

CATALINA APPROACH | WARRINGTON | J8 M62 | WA5 3UY

OMEGA LOOP 310

CHARGE FORWARD

TO LET 309,663 SQ FT (28,769 SQ M)
NEW BUILD DISTRIBUTION / WAREHOUSE UNIT

READY FOR OCCUPATION

OMEGALoop310.CO.UK

CHARGE FORWARD

IN A WORLD CLASS DEVELOPMENT

Omega is known nationally for its excellent location and infrastructure. Omega Loop 310 is a best in class new build distribution unit with strong environmental credentials.

A gateway to the North West, its location opens up opportunity, a place to energise your business and encourage growth.

Energy efficient industrial warehouse space, two storey offices, solar panelled roof and dedicated spaces for EV charging.

Omega Loop 310 offers a best in class facility in the North West's premier distribution location.





BESPOKE FIT-OUT OPTIONS AVAILABLE



***A FIRST
CLASS WORKING
ENVIRONMENT***



CHARGE FORWARD TOGETHER

- Omega is a 760 acre mixed use development located to the north west of Warrington town centre.
- Immediate access to Junction 8 of the M62 motorway, with the M6/M62 intersection 3 miles to the east.
- Over 6 million sq ft of industrial and logistics accommodation has been developed at Omega.
- The mixed use development incorporates retail and amenity facilities, including an on-site compressed natural gas refuelling facility, a 35 acre park, retail facilities, Costa Coffee and McDonalds.
- Following the successful development of Omega North and South, planning permission was granted in November 2021 for a further 2.21m sq ft of logistics and industrial development at Omega West. Omega Loop is situated in-between Unit 1 (878,000 sq ft) and Unit 3 (505,000 sq ft) at Omega West which will be occupied by Home Bargains and Iceland Foods respectively.

