINUE TO BE THE LARGEST SPECULATIVE DEVELOPER IN THE UK, DELIVERING AT SPEED AND SCALE.

A Panattoni building is specified and built to exceed statutory requirements and can be modified and fitted out to suit the needs of almost any occupier. This flexibility gives Panattoni's customers the tailoring they would expect from a built-to-suit warehouse. And with no planning phase to endure, the time to occupancy can be dramatically reduced.

Panattoni specify in strategic locations at scale that offer easy access to major trunk roads, connecting them to both labour and consumers.

Indicative images only



# PANATTONI IN NUMBERS

**PANATTONI IS THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER, HAVING DEVELOPED 422 MILLION SQ FT TO DATE, WITH OVER 28 OFFICES ACROSS THE GLOBE.**

Panattoni maintains a best in class track record of successful build to suit deliveries. Customers can depend on the highest level of product quality, which is achieved through continuous investments in improved engineering and a 'best in class' supply chain, supported through an experienced management team.

Find out more about Panattoni at [www.panattoni.co.uk](http://www.panattoni.co.uk)



PANATTONI PROJECTS ARE CHARACTERISED BY **INNOVATION, FLEXIBILITY, SPEED AND CONVENIENCE.**

HIGH QUALITY CURTAIN WALLING AND GLAZING SYSTEM



STEEL WORK PRE-FINISHED WITH FACTORY APPLIED TWO PART EPOXY COATING

**28**

Offices worldwide

**422 million +**

sq ft developed by Panattoni worldwide

**2,500 +**

customers across Europe

**100 million +**

sq ft developed by Panattoni across Europe

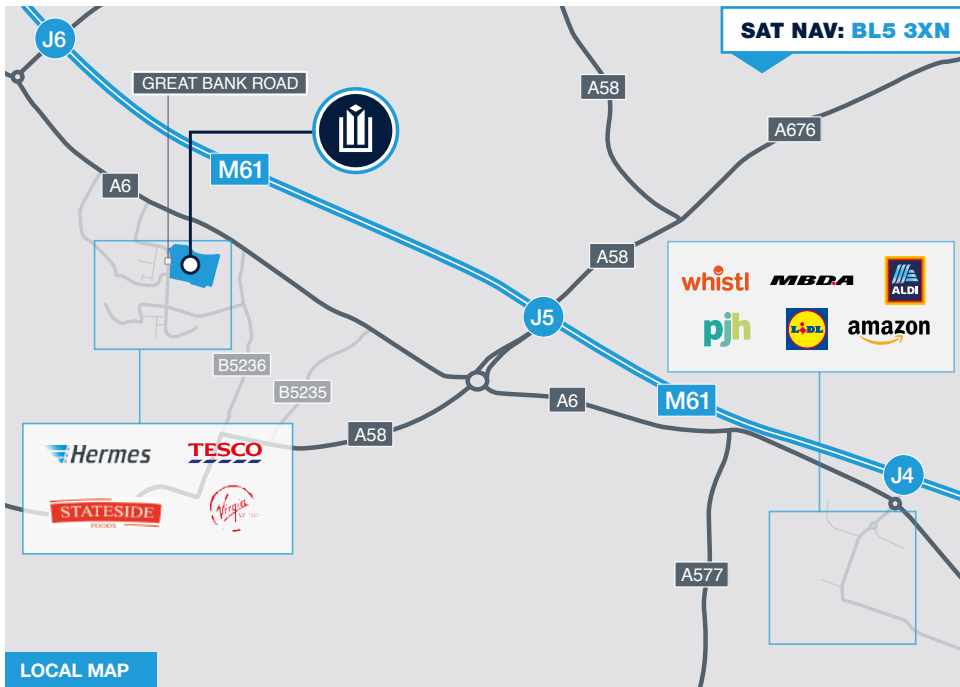
A photograph of an industrial building with a long, low profile, featuring galvanized steel cladding and a series of vertical supports.

GALVANISED COLORCOAT PRISMA® STEEL CLADDING WITH A 25 YEAR WARRANTY

# Bolton

PANATTONI PARK BOLTON LIES AT THE HEART OF THE REGIONAL MOTORWAY NETWORK, BEING LESS THAN 1.5 MILES FROM JCT 6 M61.

The M62 is less than 10 miles from the site, providing access to 20 million consumers and 60% of UK business within a two hour drive. The M6 is 20 minutes away, providing good access to Scotland and the Midlands.



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