

WARRINGTON

OMEGALOP

310

To Let (May Sell)

New Build Distribution/
Warehouse Unit

309,663 Sq Ft (28,769 Sq M)

omegaloop310.co.uk

Catalina Approach | Warrington | J8 M62 | WA5 3UY

BARINGS

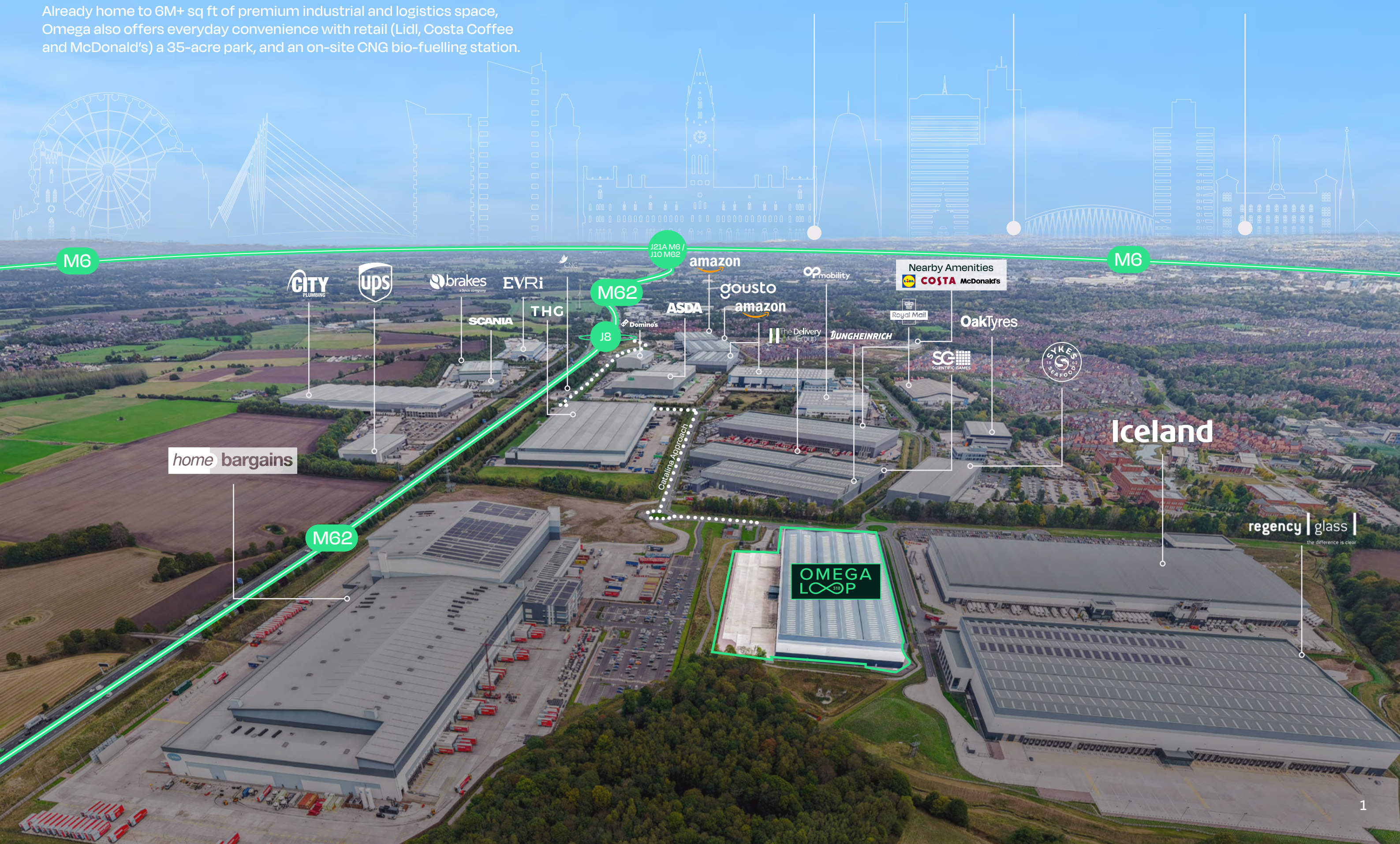
Omega Warrington is a 760-acre mixed-use hub, perfectly positioned just minutes from Warrington town centre, with direct access to the M62 (J8) and the M6/M62 interchange.

Already home to 6M+ sq ft of premium industrial and logistics space, Omega also offers everyday convenience with retail (Lidl, Costa Coffee and McDonald's) a 35-acre park, and an on-site CNG bio-fuelling station.

