M61 J6 | UK
Great Bank Road
Bolton
BL5 3XN
/// scans.comet.prom

PANATTONI

PANATTONI PARK
BOLTON45

INCREASED CAPACITY, REDUCED OPERATING COSTS

NEW BUILD LOGISTICS / MANUFACTURING FACILITY

47,336 sq ft

BEST IN CLASS • BEST IN CLASS • BEST IN CLASS •
AVAILABLE NOW

TO LET/ MAY SELL

panattoni.co.uk/bolton45

THE MOST EFFICIENT
MID BOX UNIT IN THE NORTH WEST

BEST IN CLASS • BEST IN CLASS • BEST IN CLASS • BEST IN CLASS •

AVAILABLE NOW



STRATEGICALLY SITUATED AT THE HEART OF GREATER MANCHESTER, LESS THAN 1.5 MILES FROM JUNCTION 6 OF THE M61.

Bolton 45 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.

Bolton 45 is the final opportunity at this 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.

Bolton 45 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.







New build facility with warranties
Mitigate repair costs
Reduce downtime

Best in class specification
Enhanced corporate image
Improved efficiency

5 million consumers within 45mins
Less time to market
Reduce fuel costs

EPC ‘A’ & BREEAM ‘Excellent’
Reduced energy costs
Support sustainability targets

12m clear eaves
Increased space efficiency
Lower cost per pallet

Ready for immediate occupation
No cost overruns
No construction delays

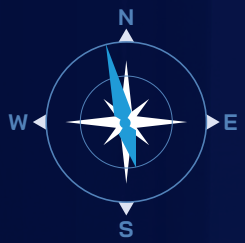
THE OPPORTUNITY

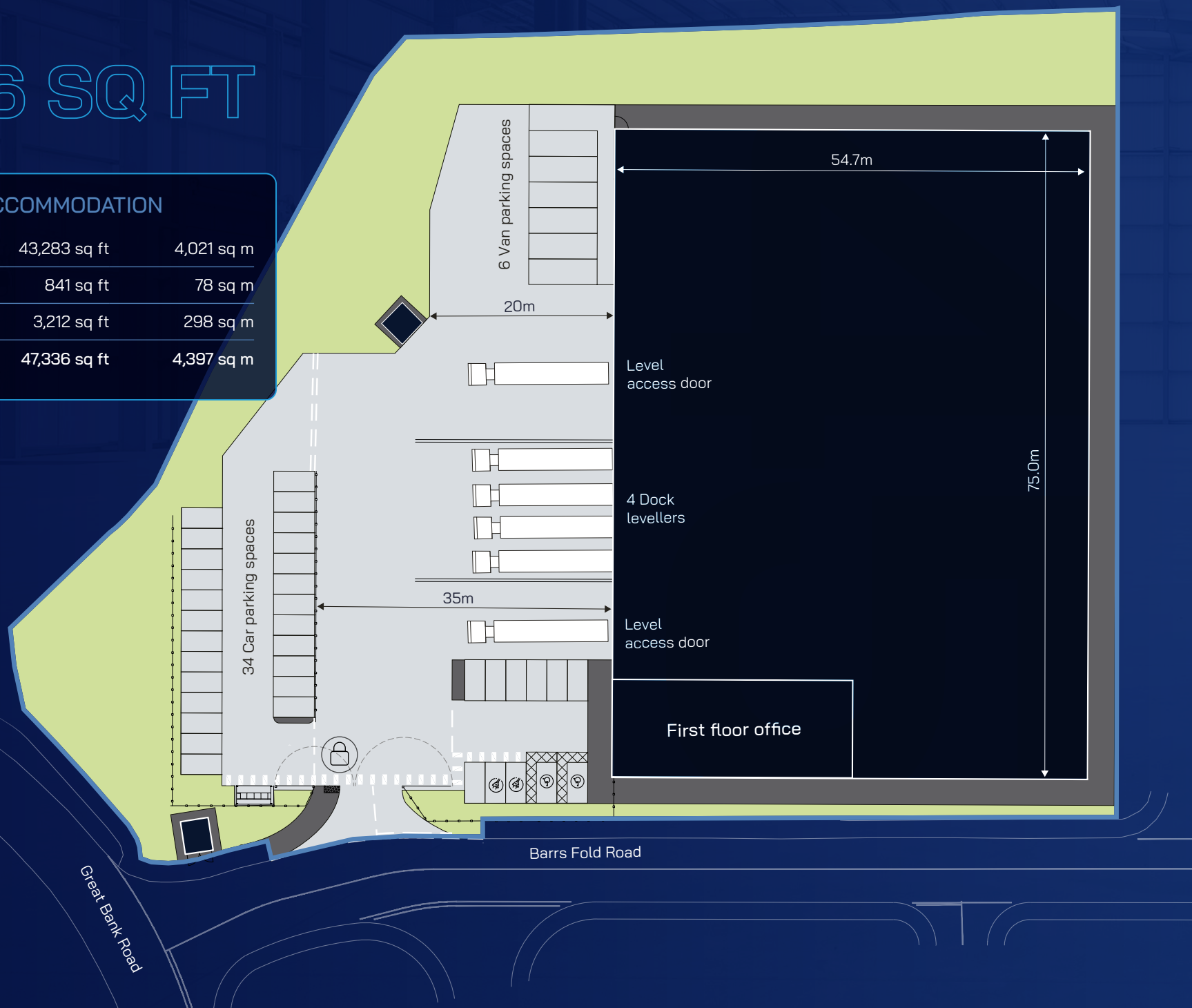
B45

47,336 SQ FT

SCHEDULE OF ACCOMMODATION

Warehouse	43,283 sq ft	4,021 sq m
Entrance	841 sq ft	78 sq m
First floor office	3,212 sq ft	298 sq m
TOTAL (GIA)	47,336 sq ft	4,397 sq m





