

TO LET 257,319 SQ FT
AVAILABLE FROM Q4 2022

REAL 257



REAL 257
48 HARDWICK GRANGE
WARRINGTON
WA1 4RF
REALLOGISTICS257.CO.UK

REAL ACCESS



M6 SOUTH TOWARDS
BIRMINGHAM/LONDON

M62(J10)
3.2 MILES



HARDWICK GRANGE

AVAILABLE FROM Q4 2022

LOCAL OCCUPIERS

Iceland



FedEx

BUNZL

PETIT FORESTIER
Le Loueur de Froid

Kwik-Fit



Eddie Stobart



Hermes

REALLOGISTICS257.CO.UK

REAL OPPORTUNITY

STRATEGIC NORTHERN GATEWAY

REAL 257 comprises 257,319 sq ft situated on a prime 10.3 acre site representing a rare existing opportunity in a supply constrained North-West market with immediate links to J21/M6 (1.3 miles).

The property presents flexible options and can either be delivered in an as-is condition (delivery c. Q4 2022) or delivered fully refurbished to a desired specification subject to individual occupier requirements (from Q2 2023 subject to required spec).

The local economy is highly focused on logistics and the scheme can draw on a large labour pool from Warrington, Manchester and Liverpool.



STRATEGIC
NORTH-WEST
LOCATION

KEY
DISTRIBUTION
AREA

READILY AVAILABLE
AND SKILLED
WORKFORCE

AVAILABLE
FROM
Q4 2022

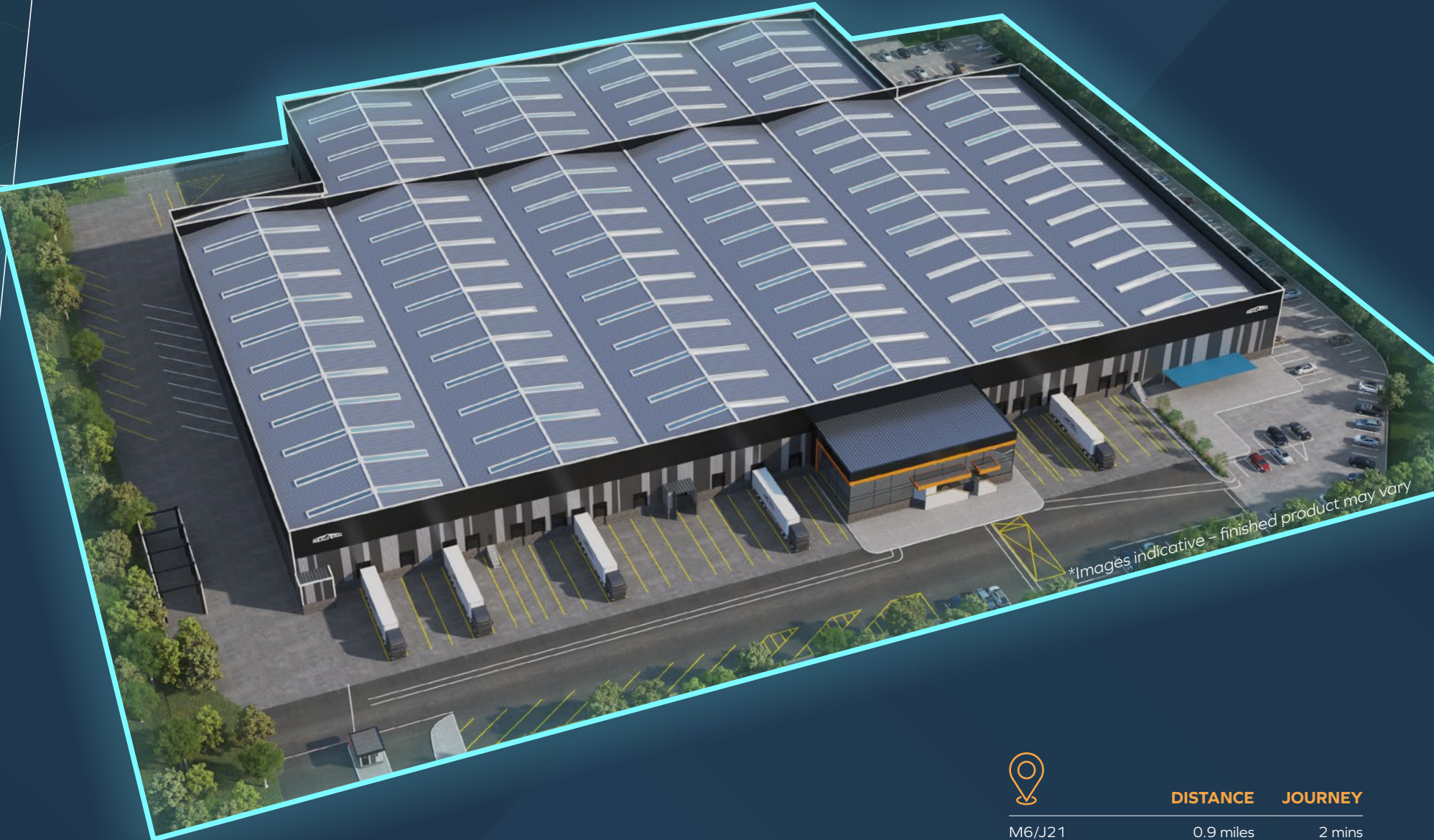
**Images indicative – finished product may vary*