Manchester City Centre
19 miles / 30 mins

Trafford Park Manchester
16 miles / 20 mins

M60 Manchester Orbital Motorway
14 miles / 15 mins



M6

M6

M62

J8

CITY PLUMBING

ups

brakes

EVRI

THC

SCANIA

J21A M6 / J10 M62

amazon

gousto

mobility

Nearby Amenities
COSTA McDonald's

Royal Mail

OakTyres

SCIENTIFIC GAMES

SIKES

home bargains

M62

Catalina Approach

OMEGA LOOP

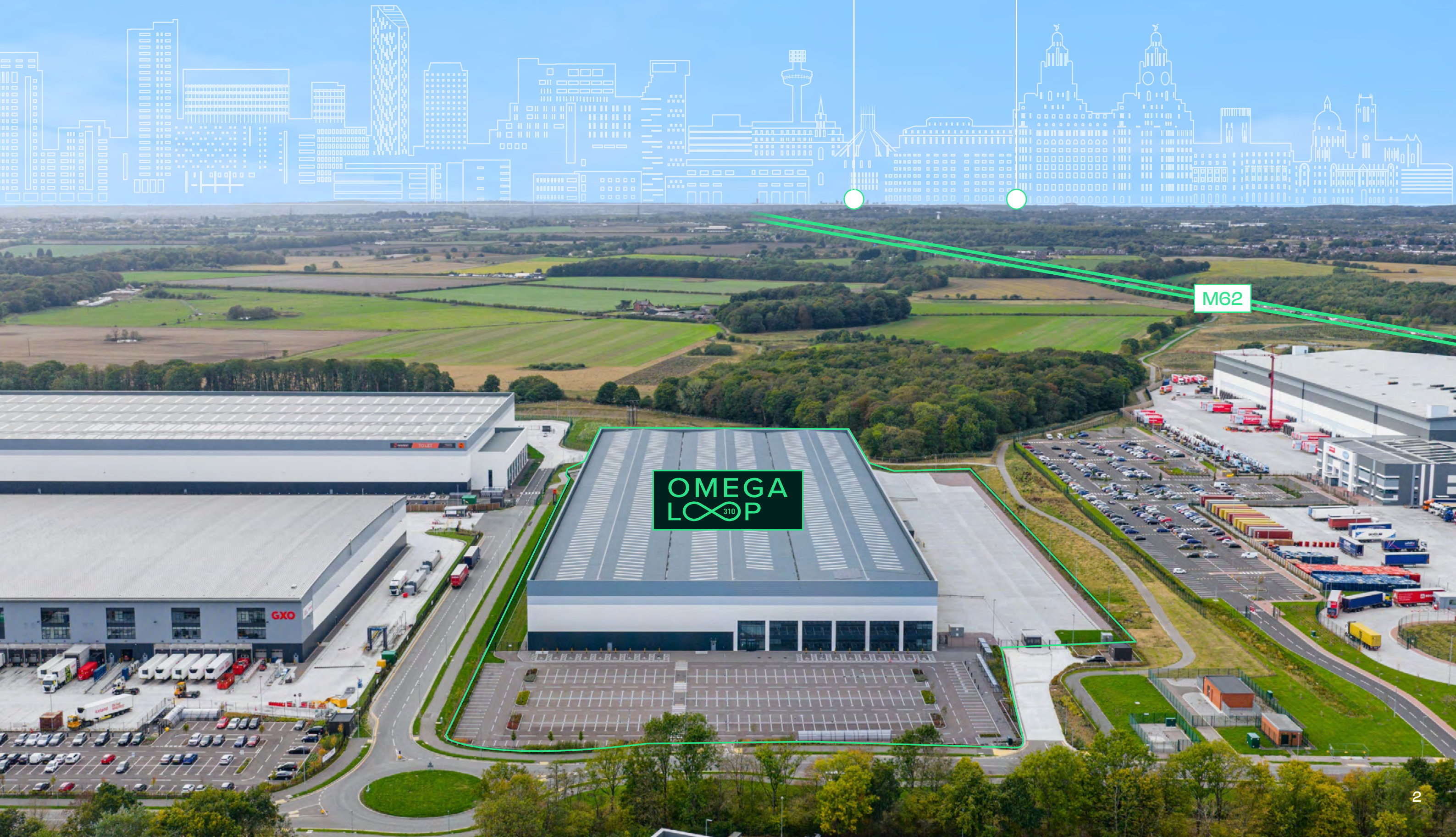
Iceland

regency | glass

Within Reach of Liverpool in 24 minutes

Liverpool
City Centre
6 miles / 24 mins

Port of
Liverpool
21 miles / 35 mins



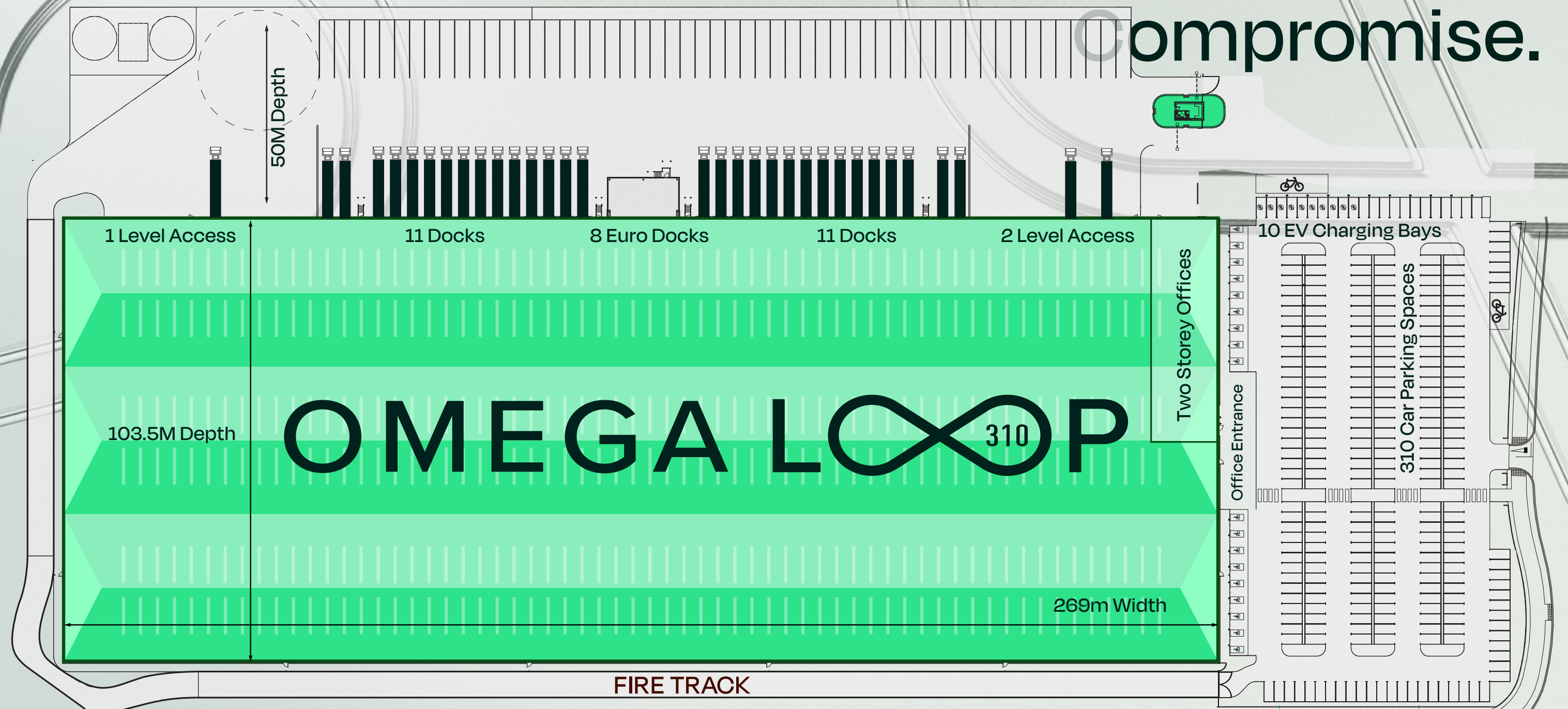
OMEGA
LOOP 310 P

M62



Energise Your Business
at the Heart of the
North West.

Distribution Without Compromise.



