

J8 M62 | Warrington | WA5 3RN



INDUSTRIAL/LOGISTICS UNIT
420,872 SQ FT

WWW.OMEGA-420.COM

MILLER
DEVELOPMENTS





THE MOST STRATEGICALLY IMPORTANT LOGISTICS LOCATION IN THE NORTH WEST AT OMEGA BUSINESS PARK

THE PARK

- Omega is an 800 acre mixed use development located on the north-western edge of Warrington.
- It has immediate access to Junction 8 of the M62 motorway, with the M6/M62 intersection 3 miles to the east.
- 7.5 million sq. ft of industrial and logistics accommodation has been developed at Omega. Occupiers include Amazon, Home Bargains, Royal Mail, ASDA, Brakes, Iceland, The Hut Group, Evri Group and Gousto.
- The mixed use element incorporates various retail and amenity facilities. These include an on-site compressed natural gas refuelling facility (with a second on the way), a 35 acre public park, and retail facilities including Lidl, Costa Coffee and McDonalds.
- Planning permission was granted in November 2021 for an additional 2.21m sq. ft of logistics & industrial development across 4 new units on Omega West. Unit 1 (878,000 sq. ft) is now under construction and will be occupied by TJ Morris (Home Bargains) at the end of 2023. Units 2 and 3 (309,663 sq ft and 505,409 sq ft) completed in the Autumn of 2023."

LAST AVAILABLE PLOT AT OMEGA SOUTH

- Detailed planning has been granted on a 420,872 sq ft unit with an 18m clear height.
- Alternative layouts, including cross docking options, are available. For more information, contact the agents now.
- Available as a leasehold or freehold.
- The site is available for immediate development.
- Built to the individual occupier's specification.
- Miller Developments will construct the unit to target BREEAM Excellent and an EPC A-rating, incorporating sustainable construction methods.
- The unit will be designed to be energy efficient and provide a low carbon footprint to enhance the building's operational performance.

FREPORT STATUS

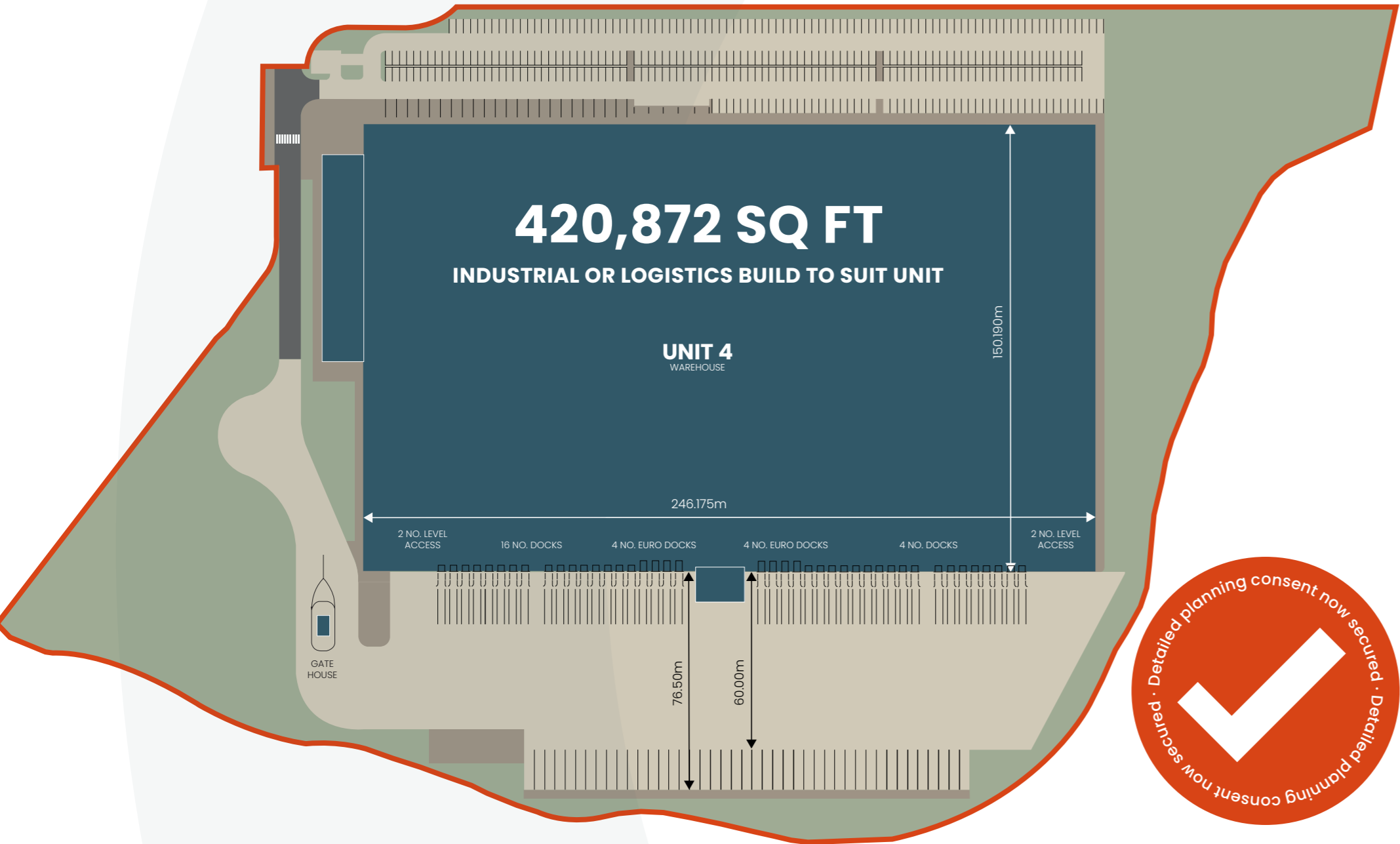
Eligible businesses can apply for Custom Site Operator Status which offers a suite of benefits including:

