

PLANNING SUBMITTED

M61 J6 | GREAT BANK ROAD | BOLTON | BL5 3XN
what3words /// scans.comet.prom

panattoni.co.uk/bolton45

PANATTONI PARK BOLTON 45

AT THE HEART OF GREATER MANCHESTER

Industrial/warehouse opportunity

PLANNING SUBMITTED

46,940 sq ft

 PANATTONI

PANATTONI PARK
BOLTON 45

THE SCHEME



At the heart of Greater Manchester



Aerial of current site

PANATTONI PARK
BOLTON 45



BOLTON 45 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.

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.



COVER

THE SCHEME

THE OPPORTUNITY



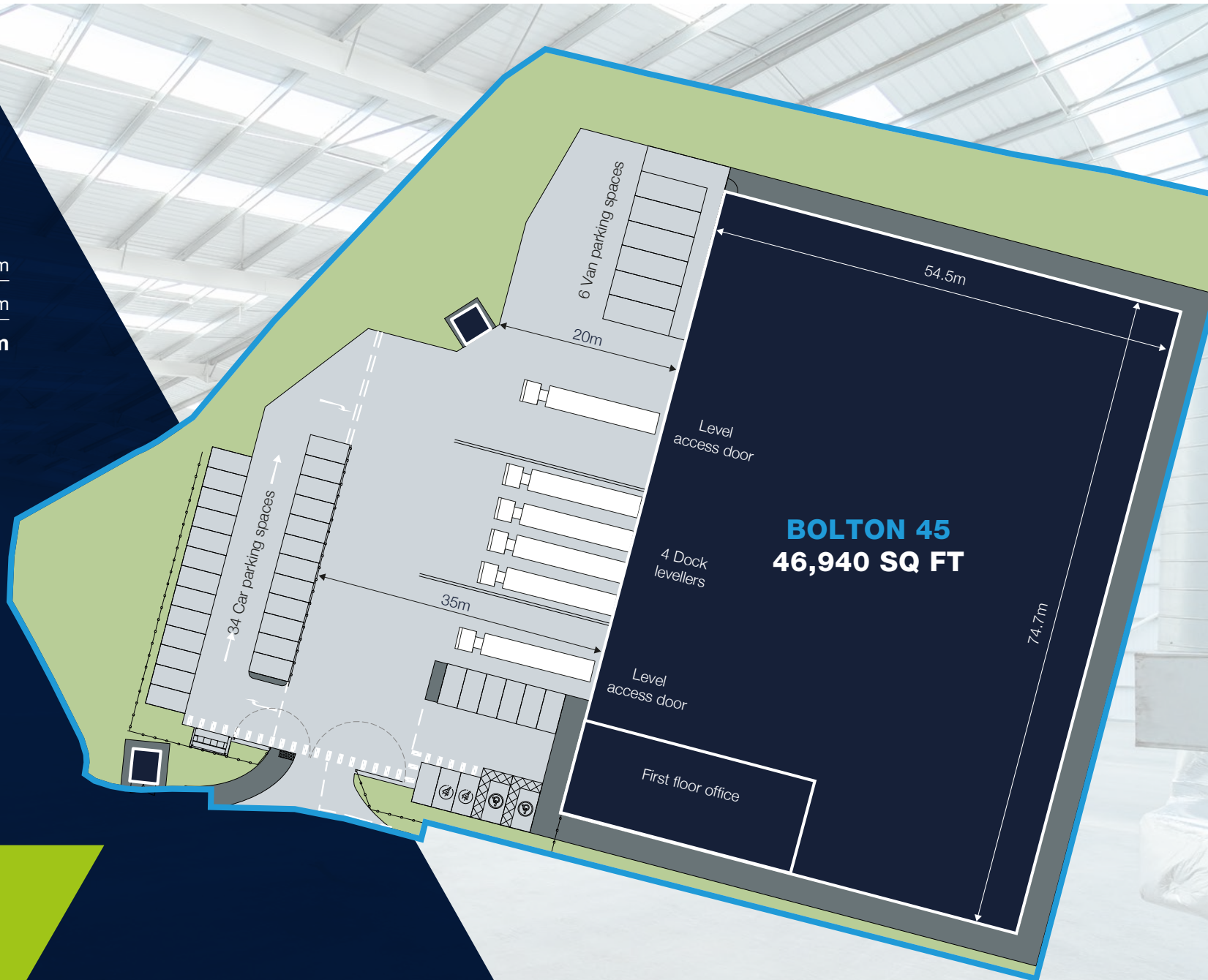