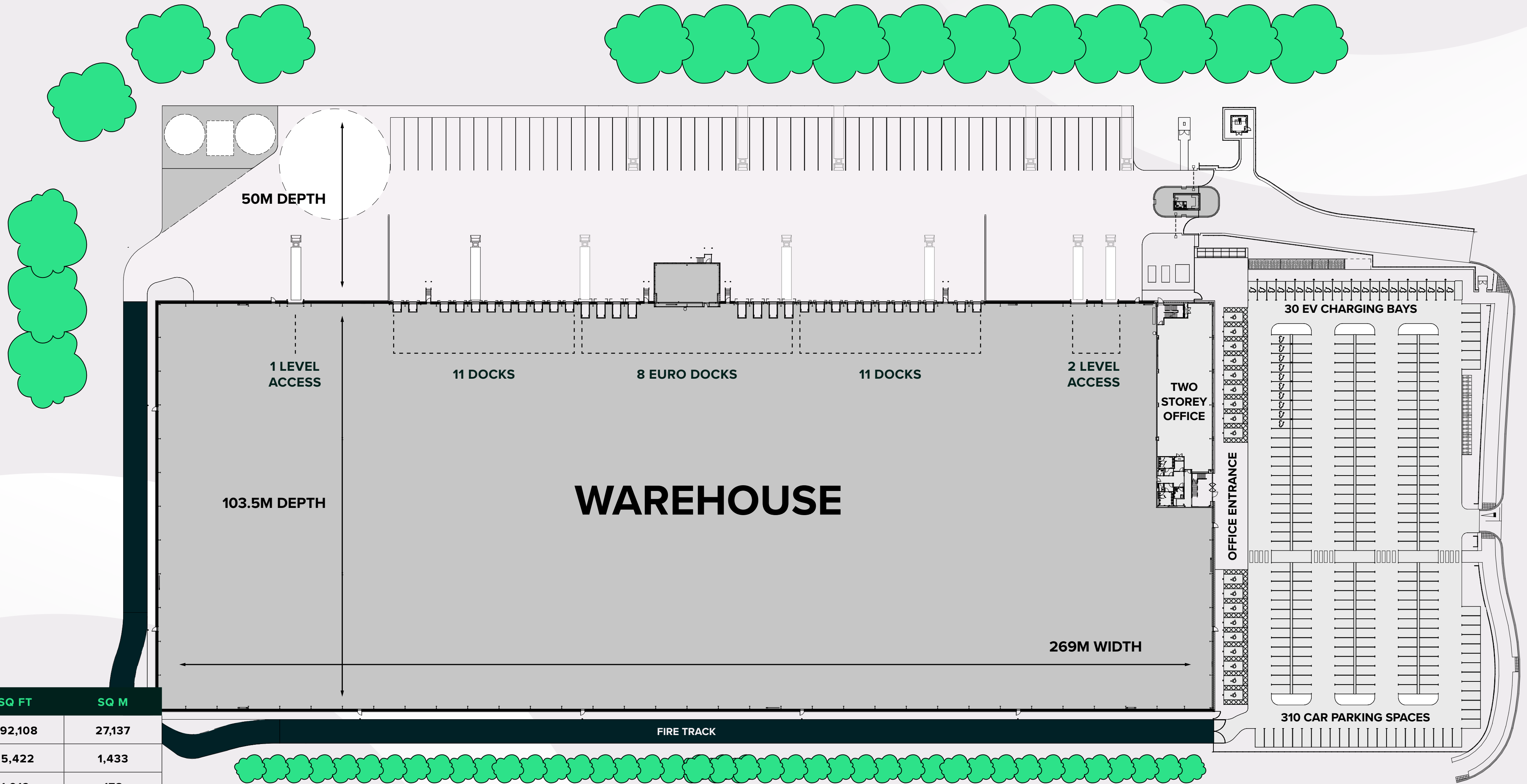


SPECIFICATION

- ◇ 15M TO HAUNCH
- ◇ 50 METRE DEEP YARD
- ◇ 22 DOCKS, 8 EURO DOCKS AND 3 LEVEL ACCESS DOORS
- ◇ 50KN/PER M2 FLOOR LOADING 100KN SINGLE RACKING LEG LOAD
- ◇ 310 CAR SPACES INCORPORATING 30 EV CHARGING SPACES
- ◇ 2 STOREY OFFICES (GROUND FLOOR SHELL FINISH)
- ◇ RIBBON GLAZING ABOVE LOADING DOORS
- ◇ FENCED AND GATED SERVICE YARD
- ◇ SITE AREA 13.84 ACRES
- ◇ 54 HGV TRAILER SPACES
- ◇ 1MVA POWER SUPPLY
- ◇ GATEHOUSE



SITE PLAN



* All measurements are GIA

	SQ FT	SQ M
WAREHOUSE	292,108	27,137
TWO STOREY OFFICES	15,422	1,433
TRANSPORTATION HUB	1,912	178
GATEHOUSE	220	20
TOTAL	309,663	28,769