- Customs procedure simplifications
- Duty inversion
- Duty suspension
- Duty exemption



420,872 SQ FT INDUSTRIAL OR LOGISTICS BUILD TO SUIT UNIT

UNIT 4
WAREHOUSE



PLANNING GRANTED

SCHEDULE OF AREAS

Warehouse	397,496 SQ FT	36,928 SQ M
Offices	21,354 SQ FT	1,982 SQ M
Transport Office	1,830 SQ FT	170 SQ M
Gatehouse	215 SQ FT	20 SQ M
TOTAL GIA	420,872 SQ FT	39,100 SQ M

- 18m** clear height
- 76.5m** deep yard
- 42** docks
- 4** level access
- 43** trailer spaces



ALTERNATIVE LAYOUTS

Cross docked options available. For more alternatives visit www.omega-420.com.



- 18m** clear height
- 66m** deep yard
- 68** docks
- 8** level access
- 115** trailer spaces

DEMOGRAPHICS

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 area.

40,000

EMPLOYED IN
MANUFACTURING

29,000

EMPLOYED IN
TRANSPORTATION & STORAGE
ACROSS MERSEYSIDE

Source: NOMIS 2020

1.1 MILLION

PEOPLE OF WORKING AGE

LIVE WITHIN 30 MINUTES BY CAR

Source: CACI



1.7 MILLION

CONSUMERS

LIVE WITHIN 30 MINUTES BY VAN

Source: CACI



5,400

ST HELENS RESIDENTS

WOULD LIKE A JOB

Source: NOMIS



65% OF THE UK

WITHIN A SINGLE HGV DRIVE TIME



IDEALLY PLACED TO SERVE
THE NEW LIVERPOOL 2 DEEP
WATER CONTAINER TERMINAL

HGV DRIVE TIMES

Motorways	Distance	Drive Time
Junction 8 M62	0 miles	Immediate
M6/M62 (Junction 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

