

TO LET

# TRIDENT BUSINESS PARK



WARRINGTON WA3 6BX

///RUBBLE.CONSPIRE.CONVEYING



PV panels included  
at no extra cost



Placing this building  
in the top 10% of  
UK warehouses for  
sustainability

TWO NEW HIGH QUALITY WAREHOUSES

UNIT T79: 79,702 SQ FT (7,405 SQ M)

UNIT T45: 45,278 SQ FT (4,206 SQ M)

# High performance **space** for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **Units T79** and **T45** are **highly sustainable warehouses** that will deliver benefits for your business, your people and the environment.

## An ideal location

Trident Business Park is located in Birchwood, one of the North West's most successful and vibrant business communities, Trident Business Park is situated immediately South East of the M6 and M62 motorway intersection with direct access to the M62 at Junction 11, giving easy access to Manchester to the East and Liverpool to the West and the regional airports.

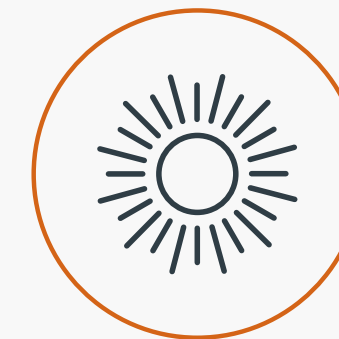
Available from Q1 2025



**Rooftop solar panels** provided as standard.



**Smart LED lighting** helping you reduce energy consumption by **up to 75%**.



**10% roof lights** reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



**BREEAM Excellent accreditation** places this warehouse in the top 10% of warehouses in the UK for sustainability.



With an **EPC A rating**, customers can lower their energy bills, all whilst delivering net zero carbon offices.



# Why choose Trident Business Park?



Less than 2 miles from J11 M62



Average full time weekly wage of £511 (15.45% lower than the UK average)\*



Excellent road, rail, air and sea links, with the town served by nearby Liverpool and Manchester