12M
CLEAR INTERNAL HEIGHT

550 kVa
POWER SUPPLY*

2
LEVEL ACCESS DOORS

4
DOCK DOORS

6
VAN PARKING SPACES

2
EV CHARGING POINTS

34
CAR PARKING SPACES

FITTED OFFICES WITH KITCHENETTE

ATRIUM &
PASSENGER LIFT

FIT-OUT PROCUREMENT ASSISTANCE

BREEAM®
★★★★

BREEAM RATING OF **'EXCELLENT'**

A+

EPC RATING OF **'A+' -13**





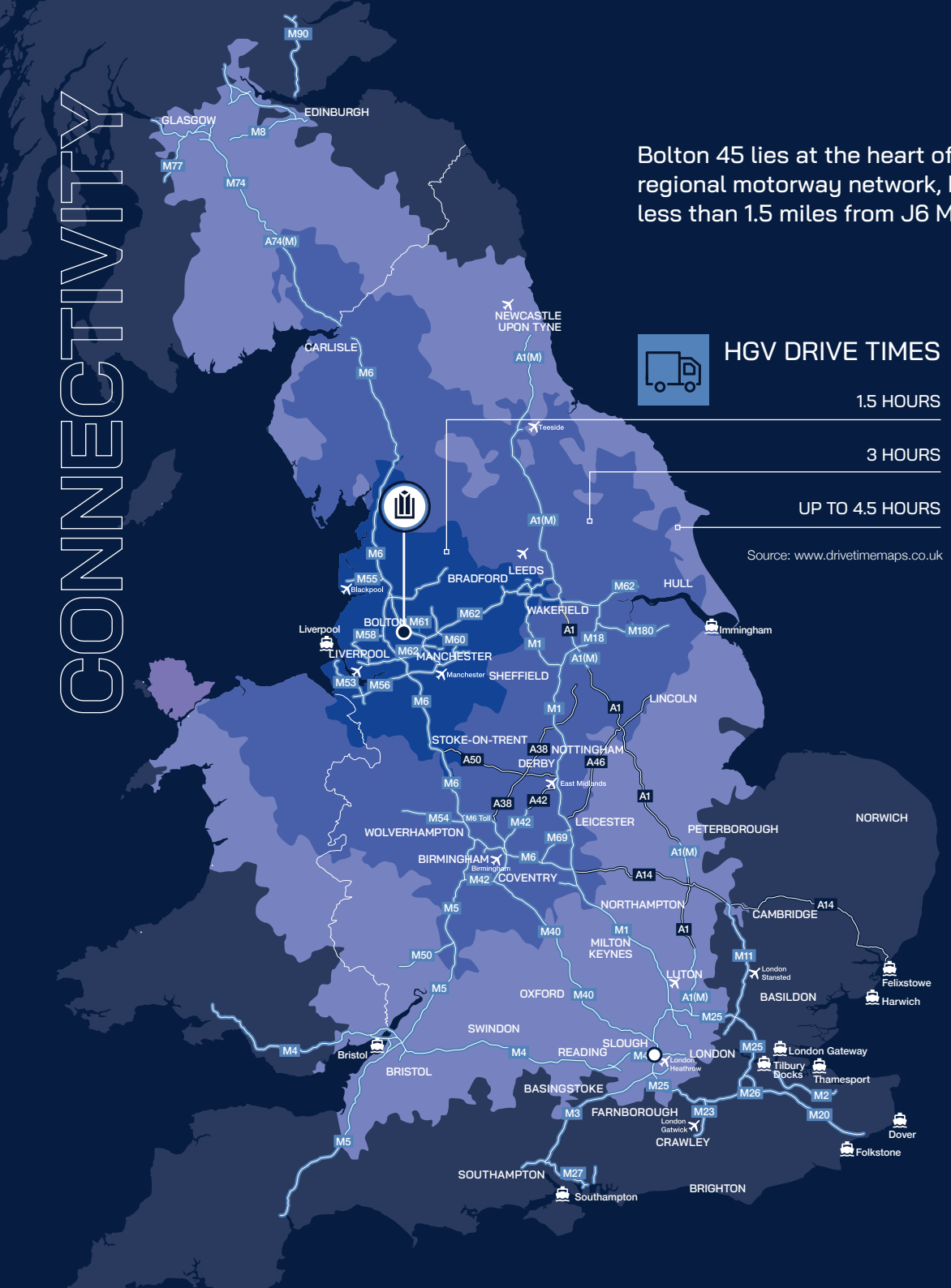






*Power upgrade available – for details contact the agents.

CONNECTIVITY



Bolton 45 lies at the heart of the regional motorway network, being less than 1.5 miles from J6 M61.

HGV DRIVE TIMES

1.5 HOURS

3 HOURS

UP TO 4.5 HOURS

Source: www.drivetimemaps.co.uk



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.

