

 PANATTONI  
WARRINGTON

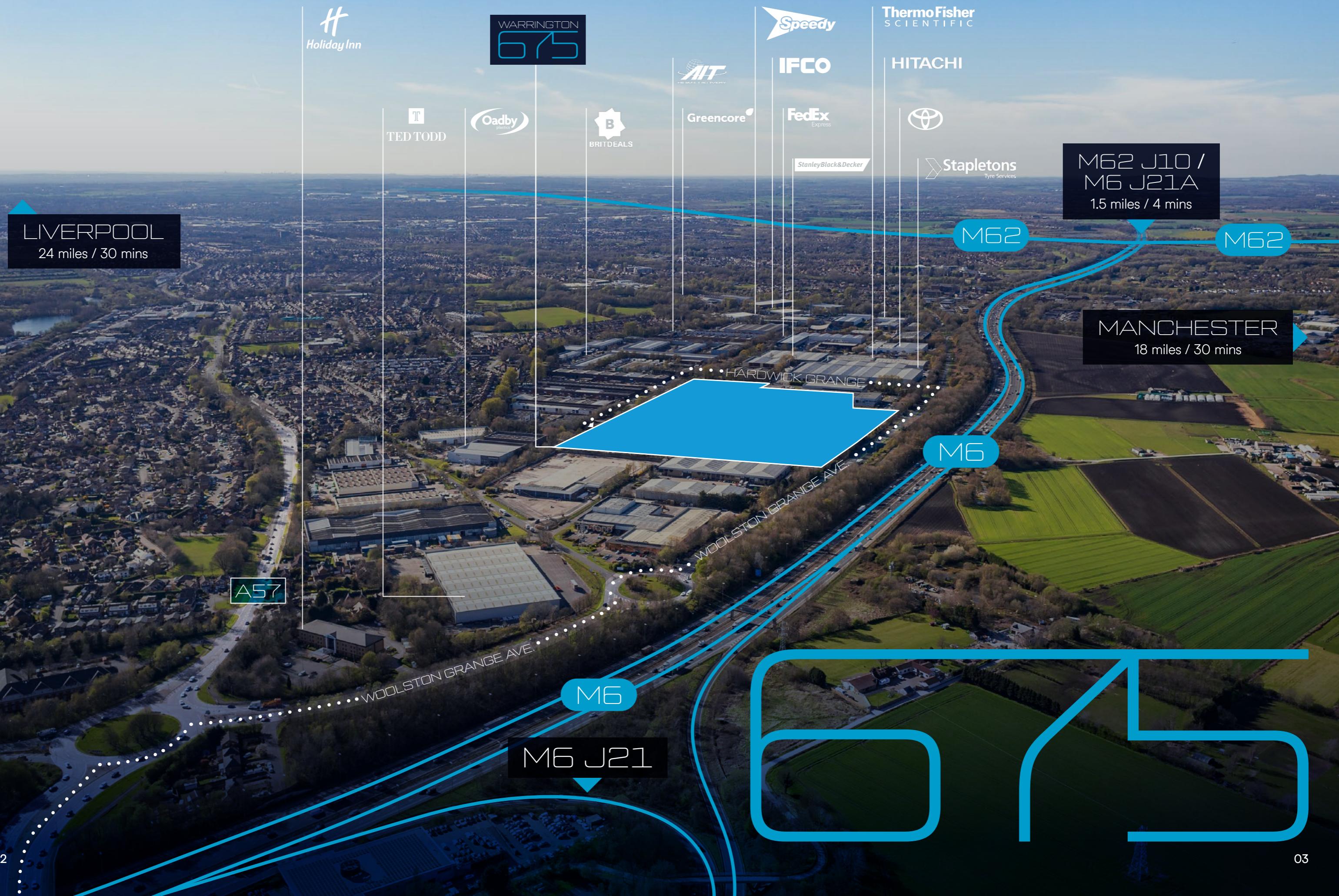


TO LET (May Sell)

Hardwick Grange, Woolston, Warrington WA1 4RF

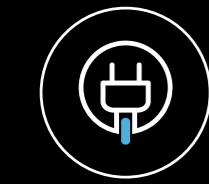
675,093 Sq Ft — PC Anticipated Q3 2027 (Subject to planning)

