

PRIME. ESTABLISHED. PREMIUM.

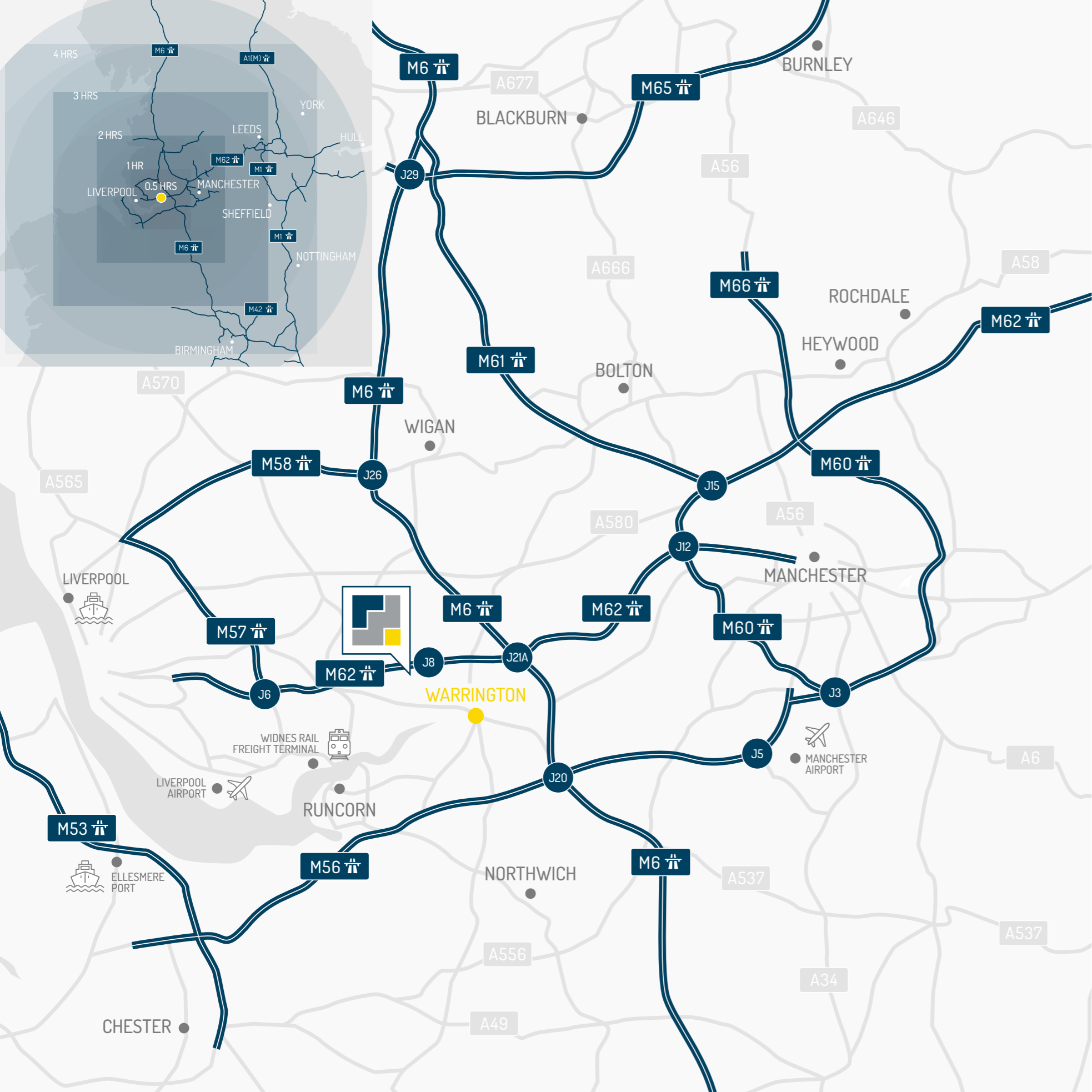
THE NORTH WEST'S LEADING DISTRIBUTION PARK

TWO UNITS OF
91,247 SQ FT AND 184,537 SQ FT

AVAILABLE IMMEDIATELY

CATALINA APPROACH, OMEGA SOUTH,
WARRINGTON, WA5 3TP





Mountpark Warrington is a newly completed speculative industrial / logistics development located at Omega; the north west's leading distribution park.



PRIME.

Logistics and supply chain efficiencies are all about location and Mountpark Warrington is strategically located for that reason.

Mountpark Warrington is a prime distribution location boasting unrivalled connectivity, situated at the epicentre of the north west population, equidistant from Manchester and Liverpool.



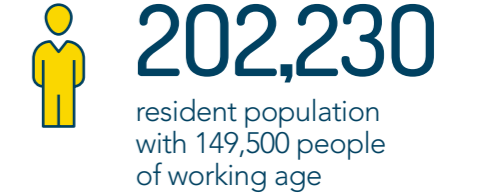
ESTABLISHED.