REAL CONNECTIONS



LOCATION

Warrington is a key North-West distribution hub, situated in the heart of the regional arterial motorway network, approximately 17 miles east of Liverpool and 20 miles west of Manchester. The town benefits from excellent connectivity to the wider UK motorway network, providing access to the major regional consumer hubs of Liverpool and Manchester via the M62, alongside the wider UK via the M6 providing direct gateway links to Birmingham and London.



DRIVE TIMES

| | DISTANCE | DRIVE TIME |
|------------|------------|------------|
| Manchester | 14.3 miles | 21 mins |
| Liverpool | 21.9 miles | 28 mins |
| Leeds | 57.8 miles | 1h 16 mins |

| | DISTANCE | JOURNEY |
|----------------|------------|------------|
| Ellesmere | 24.7 miles | 31 mins |
| Liverpool | 28.1 miles | 34 mins |
| Hull | 110 miles | 1h 51 mins |
| Felixstowe | 238 miles | 3h 44 mins |
| London Gateway | 217 miles | 3h 40 mins |

| | DISTANCE | JOURNEY |
|------------------------------|------------|------------|
| M6/J21 | 0.9 miles | 2 mins |
| M62/J10 | 3.5 miles | 5 mins |
| Interchange | 3.6 miles | 5 mins |
| M56/J9 | 4 miles | 7 mins |
| M60/J11 | 10 miles | 12 mins |
| Warrington Omega | 8.6 miles | 11 mins |
| Widnes Rail Freight Terminal | 4.3 miles | 12 mins |
| Manchester | 16.8 miles | 33 mins |
| Liverpool | 23.5 miles | 37 mins |
| Leeds | 56.3 miles | 1h 9 mins |
| Sheffield | 57.4 miles | 1h 32 mins |
| Birmingham | 77.5 miles | 1h 39 mins |
| London | 191 miles | 3h 15 mins |

REAL LABOUR



STRATEGIC LOGISTICS LOCATION

REAL 257 is ideally situated, benefiting from prime connectivity and proximity to the established regional consumer cities of Manchester and Liverpool providing access to a population of c. 1m people within a 30 minute drive, ensuring a plentiful local labour supply.