Source: HGVdrivetimes.co.uk

42.7 MILLION

PEOPLE WITHIN 4.5 HOURS
DRIVE TIME BY HGV

33.2 MILLION

PEOPLE WITHIN 4 HOURS
DRIVE TIME BY HGV

23.8 MILLION

PEOPLE WITHIN 3 HOURS
DRIVE TIME BY HGV

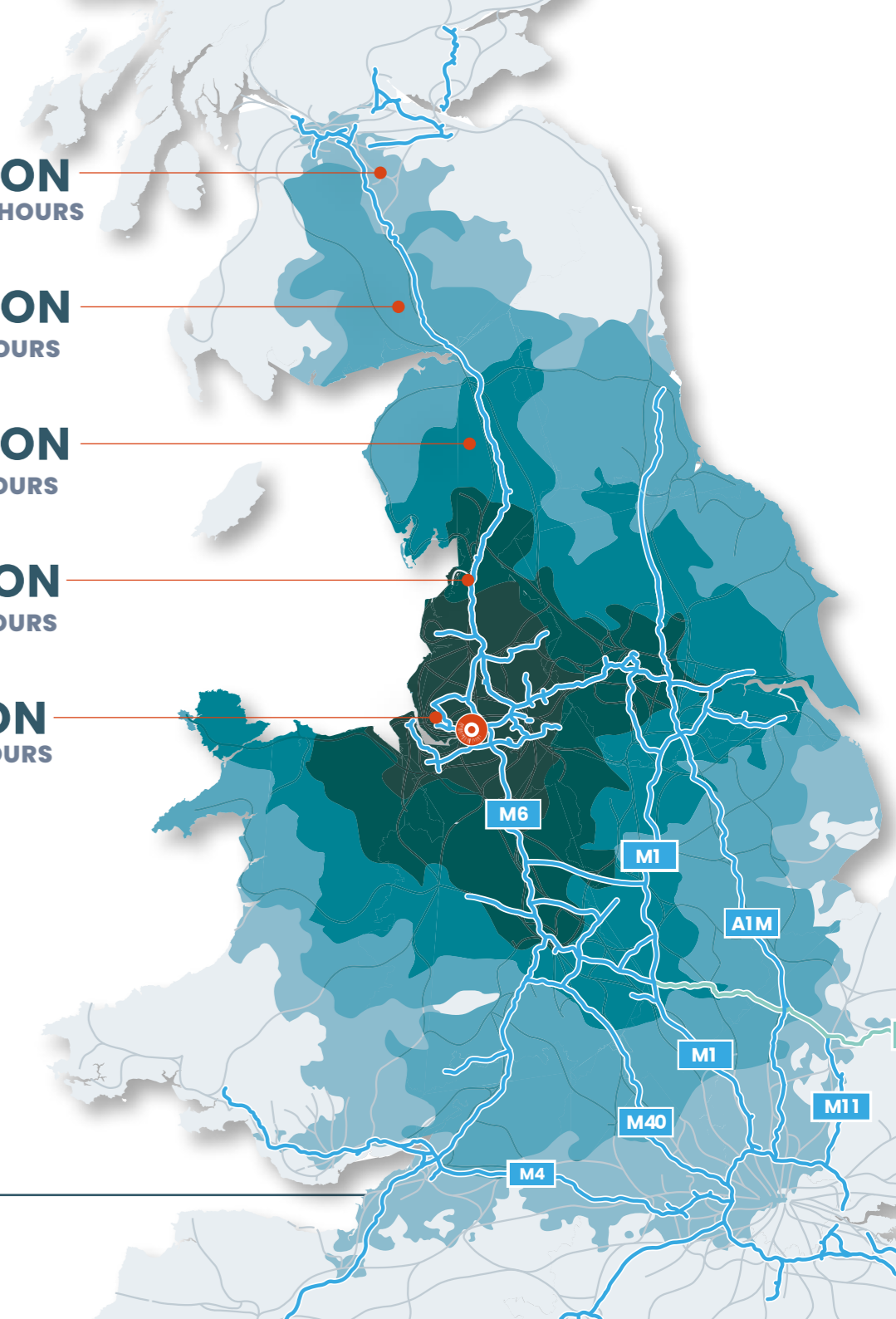
13.2 MILLION

PEOPLE WITHIN 2 HOURS
DRIVE TIME BY HGV

5.8 MILLION

PEOPLE WITHIN 1 HOUR
DRIVE TIME BY HGV

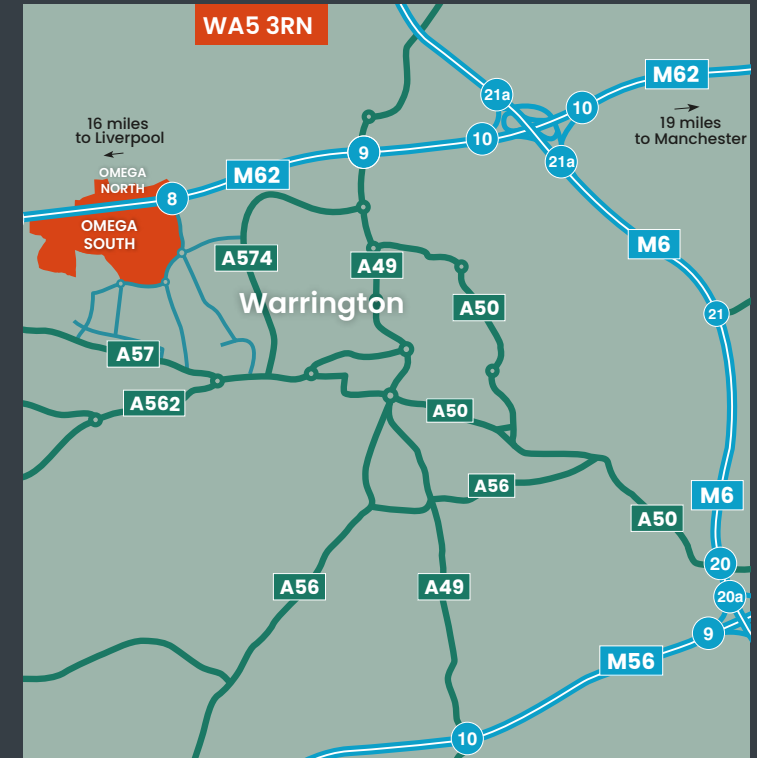
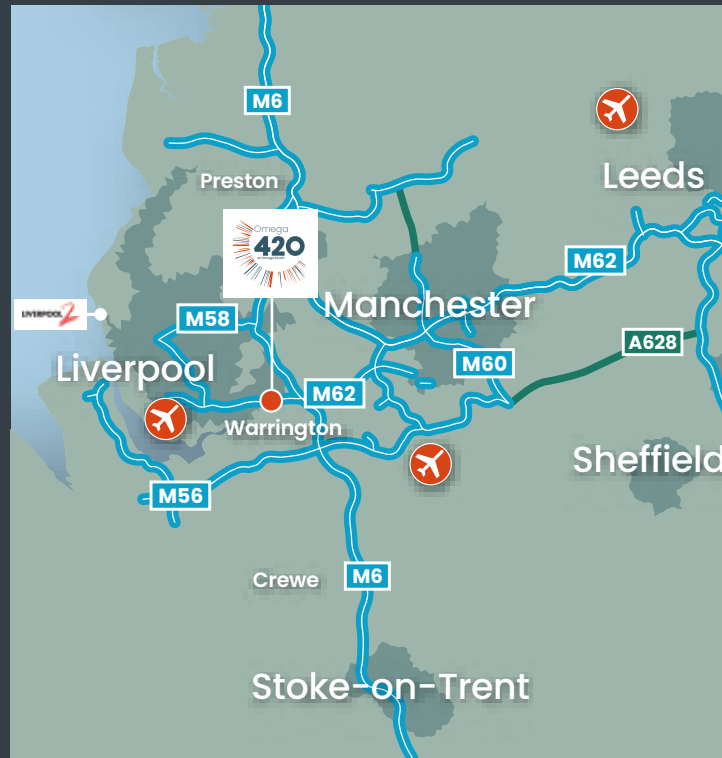
Source: CACI



LOCATION

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 of the M6, approximately 3 miles to the east.



James Goode
James.goode@avisonyoung.com
07891 810260

Robert Rae
Robert.rae@avisonyoung.com
07860 398744



Richard Johnson
Richard.johnson@eu.jll.com
07980 837328

Ed Cole
Ed.cole@eu.jll.com
07872 677751

MILLER

DEVELOPMENTS



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