**Highly skilled workforce**

with over 40% of the local workforce  
educated to degree level and above



**Strong and diverse labour pool**

with nearly 2.5 million economically active people  
within 30 minute drive



**An economically active population**

of 80% in Warrington as opposed to national average of 75.5%

# You're well-connected

**TRIDENT  
BUSINESS  
PARK**



**1.5 MILES**

to junction 11 of the M62



**2 MILES**

from Birchwood Station



**4.5 MILES**

from Warrington centre



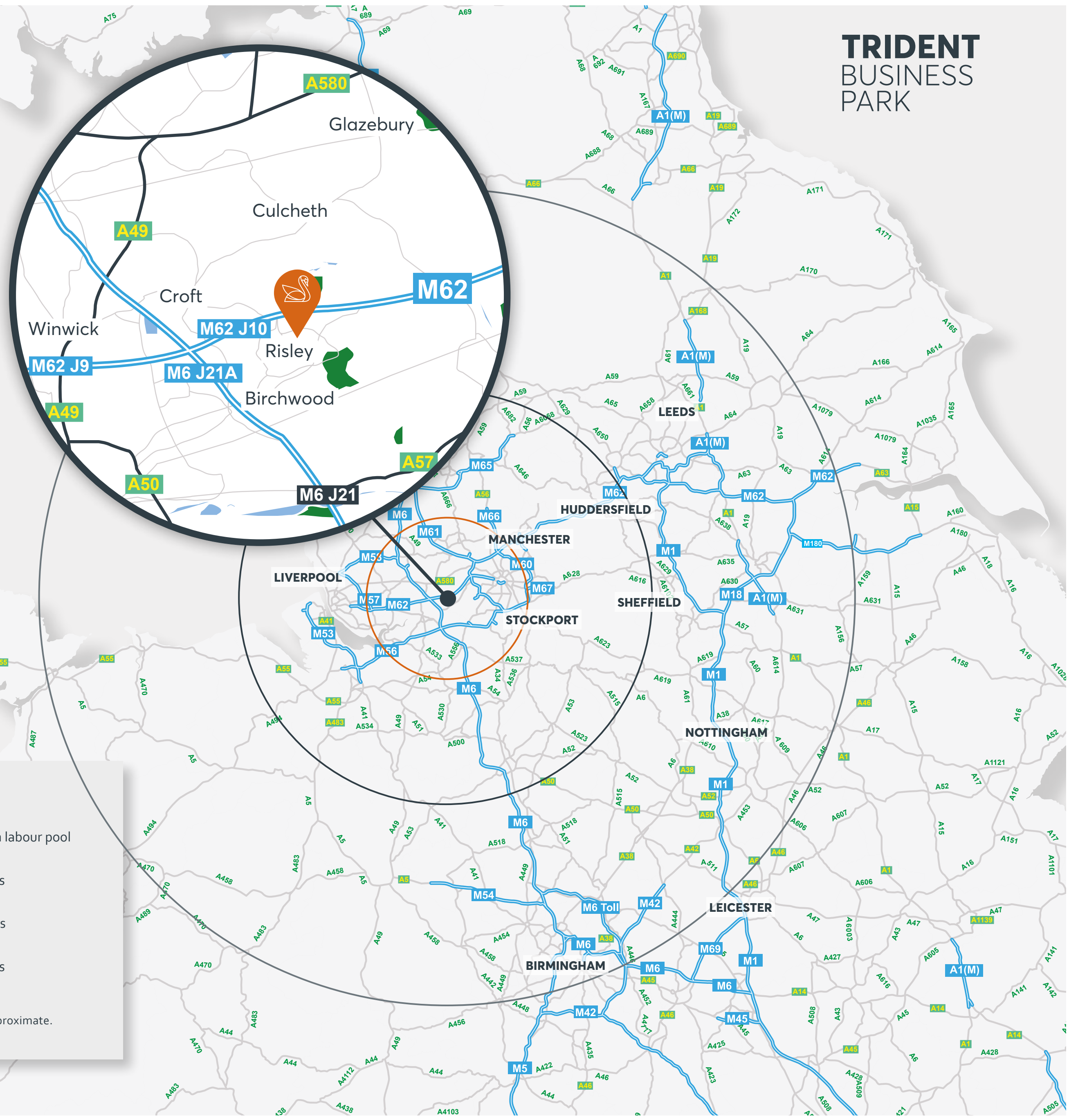
**17 MILES**

to Manchester Airport

#### Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



# Schedule of accommodation

	<b>UNIT T79</b>	<b>UNIT T45</b>
WAREHOUSE INC. GF OFFICE	<b>75,926 SQ FT</b> (7,054 SQ M)	<b>42,331 SQ FT</b> (3,933 SQ M)
FF OFFICE	<b>3,776 SQ FT</b> (351 SQ M)	<b>2,947 SQ FT</b> (274 SQ M)
PLANT DECK	<b>3,189 SQ FT</b> (296 SQ M)	N/A
<b>TOTAL (EXCLUDING PLANT)</b>	<b>79,702 SQ FT</b> (7,405 SQ M)	<b>45,278 SQ FT</b> (4,206 SQ M)
YARD DEPTH	48 M	Max 50 M / Min 27 M
CLEAR INTERNAL HEIGHT	10 M	10 M
LOADING DOCKS	6	2
EURO DOCKS	2	0
LEVEL ACCESS LOADING DOORS	2	2
HGV PARKING	26	0
CAR PARKING	64	35
ELECTRIC CAR CHARGING POINTS	15	10
MOTORCYCLE PARKING	8	4
BICYCLE PARKING	24	12
POWER SUPPLY	700KVA	400KVA
FLOOR LOADING	50KN SQ M	38KN SQ M

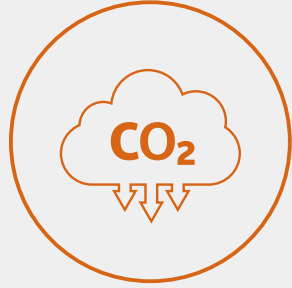
All floor areas are approximate gross internal areas.  
\*Subject to final plan.