Detailed Planning Submitted

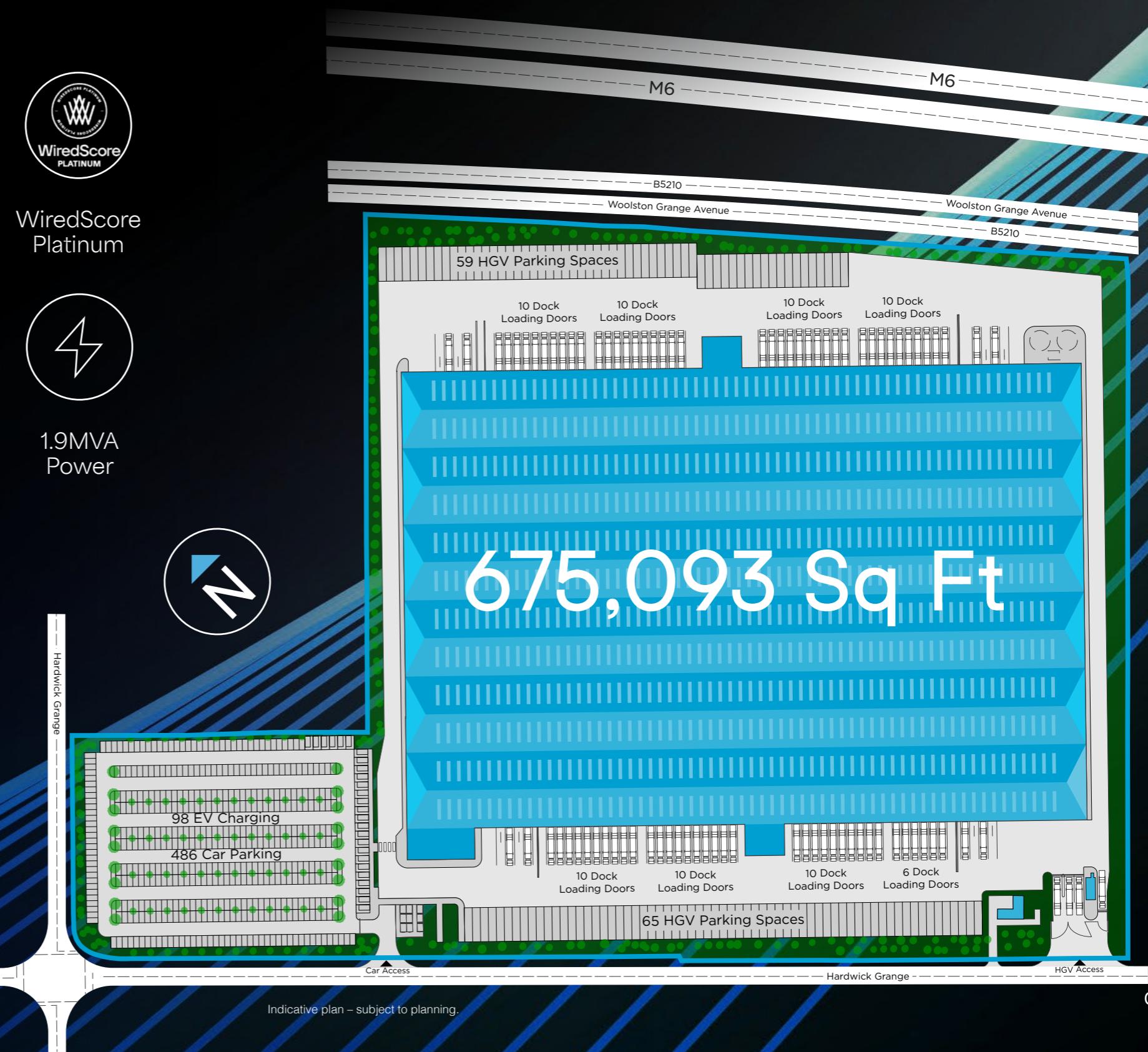


675

# THE NORTH WEST'S PREMIER NEW LOGISTICS DESTINATION

BREEAM  
'Outstanding'EPC  
'A'50kN/M<sup>2</sup>  
Floor LoadingWiredScore  
Platinum76 Dock  
Level Doors8 Level  
Access Doors124 HGV  
Trailer Spaces1.9MVA  
Power26 Accessible &  
98 EV SpacesUp To 55m  
Yard DepthBicycle  
StorageFM1  
Flooring486 Car  
Parking Spaces18m Clear  
Internal Height

ACCOMMODATION	SQ FT	SQ M
Warehouse	641,892	59,634
Office Area	22,864	2,124
Transport Offices	10,036	932
Gatehouse	301	28
Total (GIA)	675,093	62,718



# UNRIVALLED ACCESS IMMEDIATE CONNECTIVITY TO THE M6

Panattoni Warrington 675 is strategically located adjacent to Junction 21 of the M6, offering immediate access to the UK's primary north-south motorway network. The nearby M62 (Junction 21A) provides fast east-west connectivity, linking Liverpool, Manchester and the wider Trans-Pennine region.

With both cities within 30 minutes' drive, the site benefits from excellent access to major population centres, established logistics infrastructure and a deep regional labour pool.



MANCHESTER  
30 MINUTES



30 MINUTES



LIVERPOOL  
30 MINUTES



LEEDS  
1 HOUR



DISTANCE

JOURNEY

M6 (J21)

0.5 Miles

2 Minutes

M62 (J21A)

1.5 Miles

4 Minutes

M56 (J11)

6 Miles

10 Minutes



DISTANCE

JOURNEY

Manchester Airport

15 Miles

25 Minutes

Liverpool John Lennon Airport

17 Miles

30 Minutes



DISTANCE

JOURNEY

Warrington Central

3 Miles

10 Minutes

Warrington Bank Quay

3.5 Miles

12 Minutes



DISTANCE

JOURNEY

Port of Liverpool

29 Miles

40 Minutes

Source: Google Maps – Hardwick Grange, Woolton, Warrington WA1 4RF



 PANATTONI  
WARRINGTON



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## DTRE

**Andrew Lynn**  
**M:** 07795 107 469  
**E:** andrew.lynn@dtre.com

**Rob Kos**  
**M:** 07709 846 930  
**E:** rob.kos@dtre.com



**Charles Binks**  
**M:** 07793 441 911  
**E:** charles.binks@knightfrank.com

**Rob Tilley**  
**M:** 07973 622 832  
**E:** rob.tilley@knightfrank.com