PANATTONI PARK

BOLTON280

BUILT FOR **OPERATIONAL EFFICIENCY**

Extending to 280,619 sq ft with a 15m clear internal height, Bolton 280 represents one of the most significant logistics opportunities in Greater Manchester.

BREEAM ★★★ BREEAM 'Very Good'

A 0-25 EPC rating 'A'

SPECIFICATION

15m CLEAR INTERNAL HEIGHT	1.5 MVA	15% ROOF LIGHTS	50kN/m² FLOOR LOADING	9 Tonne RACK LEG LOADING	7 year WARRANTY
55m & 35m GOODS YARDS	Dual-sided GOODS YARD	5 LEVEL ACCESS DOORS	24 DOCK DOORS	Dual-aspect LOADING	Secure yard
40 HGV TRAILER SPACES	254 CAR PARKING SPACES	13 EV CHARGING POINTS	CYCLE PARKING SPACES	1 Gbps ULTRAFAST FULL FIBRE BROADBAND	PROPOSED Sprinkler Tank Base

The warehouse benefits from dual-aspect loading. 24 dock doors and 2 level access doors span the primary loading elevation, while three additional level access doors are available on the secondary elevation.

The goods yard also fully wraps around the building, offering the potential for additional access points.

BOLTON 280 ACCOMMODATION

Warehouse	263,730 sq ft	24,501 sq m
3 storey office	12,822 sq ft	1,191 sq m
Hub office	4,067 sq ft	378 sq m
TOTAL (GIA)	**280,619 sq ft**	**26,070 sq m**