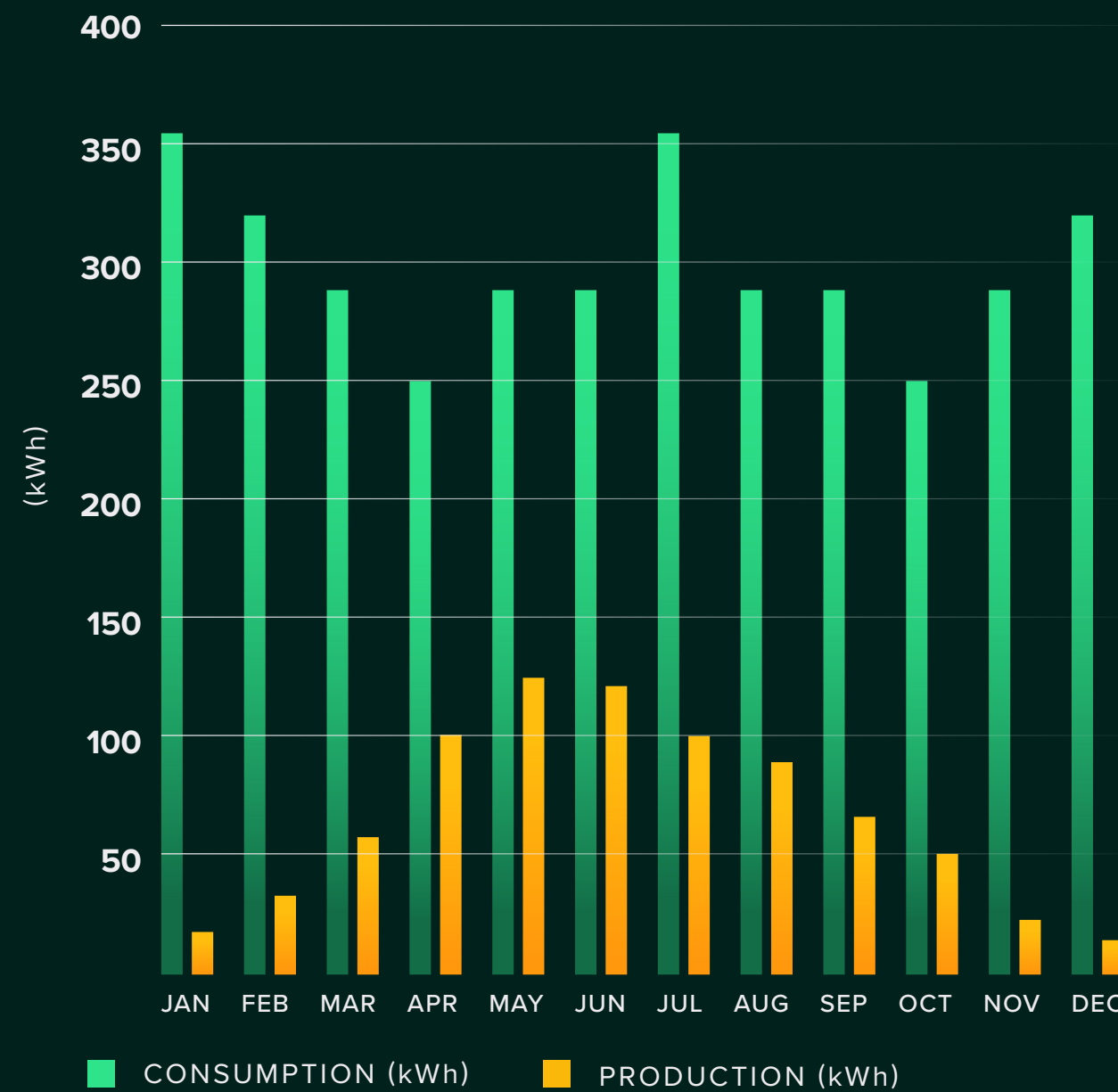


CHARGE FORWARD WITH UP TO 50% PV COVERAGE*

Omega Loop offers occupiers a flexible photovoltaic (PV) strategy, tailored to your requirements. The PV system can help reduce energy cost, power your EV fleet with green energy and lower carbon emissions.

- Omega Loop is designed to accommodate the future installation of south facing solar photovoltaic array, capable of generating a peak of 1MWp.
- Our flexible PV strategy could result in savings of more than £140,000 per year, depending on energy tariff and level of consumption.
- Based on typical consumption levels, occupiers can expect PV to produce between 15-22% of on-site energy consumption.
- A tailored power purchase agreement (PPA) ensures no upfront costs, whilst covering repair and maintenance of the PV system.
- The occupier can recognise an annual carbon saving of 185 tonnes of CO².

THE PV UNDER 'GOOD PRACTICE' WILL DELIVER 15-22% OF THE ENERGY CONSUMED ON-SITE



The consumption data simulation has been estimated according to "CIBSE Industry Energy – Benchmarking guide" for similar buildings / warehouse activities, taking into consideration the good practices of energy demand. This includes 55kWh/m2/year for general offices and 128kWh/m2/year for warehouse.



CLOSING THE LOOP

FACILITIES



Facilities to encourage active travel choices have been provided, including well located, secure and covered cycle storage.