BOLTON 45
SCHEDULE OF ACCOMMODATION

Warehouse	43,810 sq ft	4,071 sq m
First floor office	3,130 sq ft	291 sq m
TOTAL (GIA)	46,940 sq ft	4,362 sq m

- 
2
 LEVEL ACCESS
 DOORS
- 
4
 DOCK
 DOORS
- 
12m
 CLEAR INTERNAL
 HEIGHT
- 
34
 CAR PARKING
 SPACES
- 
2
 EV CHARGING
 POINTS
- 
6
 VAN PARKING
 SPACES

BREEAM®
Targeting BREEAM
'Excellent'

A 0-25
EPC
rating of 'A'





THE OPPORTUNITY

BOLTON 45 CGI

CONNECTIVITY



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

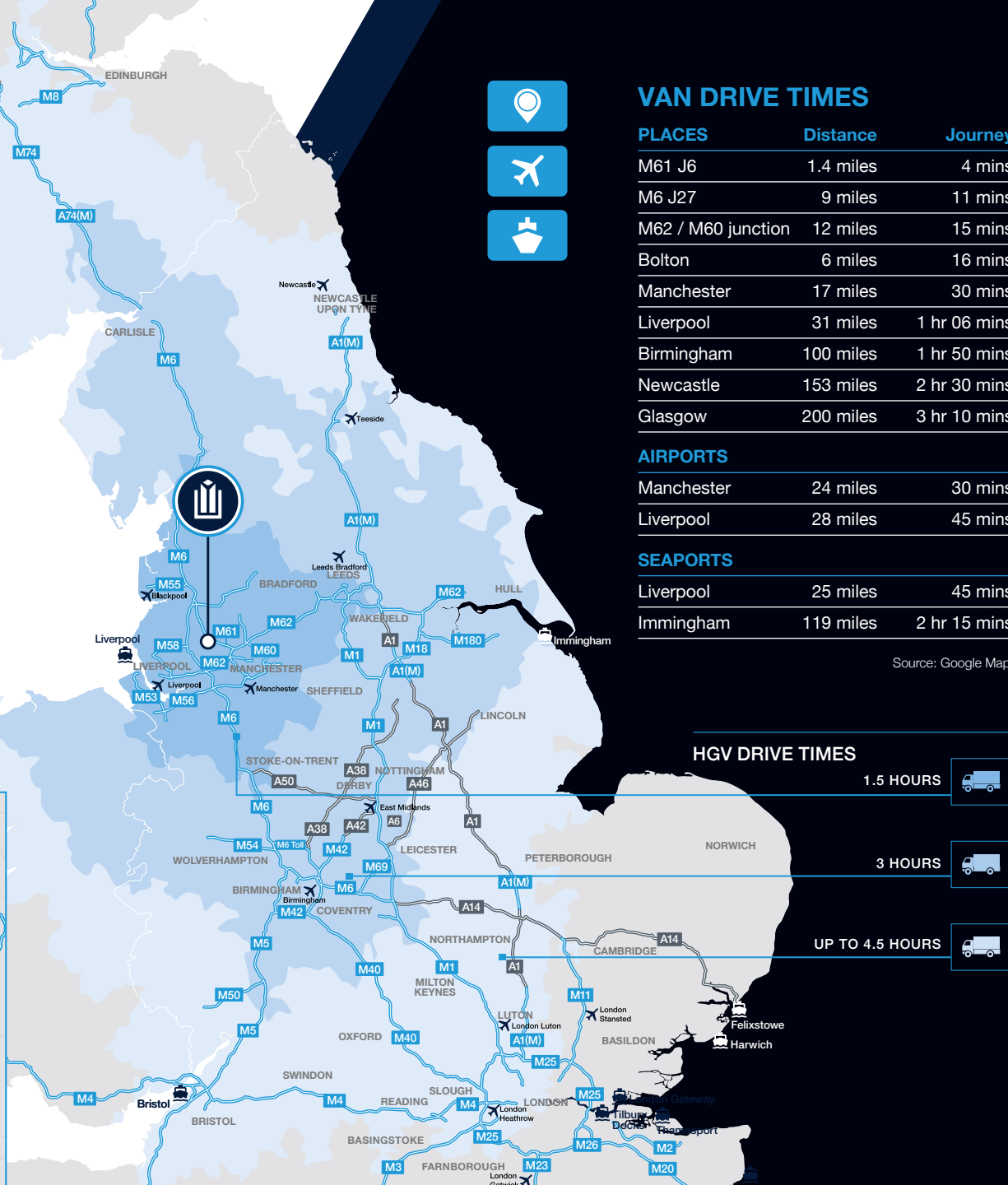
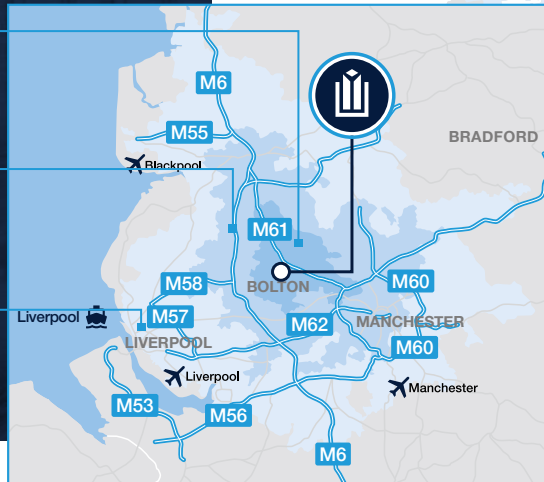
1.09 million
PEOPLE WITHIN 30 MINS