310 Car Parking spaces (10 EV Charging spaces)

3 Level Access Doors

Up to 2.5 MVA Available

15M to Haunch

50Kn Floor Loading

54 HGV Trailer Spaces

30 Dock Doors (8 Euro Docks)

Gatehouse

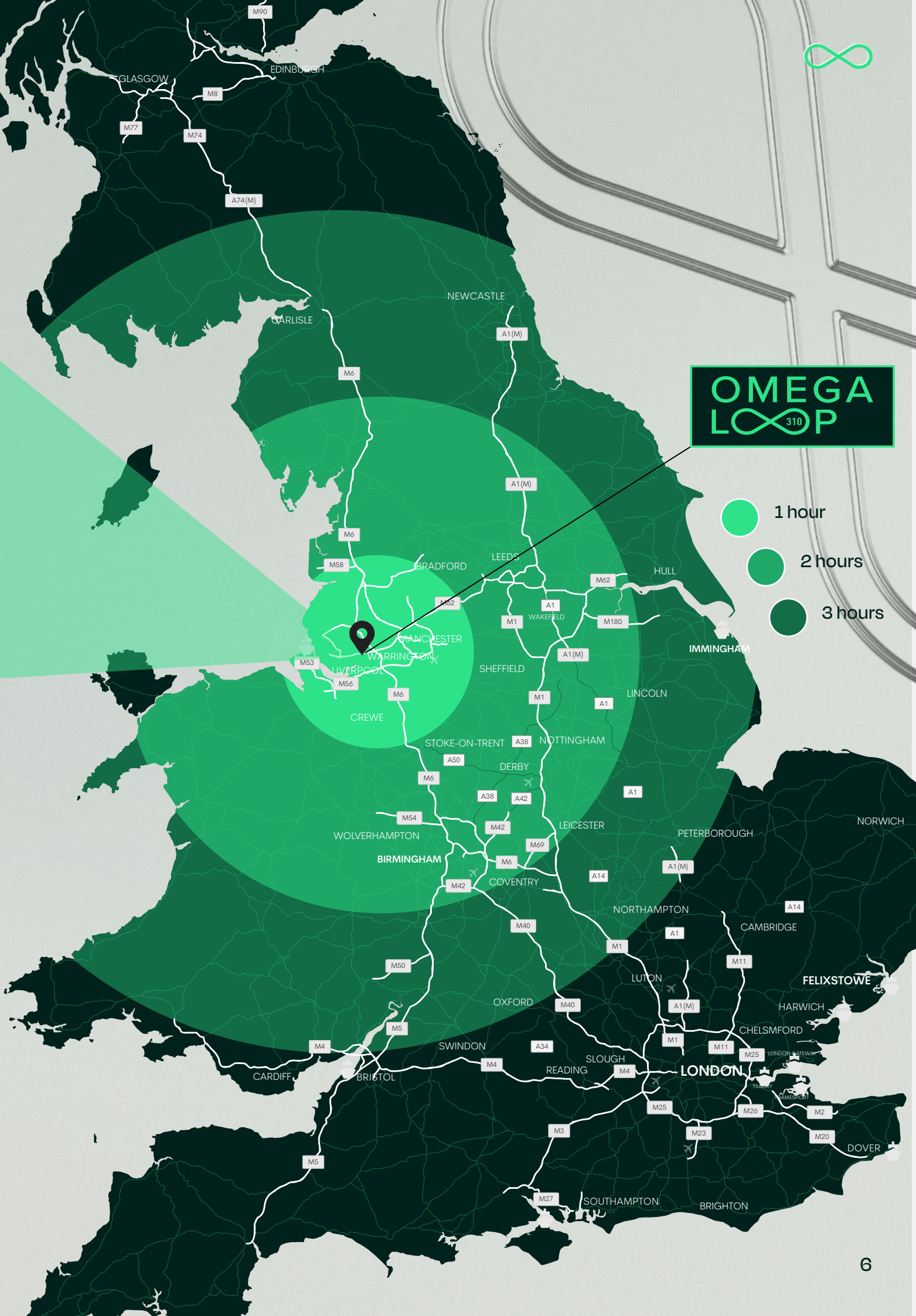
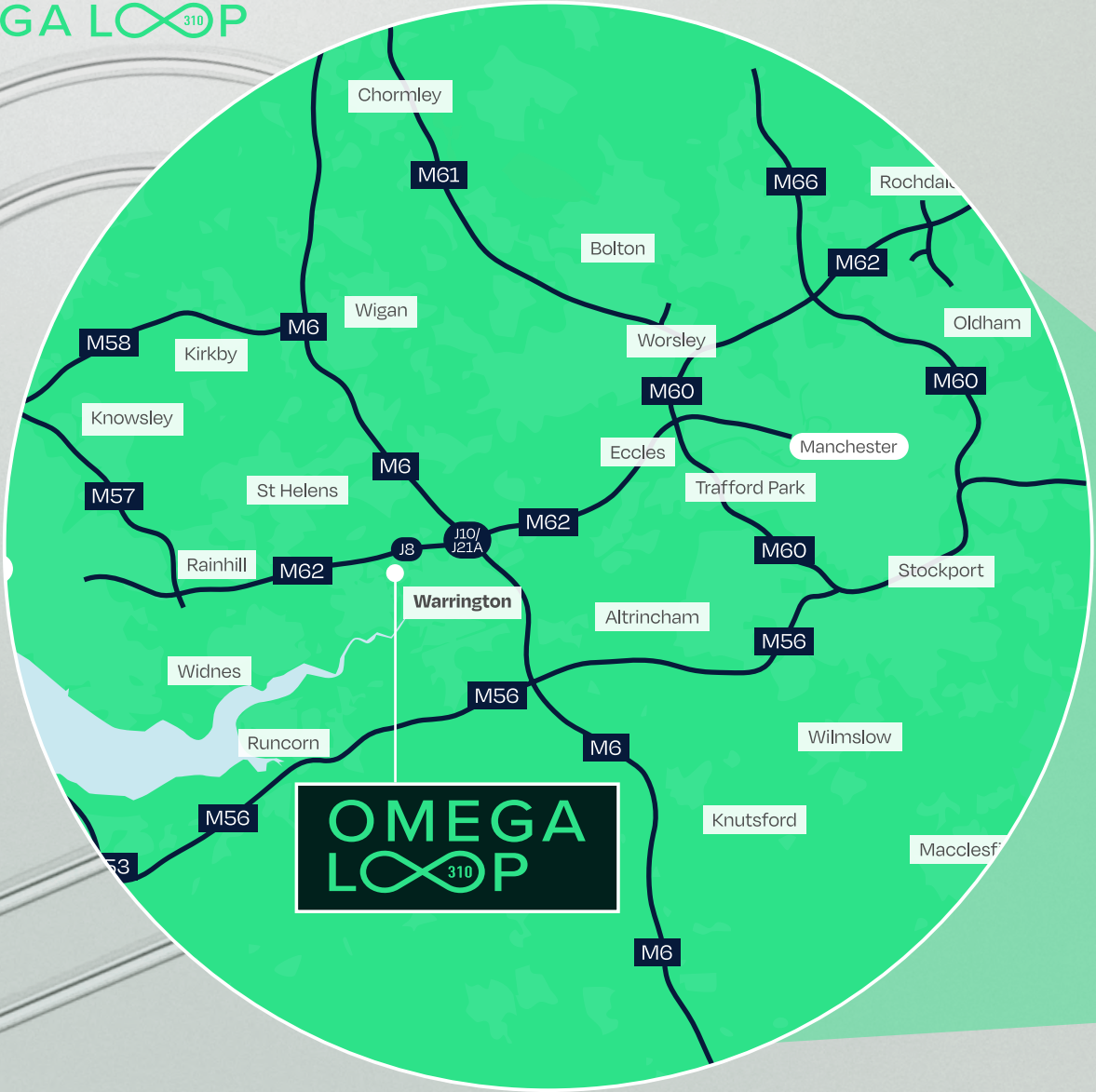
50 Metre Deep Yard