SOLAR CONTROL



Measures to control excess solar gain are provided, including solar control glass in windows and roof lights. This reduces the risk of overheating and the amount of energy required for cooling.

AIR SOURCE HEAT PUMPS



The office areas are provided with all electric Heat Recovery VRF Heat Pumps, providing heating and cooling to the office areas.

ENVIRONMENTAL IMPACT OF MATERIALS



Life Cycle Carbon calculations were completed as part of the design process to identify areas where construction carbon could be reduced, through the use of re-used and recycled material and local procurement.

EV CAR & HGV CHARGING



30 EV car charging spaces will be provided. In addition to this the developer is installing ducts and cable draw pits to enable up to 100% future EV and HGV charging.

ROOF MOUNTED SOLAR PV PANELS



Maximising south-facing solar PV array can save over £140,000/yr with tailored strategy, depending on energy tariff and self consumption.

OPTIMISED NATURAL LIGHT



The design optimises natural light, through the provision of roof lights, reducing the requirement for artificial lighting.

VENTILATION



Good quality fresh air is provided to offices based on 1.6 l/s per m². This satisfies British Council for offices best practice recommendations for an occupancy density of 1 person per 7.5 m².

LED OFFICE LIGHTING



The office areas are provided with LED fittings, zoned to allow daylight and occupancy control.

BREEAM 'EXCELLENT'



BREEAM Excellent under BREEAM UK New Construction 2018 Scheme.

ECO WATER SAVING



Low water consumption taps reduce water usage.

ENERGY PERFORMANCE CERTIFICATE A



EPC rating A

OMEGA LOOP



NETWORK

CHARGE

FAULT

OMEGA LOOP

CHARGING FORWARD

With a large working age population and a job density substantially lower than regional and national averages, St Helens is ready and available to work.

This is reflected in the local wages, which are highly competitive compared to major industrial and distribution locations in the wider regions.

