

 PANATTONI
WARRINGTON

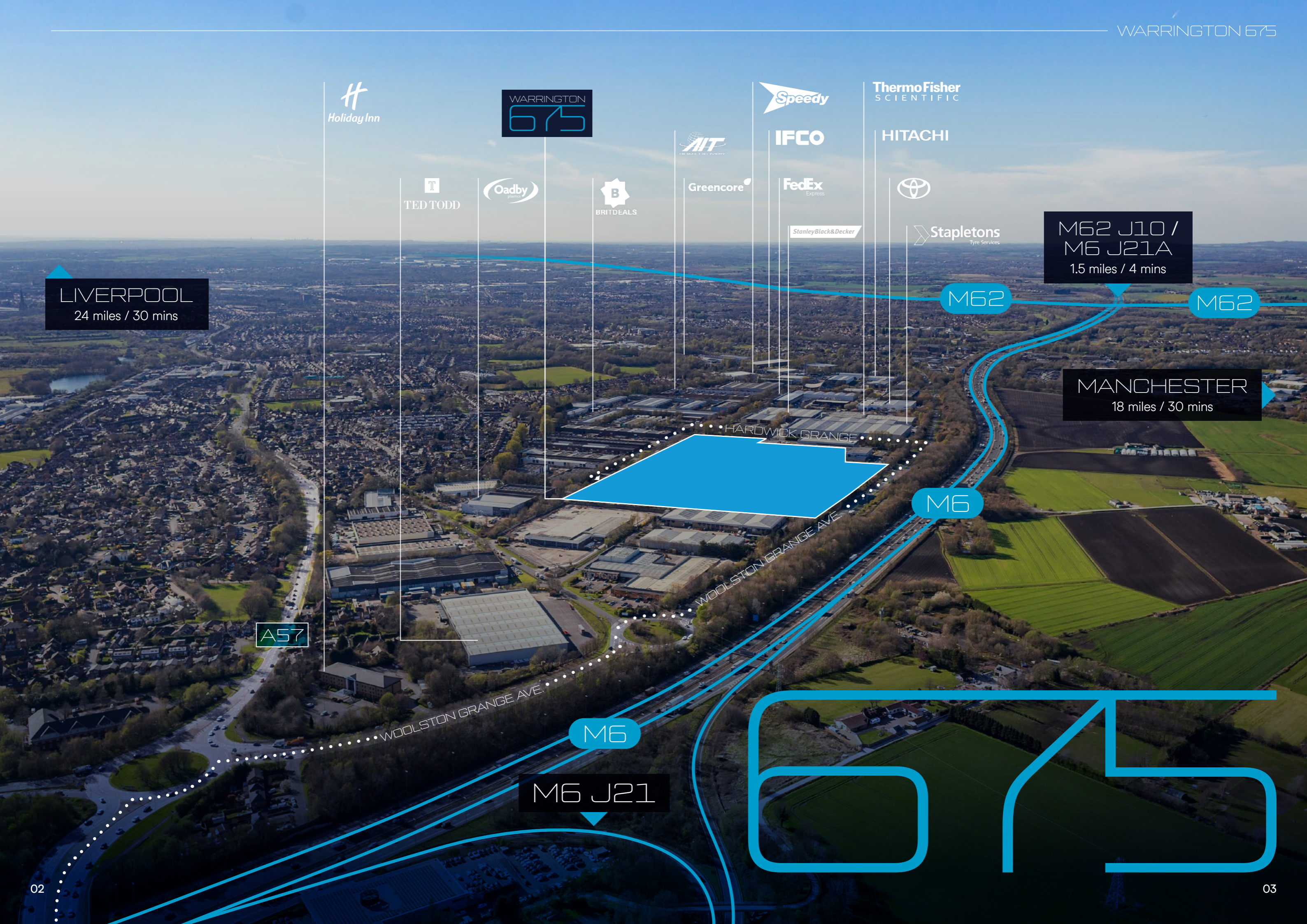


TO LET (May Sell)

Hardwick Grange, Woolston, Warrington WA1 4RF

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

Detailed Planning Submitted



LIVERPOOL
24 miles / 30 mins

M62 J10 /
M6 J21A
1.5 miles / 4 mins

MANCHESTER
18 miles / 30 mins

A57

M6

M6 J21

M6

M62

M62

675

THE NORTH WEST'S PREMIER
NEW LOGISTICS DESTINATION

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



BREEAM
'Outstanding'



EPC
'A'