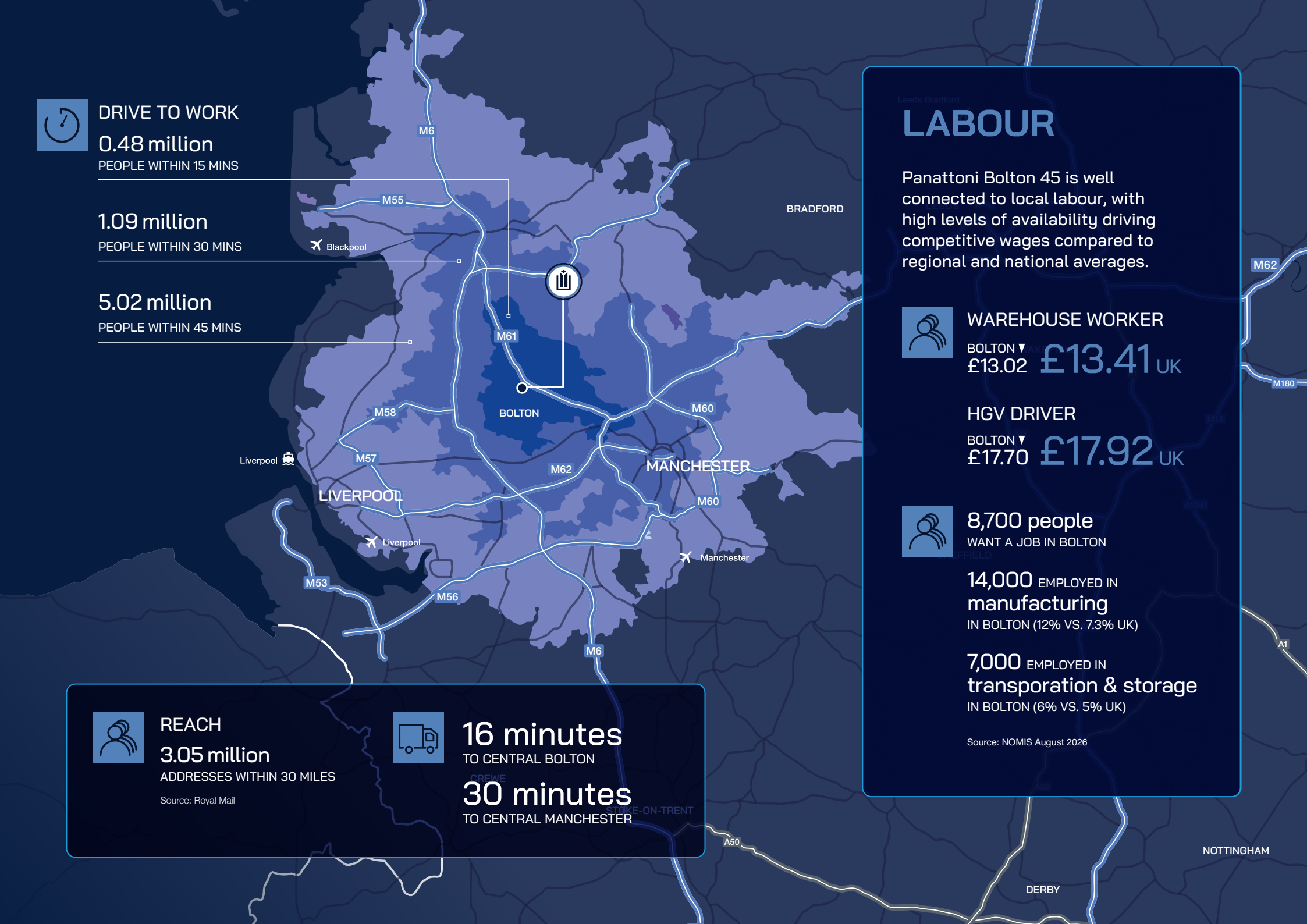
VAN DRIVE TIMES

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

AIRPORTS	MILES	TIME
Manchester	24	30 mins
Liverpool	28	45 mins

SEAPORTS	MILES	TIME
Liverpool	25	45 mins
Immingham	119	2h 15 mins

Source: Google Maps


DRIVE TO WORK
0.48 million
PEOPLE WITHIN 15 MINS
1.09 million
PEOPLE WITHIN 30 MINS
5.02 million
PEOPLE WITHIN 45 MINS
M6
M55
Blackpool
BRADFORD
M61
BOLTON
M58
M60
Liverpool
M57
M62
MANCHESTER
LIVERPOOL
Liverpool
Manchester
M53
M56
M6
M62
M180
A1
A50
NOTTINGHAM
DERBY
LABOUR
Panattoni Bolton 45 is well connected to local labour, with high levels of availability driving competitive wages compared to regional and national averages.
WAREHOUSE WORKER
BOLTON ▼ £13.02
£13.41 UK
HGV DRIVER
BOLTON ▼ £17.70
£17.92 UK
8,700 people
WANT A JOB IN BOLTON
14,000 EMPLOYED IN manufacturing
IN BOLTON (12% VS. 7.3% UK)
7,000 EMPLOYED IN transporation & storage
IN BOLTON (6% VS. 5% UK)
Source: NOMIS August 2026
REACH
3.05 million
ADDRESSES WITHIN 30 MILES
Source: Royal Mail
16 minutes
TO CENTRAL BOLTON
30 minutes
TO CENTRAL MANCHESTER

PANATTONI

THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL REAL ESTATE DEVELOPER

Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America.

Since inception, the company has delivered over 275 million sq ft of logistics, industrial, and manufacturing space across Europe and India alone, with a further 28 million sq ft currently under construction.

To learn more about Panattoni, watch our latest video: **www.panattoni.co.uk/economy**

70
offices worldwide

2,500
international customers

275 million+
sq ft developed across Europe & Asia

28 million
sq ft currently under construction





In partnership with

BARINGS



Barings is a $431+ Billion* global asset management firm with a significant real estate presence through equity and debt investments across North America, Europe and Asia Pacific. Barings Real Estate have a strong track record of funding, developing and managing assets across the industrial, logistics, office and residential sectors globally.

*As at 30th September 2024

GLOBAL CUSTOMERS











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BOLTON45

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panattoni.co.uk/bolton45

PANATTONI

Working in partnership with

BARINGS

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