1.1 MILLION PEOPLE

of working age live within 30 minutes by car

5,400 RESIDENTS

from St Helens seeking employment

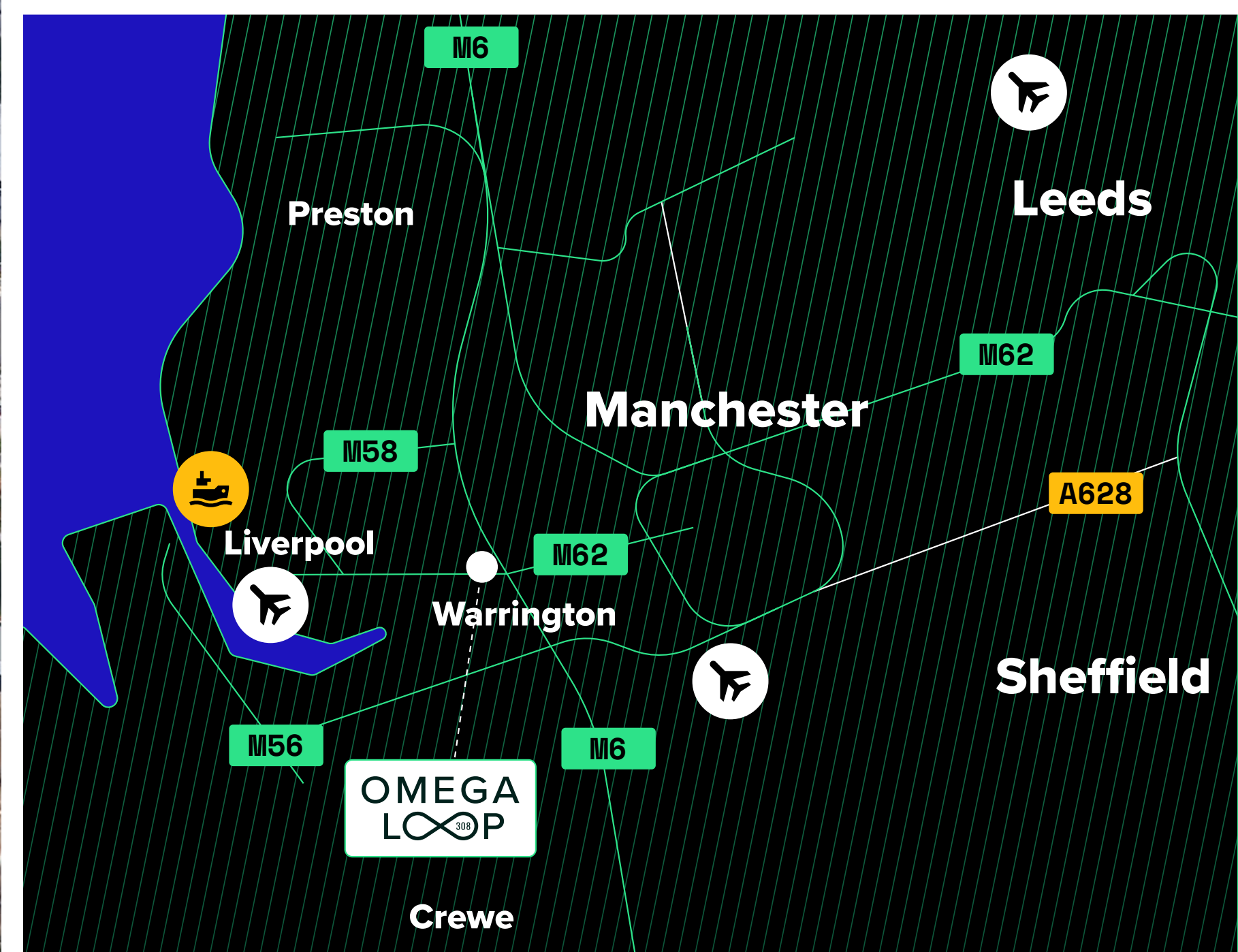
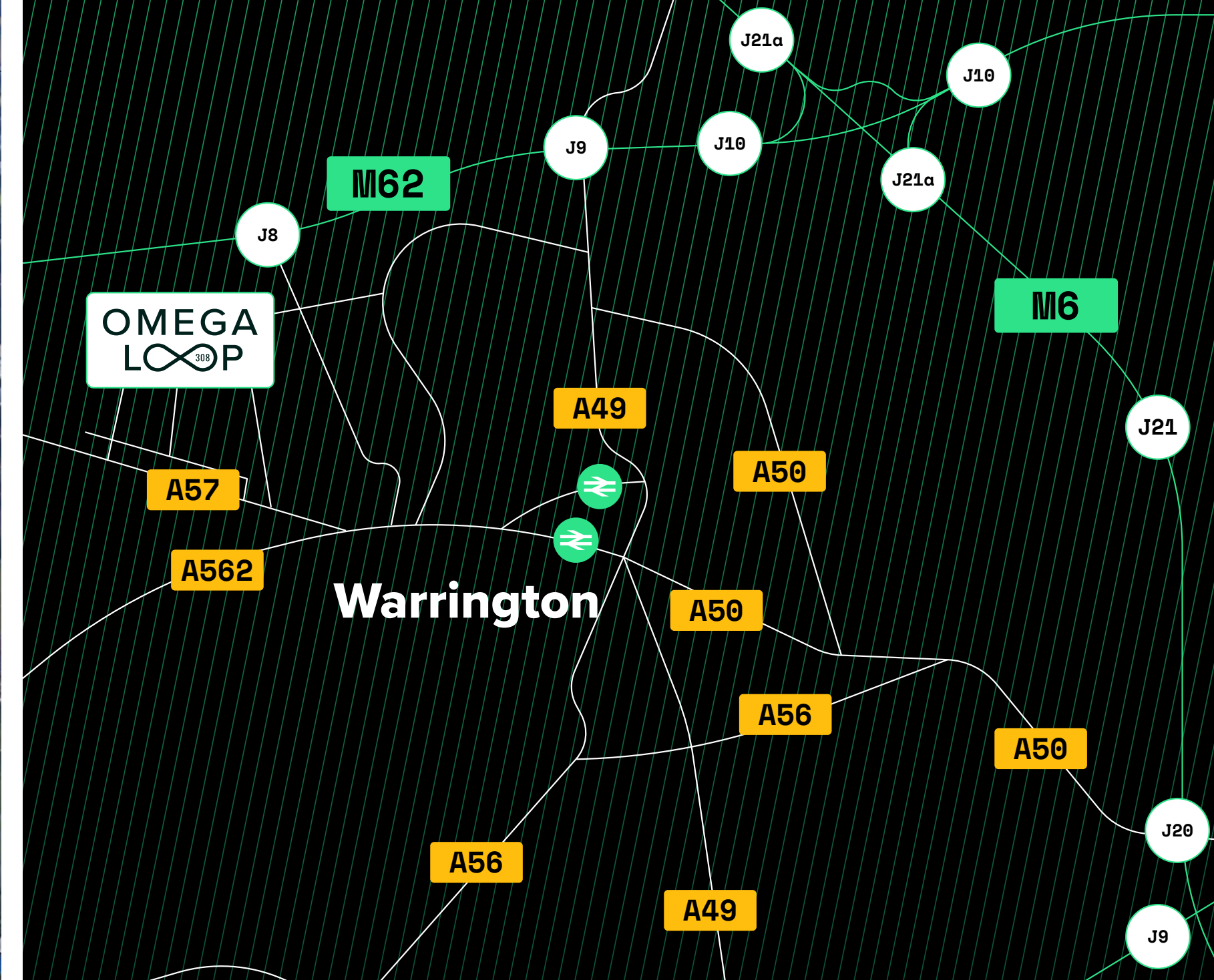
1.7 MILLION CONSUMERS