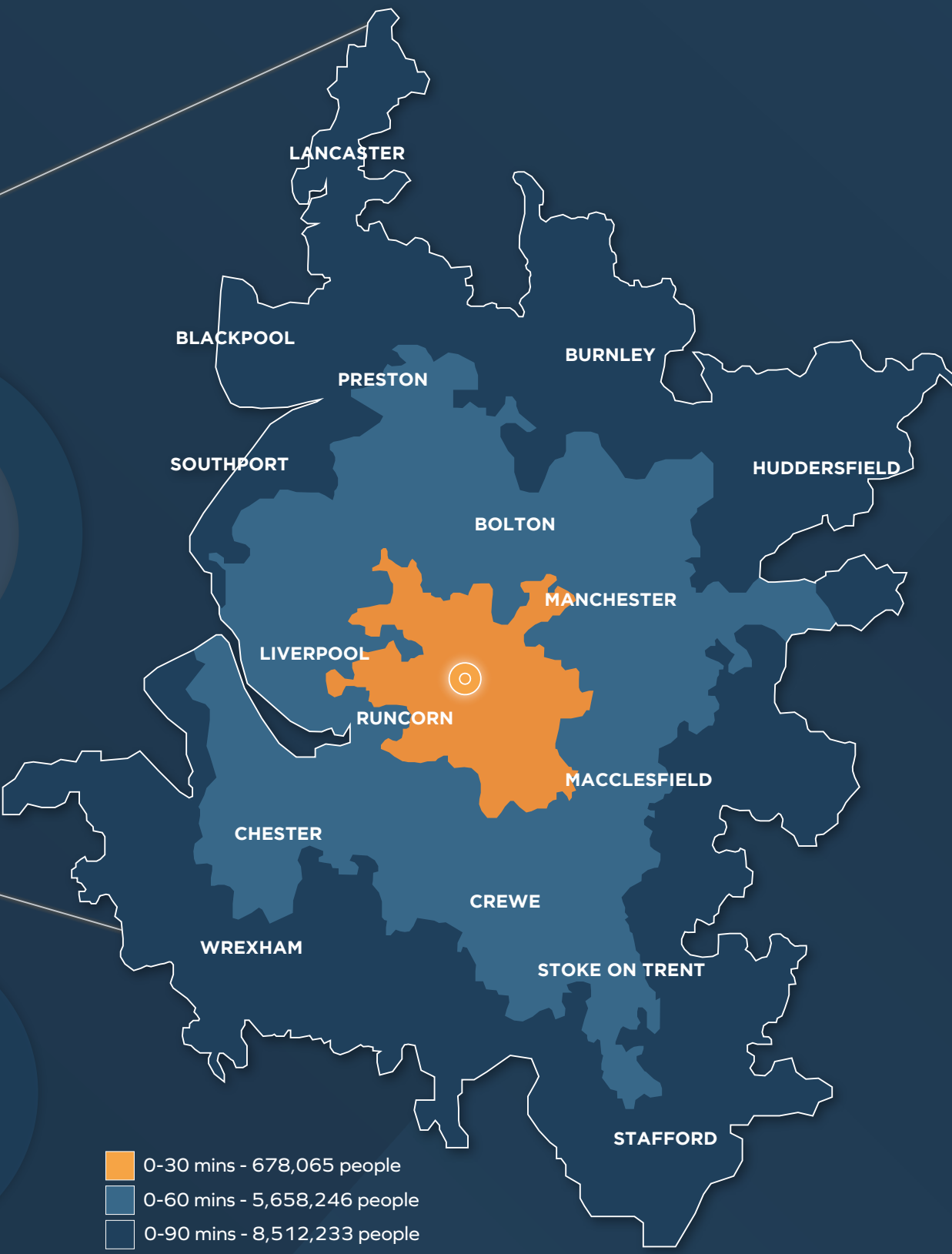


MANCHESTER
 Population: 553,230
 Miles: 16.8
 Drive: 33 mins

LIVERPOOL
 Population: 496,784
 Miles: 23.5
 Drive: 37 mins

- 0-30 mins - 678,065 people
- 0-60 mins - 5,658,246 people
- 0-90 mins - 8,512,233 people

(Source: www.drivetimemaps.co.uk)



Low cost of labour – average weekly pay of £559.20 vs. the North-West (£560.30) and UK (£587.10) averages



Total population of 678,065 within 30 minutes HGV drive time



Working age population of over 1 million within a 60 minute commute



82.6% of the resident population is economically active - higher than the wider North-West region (77.6%) and the UK



Warrington's Gross Value Add (GVA) has increased by 28% in the last 10 years (source: ONS regional economic activity)