Mountpark Warrington is situated at Omega, the north west's premier distribution park and a multi-award winning scheme. As a result of the park's connectivity and accessibility, it has quickly established itself as a proven location for logistics / warehouse occupiers as demonstrated by the major global companies present on the estate.



PROFICIENT.

The north west has a population of 7 million within a 2 hour drive time of which 62% are of working age, with 84% possessing skills at NVQ level or above.

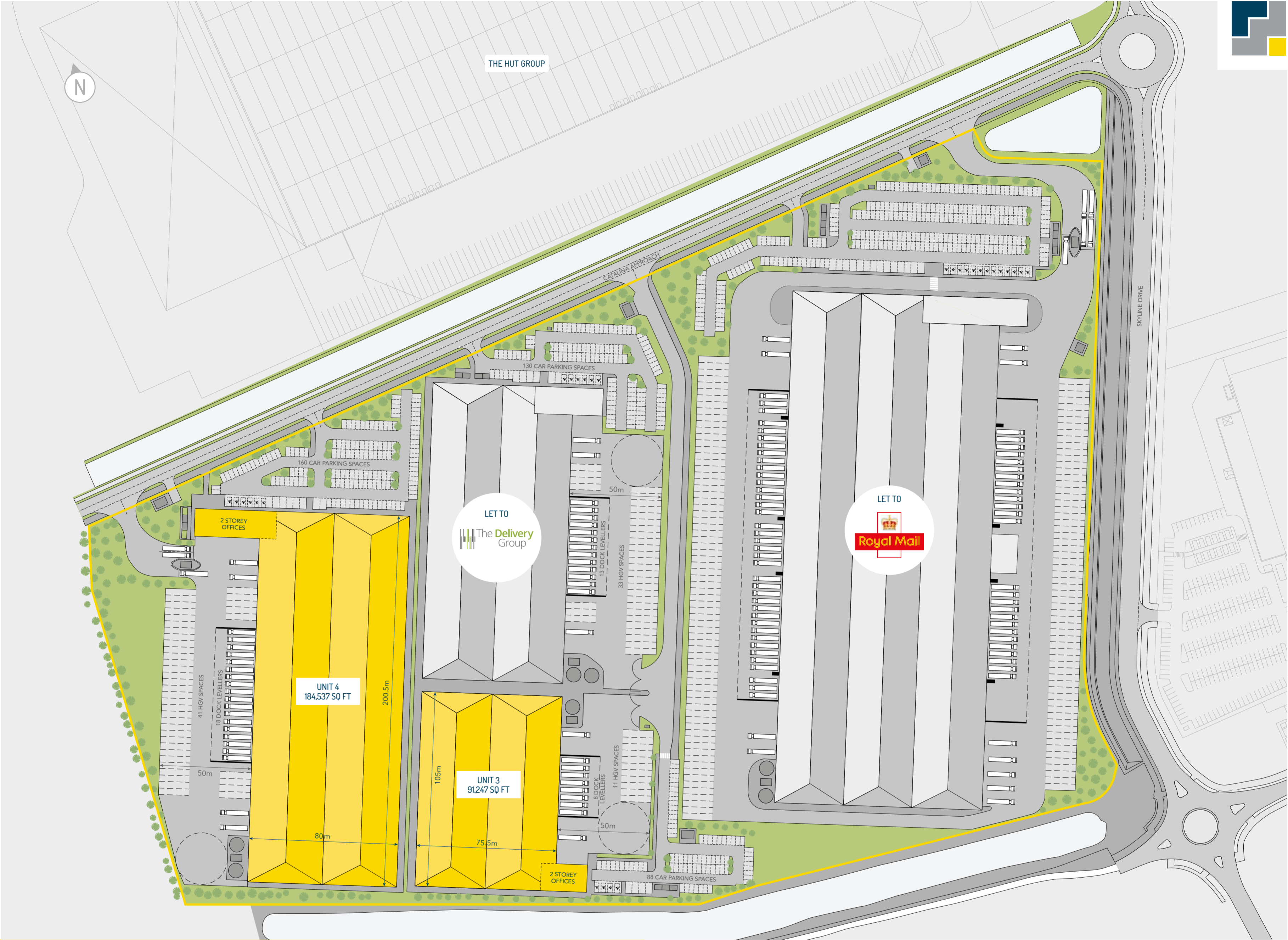


Source: Nomisweb 2018-2019

READY.

The scheme is formed of four units totalling 759,802 sq ft. Units 3 & 4 are immediately available at 91,247 sq ft and 184,537 sq ft.

Unit 1 was let to Royal Mail ahead of practical completion and Unit 2 to The Delivery Group.



PREMIUM SPECIFICATION.