live within 30 minutes by drive time

LOCAL TALENT POOL

Transport and Logistics is a dominant employment sector, accounting for 12% of local employment vs national average of 5.2%¹

¹ <https://www.varbes.com/economy/st-helens-economy>



STAYING IN THE LOOP

Strategically located midway between Manchester and Liverpool, Omega is the North West's premier logistics park.

Omega has direct access to Junction 8 of the M62 which connects with Junction 21A off the M6, approximately 3 miles to the east.

MOTORWAYS	DISTANCE	DRIVE TIME
JUNCTION 8 M62	Immediate	Immediate
M6/M62 (J 21A)	3 miles	5m
CITIES	DISTANCE	DRIVE TIME
LIVERPOOL	6 miles	24m
MANCHESTER	19 miles	21m
LEEDS	57 miles	1hr 10m
BIRMINGHAM	85 miles	1hr 37m
CENTRAL LONDON	197 miles	3hrs 40m
GLASGOW	212 miles	3hrs 34m
SEA PORTS	DISTANCE	DRIVE TIME
LIVERPOOL 2	24 miles	33m
HOLYHEAD	104 miles	1hr 53m
HULL	114 miles	2hrs 17m
BRISTOL	161 miles	3hrs 26m
TEESPORT	135 miles	2hrs 28m
RAIL PORTS	DISTANCE	DRIVE TIME
TRAFFORD PARK	20 miles	32m
LIVERPOOL GARSTON	16 miles	25m