Population of 5.66m within a 45 minute drivetime

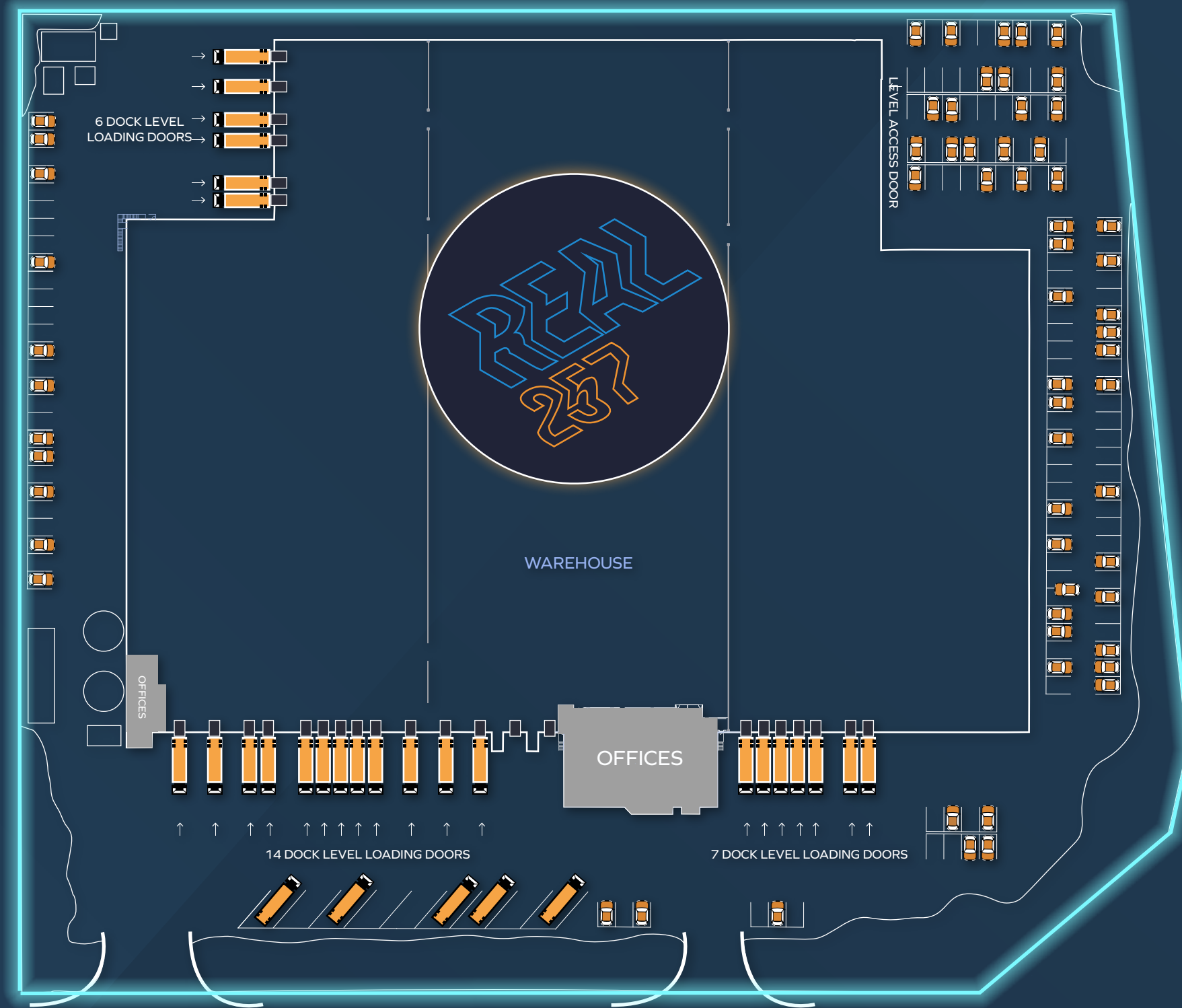


Percentage of population of working age predicted to increase above the national average to 61% and overall population to increase by 2% over the next 10 years



Above average employment in logistics & storage: 7.2% of total workforce (North-West – 5.6% / UK – 4.9%) – with an estimated 28% of the working population having skills related to warehouse operations incl. elementary, engineering, and managerial roles

REAL ASSET



FULLY SPECCED

The property comprises a detached steel portal frame warehouse facility with a two storey office block in the south elevation.



10.30
ACRE SITE



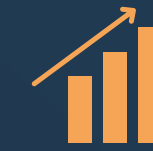
EAVES HEIGHT
OF 8.94M



27
DOCK LEVEL
LOADING DOORS



1 LEVEL
ACCESS LOADING
DOORS



LOADING
ON
3 ELEVATIONS



UP TO 48M
SERVICE
YARD



30 HGV
SPACES



SECURE
YARD



250 VISITOR AND
EMPLOYEE CAR
PARKING SPACES



TWO STORY ANCILLARY
OFFICE AND AMENITY
SPACE

SUSTAINABILITY

Opportunity to include additional sustainability options (subject to individual requirements and feasibility):



PV
ROOF PROVISION



EV
CHARGING POINTS



ENERGY EFFICIENT
LED LIGHTING

| DESCRIPTION | SQ FT | SQ M |
|-----------------------|---------|----------|
| Main Warehouse | 243,460 | 22,618.2 |
| Outbuilding A | 1,200 | 111.5 |
| Outbuilding B | 59 | 5.5 |
| Gas | 93 | 8.6 |
| Gatehouse | 104 | 9.7 |
| Ground Floor Office A | 5,083 | 472.2 |
| Plant/Maintenance | 1,310 | 121.7 |

| | | |
|----------------------|----------------|-----------------|
| First Floor Office A | 4,931 | 458.1 |
| First Floor Office B | 1,079 | 100.2 |
| TOTAL | 257,319 | 23,905.7 |
| Vehicle Wash | 1,459 | 135.5 |

Approximate Gross Internal Area (GIA)

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**Images indicative – finished product may vary*



REAL ESTATE FOR THE LOGISTICS INDUSTRY

THE REALTERM DIFFERENCE

We are a hands on operator. Through deep market knowledge we identify and pursue opportunities that have attractive supply and demand dynamics. We apply our extensive real estate tool kit to create high quality space that caters to the requirements of our customers.



\$10+BN ASSETS
UNDER MANAGEMENT



390+
PROPERTIES IN US & EU



45m+
SQ FT Portfolio



300+
Employees

Realterm has an impressive track record on a global scale. Customers can depend on the highest quality product in strategic arterial locations, supported by our experienced and highly skilled management team.

[REALLOGISTICS257.CO.UK](https://reallogistics257.co.uk)

CONTACT



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FURTHER INFORMATION

Further information is available by contacting the sole agents.



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