

M61 J6 | UK
Great Bank Road
Bolton
BL5 3XN

/// scans.comet.prom

PANATTONI PARK

BOLTON45

AT THE HEART OF GREATER MANCHESTER

INDUSTRIAL/WAREHOUSE OPPORTUNITY

47,336 sq ft

GRADE-A UNIT • GRADE-A UNIT •
AVAILABLE
NOW

 PANATTONI

panattoni.co.uk/bolton45

PANATTONI PARK
BOLTON 45

THE SCHEME

GRADE-A UNIT • GRADE-A UNIT •
AVAILABLE
NOW
• GRADE-A UNIT •



PANATTONI PARK
BOLTON 45

EVRI

EVRI

PANATTONI PARK
BOLTON 45 46,040 sq ft

STRATEGICALLY SITUATED AT THE HEART OF GREATER MANCHESTER, LESS THAN 1.5 MILES FROM JUNCTION 6 OF THE M61.

Bolton 45 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.

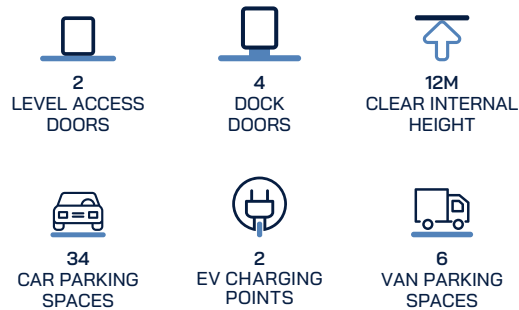
Bolton 45 is the final opportunity at this well-established and successful industrial and logistics location, easily accessible to a large and suitably skilled workforce. Bolton has the second highest employee base in Greater Manchester, with wages below the regional average.

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.



SCHEDULE OF ACCOMMODATION

Warehouse	43,283 sq ft	4,021 sq m
Entrance	841 sq ft	78 sq m
First floor office	3,212 sq ft	298 sq m
TOTAL (GIA)	47,336 sq ft	4,397 sq m



BREEAM®
BREEAM
RATING OF
'EXCELLENT'

A+
EPC
RATING OF
'A+' -13



THE OPPORTUNITY

LOCAL, REGIONAL & NATIONAL



HGV DRIVE TIMES

1.5 HOURS

3 HOURS

UP TO 4.5 HOURS

Source: www.drivetimemaps.co.uk



DRIVE TO WORK

0.48 million

PEOPLE WITHIN 15 MINS

1.09 million

PEOPLE WITHIN 30 MINS

5.02 million

PEOPLE WITHIN 45 MINS



VAN DRIVE TIMES

PLACES	MILES	HRS:MINS
M61 J6	1.4	4
M6 J27	9	11
M62 / M60 junction	12	15
Bolton	6	16
Manchester	17	30
Liverpool	31	1:06
Birmingham	100	1:50
Newcastle	153	2:30
Glasgow	200	3:10



WORKFORCE

3.05 million

ADDRESSES WITHIN 30 MILES

Source: Royal Mail



AIRPORTS

Manchester	24	30
Liverpool	28	45



SEAPORTS

Liverpool	25	45
Immingham	119	2:15

Source: Google Maps

SUSTAINABILITY



SUSTAINABLE AS STANDARD

Benefit from a high standard specification, achieving 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



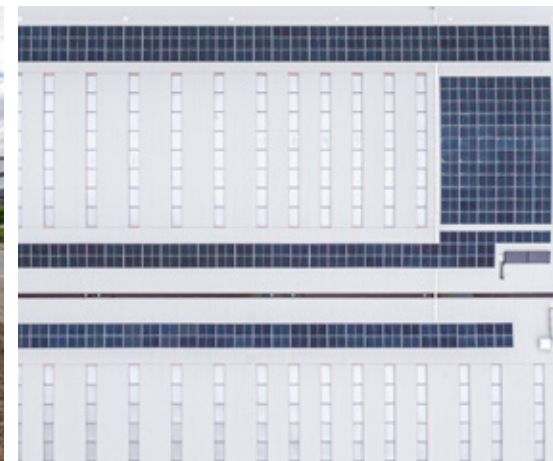
Meets environmental & social standards



BREEAM 'Excellent'



EPC rating of 'A+' -13



THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 610 million sq ft to date.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our client expectations.

Find out more about Panattoni at
www.panattoni.co.uk

37

years since
inception

2,500

international
customers

225 million+

sq ft developed by
Panattoni across Europe

610 million+

sq ft developed by
Panattoni worldwide

PANATTONI

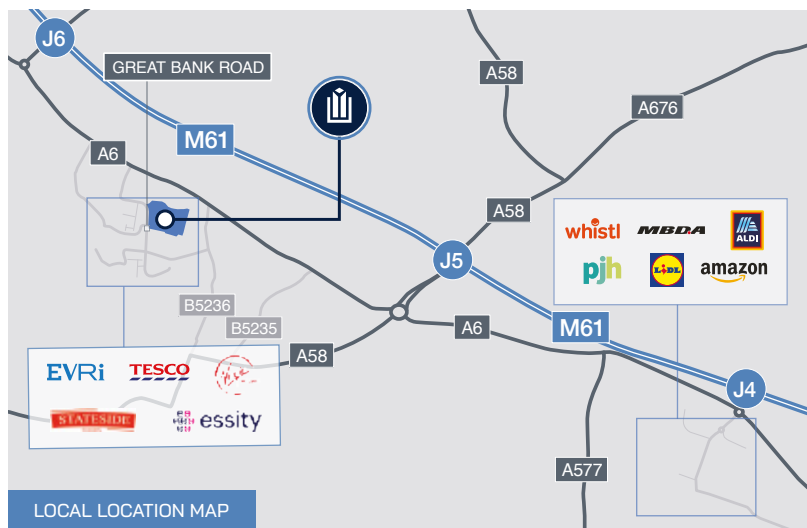
LARGEST IN THE UK • LARGEST IN EUROPE



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.



DTRE
0161 549 9760
www.dtre.com

Rob Kos
rob.kos@dtre.com
07709 846930

Jack Weatherilt
jack.weatherilt@dtre.com
07920 468487

Knight Frank
0161 833 0023
KnightFrank.co.uk

Bradley Norton
bradley.norton@knightfrank.com
07870 393145

Max Seed
max.seed@knightfrank.com
07484 987756

savills.co.uk **savills**
0161 236 8644

Jonathan Williams
jonathan.williams@savills.com
07870 183405

Jonathan Atherton
jatherton@savills.com
07778 050197

Working in partnership with

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panattoni.co.uk/bolton45