

 PANATTONI
WARRINGTON



AVAILABLE Q3 2027 (May Sell)

Hardwick Grange, Woolston, Warrington WA1 4RF

675,093 Sq Ft



WARRINGTON 675

TED TODD

Oadby

BRITDEALS

AIT

Greencore

Speedy

IFCO

FedEx

Stanley Black & Decker

ThermoFisher SCIENTIFIC

HITACHI

Toyota

Stapletons Tyre Services

M62 J10 / M6 J21A
4.5 miles / 7 mins

MANCHESTER
18 miles / 30 mins

LIVERPOOL
24 miles / 30 mins

A57

M6

M6

M62

M62

M6 J21

WARRINGTON 675

WARRINGTON
675

IN THE HEART OF
THE NORTH WEST





Targeting BREEAM
'Outstanding'



Targeting
EPC 'A+'



50kN/M²
Floor Loading



WiredScore
Platinum



76 Dock
Level Doors



8 Level
Access Doors



124 HGV
Trailer Spaces



1.9MVA
Power



Up To 55m
Yard Depth



26 Accessible &
98 EV Spaces



134,970 Wide
Aisle Pallet Spaces



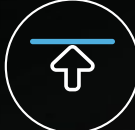
180,480 Narrow Aisle
Pallet Spaces



FM1
Flooring



486 Car Parking
Spaces



18m 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

04

05

TARGETING NET
ZERO CARBON
CONSTRUCTION

WIREScore
PLATINUM

SOLAR PV
READY

TARGETING
BREEAM
'OUTSTANDING'

TARGETING EPC 'A'
FOR WAREHOUSE &
'A+' FOR OFFICES

15% ROOF
LIGHTS

CYCLE
PARKING

98 EV
CHARGING



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)		1.8 Miles	5 Minutes
M62 (J10)		4.5 Miles	7 Minutes
M56 (J9)		5.7 Miles	10 Minutes
			
		DISTANCE	JOURNEY
Manchester Airport		15 Miles	25 Minutes
Liverpool John Lennon Airport		17 Miles	30 Minutes
Leeds Bradford Airport		57 Miles	1 h 10 Minutes
East Midlands Airport		80 Miles	1 h 25 Minutes
			
		DISTANCE	JOURNEY
Warrington Central		3 Miles	10 Minutes
Warrington Bank Quay		4 Miles	12 Minutes
			
		DISTANCE	JOURNEY
Port of Liverpool		29 Miles	40 Minutes

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





HGV ENTRANCE

Hardwick Grange

CAR ENTRANCE

M6

WARRINGTON
675



● 1 HOUR DRIVE TIME Population: 8.2 million
 ● 2 HOURS DRIVE TIME Population: 20.7 million
 ● 3 HOURS DRIVE TIME Population: 30.2 million

PEOPLE POWER

IMMEDIATE ACCESS TO A SKILLED WORKFORCE

With an established network of footpaths to the site, from nearby housing estates, Warrington 675 has a substantial population within walking distance and a growing catchment. Warrington 675 provides immediate access to reliable, skilled labour, supporting a wide range of occupiers from day one and into the future.

2,250+

Households within a 20 min walk.

Representing a strong labour pool within close proximity.

5.2%

Growth in population.

Forecasted growth within a 2km radius of the site over the next 10 years.

5,300+

Residents within 5 min cycle.

Demonstrating a sizeable local labour pool readily accessible without the need for vehicular travel.

12,000+

Jobs in transport & storage.

An established logistics workforce with sector-specific experience.

20,000+

Jobs in wholesale & distribution.

Reinforces Warrington's credentials as a national distribution hub.

WARRINGTON 675

Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America. Across Europe and India alone, the company has delivered over 270 million sq ft of logistics, industrial, and manufacturing space, with a further 28 million sq ft currently under construction.

Panattoni operates from 70 offices globally, including 34 offices in Europe, three in India and one in Saudi Arabia, and works with multinational occupiers, third-party logistics providers, manufacturers, and technology-led businesses. Its developments are designed as high-specification, future-ready facilities capable of supporting automation, advanced power requirements, digital operations, and evolving supply chain needs.

Panattoni's speculative development model allows it to invest through market cycles, delivering Grade A buildings in supply-constrained locations. By combining global capital strength with local expertise, Panattoni continues to provide critical industrial and logistics infrastructure that underpins trade, manufacturing, digital activity, and long-term economic growth.

To learn more about Panattoni, watch our latest video: www.panattoni.co.uk/economy

DTRE

Andrew Lynn

M: +44 7795 107 469

E: andrew.lynn@dtre.com

Rob Kos

M: +44 7709 846 930

E: rob.kos@dtre.com



Charles Binks

M: +44 7793 441 911

E: charles.binks@knightfrank.com

Rob Tilley

M: +44 7973 622 837

E: rob.tilley@knightfrank.com