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



BOLTON 45 CGI

CONNECTIVITY

SUSTAINABILITY





Sustainable as standard

Benefit from a high standard specification, targeting BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.



Building fabric designed and constructed to very high standards of insulation and air-tightness



15% rooflights to warehouse roof resulting in a high level of natural daylight reducing need for artificial lighting



Roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking



Sub-metering of energy consumption



ESG

Meets environmental & social standards

BREEAM[®]

Targeting BREEAM 'Excellent'

A 0-25

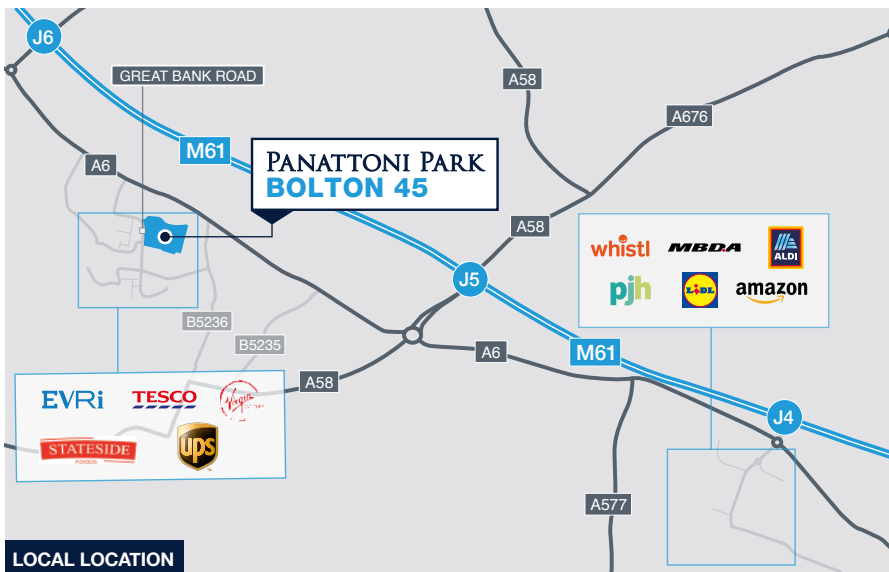
EPC rating of 'A'



Location

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



LOCAL LOCATION



REGIONAL LOCATION

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