**BREEAM**  
Excellent rating



10% roof  
lights



Operationally  
net zero carbon  
to offices



Swan standard  
specification



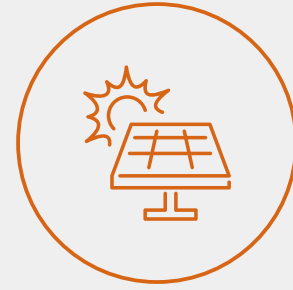
EPC  
A rated



EV car  
charging



Up to 10m clear  
internal height



PV panels included  
as standard

# TRIDENT BUSINESS PARK



UNIT T79

UNIT T45

Additional  
Car Parking



Dedicated car  
parking to the unit  
including 16 EV  
charging points



Lorry parking



Dedicated car  
parking to the unit  
including 10 EV  
charging points



Site plan is indicative.



**Hannah Bailey**  
Development Manager

“

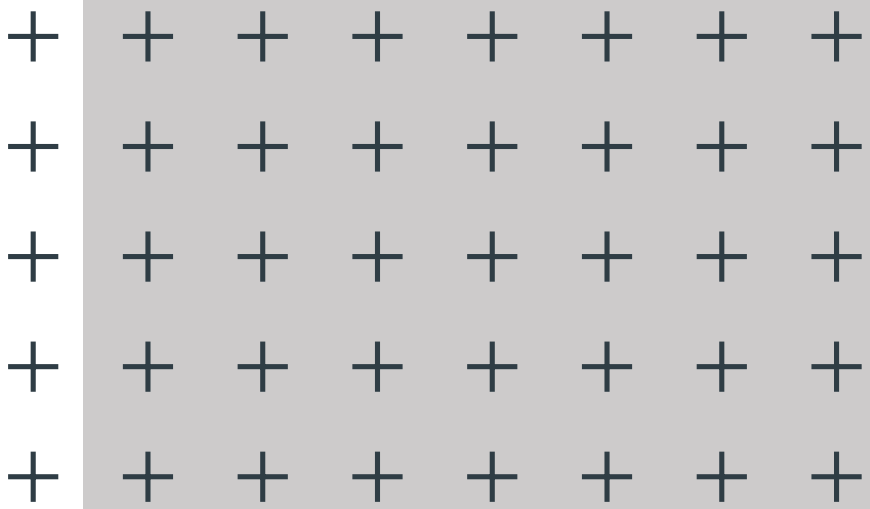
We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

*Let's talk*

07870 845650  
hannah.bailey@stmodwen.co.uk







At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

**Sarwjit Sambhi,**  
Chief Executive Officer

“With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work”.

**Huboo, St. Modwen Park Chippenham**



# The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



**AAA rated white goods**



**Refreshment stations**



**Smart metering**



**Low VOC/organic paints**



**Acoustic control**



**Intelligent LED lighting**



**Natural light**



**Low energy lifts**

**TRIDENT  
BUSINESS  
PARK**



**SUSTAINABILITY  
AT THE CORE**

**HIGH  
SPECIFICATION  
OFFICE AND  
RECEPTION  
SPACES**



**HANNAH BAILEY**

Development Manager

07870 845650

hannah.bailey@stmodwen.co.uk



**HANNAH BRYAN-WILLIAMS**

Development & Leasing Manager

07971 386 918

hannah.bryan-williams@stmodwen.co.uk

High performance space  
where you need it.

**TRIDENT  
BUSINESS  
PARK**



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WARRINGTON  
WA3 6BX

[stmodwenlogistics.co.uk](http://stmodwenlogistics.co.uk)

@StModwenLL St. Modwen Logistics @stmodwenlogistics



Alex Palfreyman  
M: 07870 999 773  
E: apalfreyman@savills.com



Stephen Capper  
M: 07825 862 770  
E: steve.capper@cbre.com

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. February 2024. TBDW 05164-02.