Mountpark Warrington is the premier industrial / logistics scheme in the north west, providing the next generation of warehouse accommodation finished to an unrivalled specification.

The units have been built with a focus on operational efficiencies and improved employee welfare.

12.5M CLEAR HAUNCH HEIGHT

20% EURO DOCKS

PV & BATTERY STORAGE

EPC A RATING

50 KN/M² FLOOR LOADING

SECURE SERVICE YARDS

FLEXIBLE CAT A OFFICE FIT-OUT

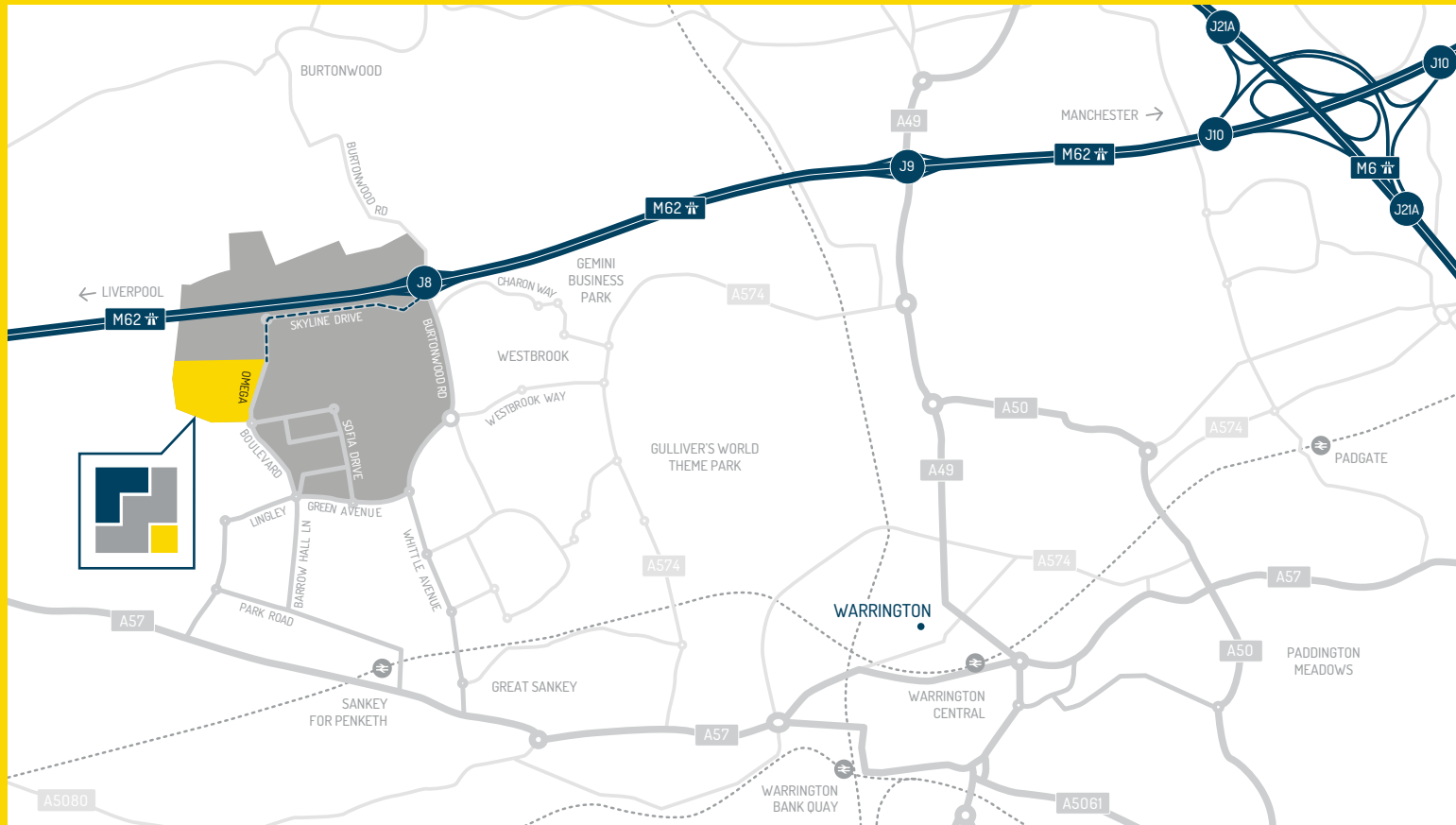
BREEAM 'VERY GOOD'

Find out more at:
MOUNTPARK.COM/WARRINGTON

ACCOMMODATION.

UNIT NUMBER	WAREHOUSE (SQ FT)	OFFICES (SQ FT)	TOTAL (SQ FT)
3	84,315	6,932	91,247
4	174,116	10,421	184,537

All sizes are measured on a gross internal area.



CONTACT.



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Development partners:



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