To Let

Mountpark Omega Warrington, Omega Business Park, Omega Boulevard, Warrington, Cheshire, WA5 3TP
90,771 to 346,153 sq ft (8,432.90 to 32,158.65 sq m) GIA
EPC
Available upon request.

Rent
Rents from

Contacts
Richard Johnson
+44 (0)161 238 7416
richard.johnson@eu.jll.com

Andrew Lynn
+44 (0)161 828 6415
andrew.lynn@eu.jll.com

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.
PRIME.
ESTABLISHED.
DELIVERING.

A PRIME SPECULATIVE INDUSTRIAL / LOGISTICS DEVELOPMENT
AT THE NORTH WEST’S PREMIER BUSINESS PARK. J8 M62.

UNITS FROM 90,771 SQ. FT TO 346,153 SQ. FT.

SKYLINE DRIVE, OMEGA, WARRINGTON WA5 3TP

www.mountpark.com/warrington

UNITS 1-3 AVAILABLE

NOVEMBER 2018
OVERVIEW.

Mountpark Warrington is a new speculative industrial/logistics development located at the highly successful Omega Business Park. The scheme has three fundamental benefits:

**Prime.** Distribution location boasting unrivalled connectivity, situated at the epicentre of the North West population, equidistant from Manchester and Liverpool.

**Established.** Omega has established itself at the North West’s premier business park, having attracted major occupiers including Amazon, ASDA, Travis Perkins, Hermes, Brakes, The Hut Group, Plastic Omnium, and Domino’s Pizza.

**Delivering.** Three state of the art units of 346,153 sq ft, 136,962 sq ft and 90,771 sq ft are under construction. With completion scheduled from November 2018, a final unit of 183,669 sq ft is consented and will be developed as a second phase.
Logistics and supply chain efficiencies are all about location and Mountpark Warrington is strategically located for that reason.

Mountpark Warrington is situated at Omega Business Park, 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.

Mountpark Warrington is strategically located for that reason.

Mountpark Warrington is situated at Omega Business Park, 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.

The first phase of the development is under construction. Units 1-3 of 346,153 sq ft, 136,962 sq ft and 90,771 sq ft are scheduled for completion in November 2018. Unit 4, totalling 183,669 sq ft, is fully consented and will be developed as a second phase of construction.
FLEXIBLE.

Units 2 and 3 have been designed and engineered to allow them to be easily combined to provide up to 227,733 sq ft. Built to suit solutions can also be accommodated on Plot 4.

UNIT 3
90,771 SQ FT
UNIT 1
346,153 SQ FT
UNIT 4
183,669 SQ FT
UNIT 2
136,962 SQ FT

2 STOREY OFFICES
88 CAR PARKING SPACES
80M
52 DOCK LEVELLERS
15 LEVEL ACCESS DOORS

8 DOCK LEVELLERS
10% ROOFLIGHTS
BREEAM 'Very' Rating
50kN/m² FLOOR LOADING

18 DOCK LEVELLERS
105M CLEAR HAUNCH HEIGHT
26 LEVEL ACCESS DOORS
LANDSCAPED ENVIRONMENT

UNIT 2
UNIT 1
UNIT 4
UNIT 3

FIND OUT MORE AT:
www.mountpark.com/warrington

All sizes are indicative and measured on a gross internal area.

Units 2 and 3 can be combined to provide a single unit of 227,733 sq ft. Unit 4 is also available on a built to suit basis.

UNRIVALLED 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.

ON PRACTICAL COMPLETION IN NOVEMBER 2018, THREE STATE OF THE ART UNITS, TOTALLING C. 575,000 SQ FT WILL BE READY FOR IMMEDIATE OCCUPATION.