40+ MILLION
People within 4.5 hours drive time by HGV

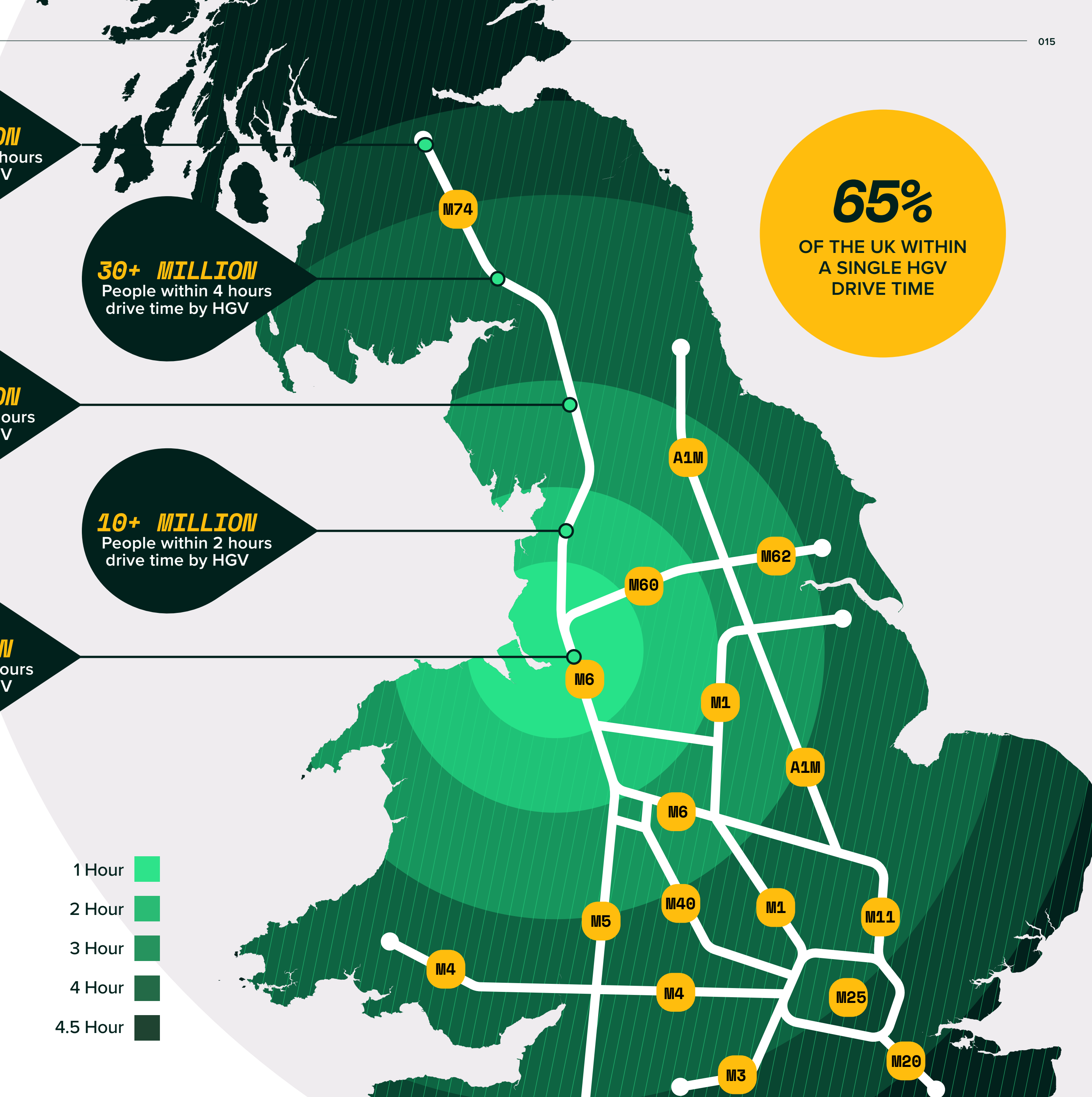
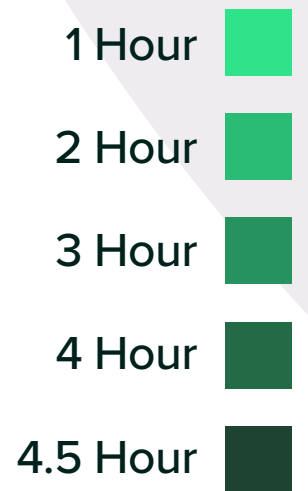
30+ MILLION
People within 4 hours drive time by HGV

20+ MILLION
People within 3 hours drive time by HGV

10+ MILLION
People within 2 hours drive time by HGV

5+ MILLION
People within 1 hours drive time by HGV

65%
OF THE UK WITHIN A SINGLE HGV DRIVE TIME



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J8, M62

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Crafted by CAB Property.