50kN/M²
Floor Loading



WiredScore
Platinum



76 Dock
Level Doors



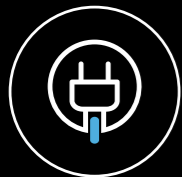
8 Level
Access Doors



124 HGV
Trailer Spaces



1.9MVA
Power



26 Accessible &
98 EV Spaces



Up To 55m
Yard Depth



Bicycle
Storage



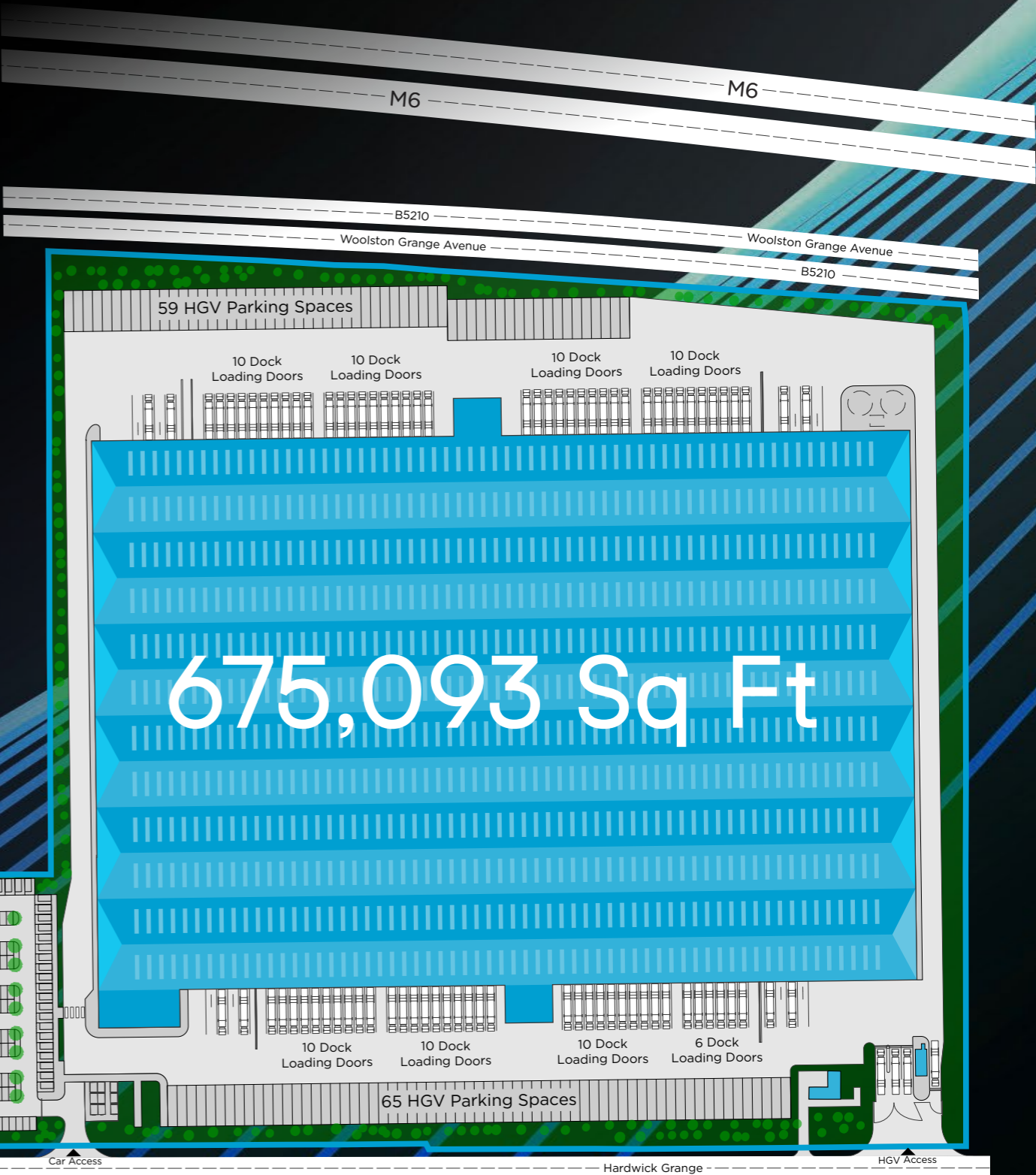
FM1
Flooring



486 Car
Parking Spaces



18m Clear
Internal Height



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	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, Woolston, Warrington WA1 4RF





DTRE

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