2 Storey Offices

Omega Loop	Sq Ft	Sq M
Warehouse	292,108	27,137
Two Storey Offices (GF Unfitted)	15,422	1,433
Transportation Hub	1,912	178
Gatehouse	220	20
Total	309,663	28,769

* All measurements are GIA





Connected. Central. Established.

Cities	Distance	Drive Time
Liverpool	6 miles	24m
Manchester	19 miles	21m
Leeds	57 miles	1hr 10m
Birmingham	85 miles	1hr 37m
Central London	197 miles	3hrs 40m
Glasgow	212 miles	3hrs 34m
Rail Ports	Distance	Drive Time
Trafford Park	20 miles	32m
Liverpool Garston	16 miles	25m

Ports	Distance	Drive Time
Liverpool 2	24 miles	33m
Holyhead	104 miles	1hr 53m
Hull	114 miles	2hrs 17m
Bristol	161 miles	3hrs 26m
Teesport	135 miles	2hrs 28m
Motorways	Distance	Drive Time
Junction 8 M62	Immediate	Immediate
M6/M62 (J 21A)	3 miles	5m

Positioned to Deliver Without Compromise.

Right Place.

Centrally located in the North West – ideal for national logistics and distribution



Access to major ports including Liverpool and Manchester Ship Canal



69% home ownership reflects a settled, long-term community of workers



Right Reach.

Great for a national DC with 42.7m people within 4.5 hours HGV drive



Ideal for ecommerce with 1.7m consumers living within 30 minutes by van



90% of the UK population reached within a 4 hours enabling fast, cost-efficient national distribution



Right People.

Average Salary: £33,036 approx 11.7% lower than the national average. (2023)



77.3% Of Population In North West Are Economically Active



2.6% unemployment rate reflects a stable and reliable employment base





Racking plans

Scan to View



Wide Aisle

48,906 pallet positions

Scan to View



VNA/Narrow Aisle

61,494 pallet positions

Trade with a Strategic Advantage

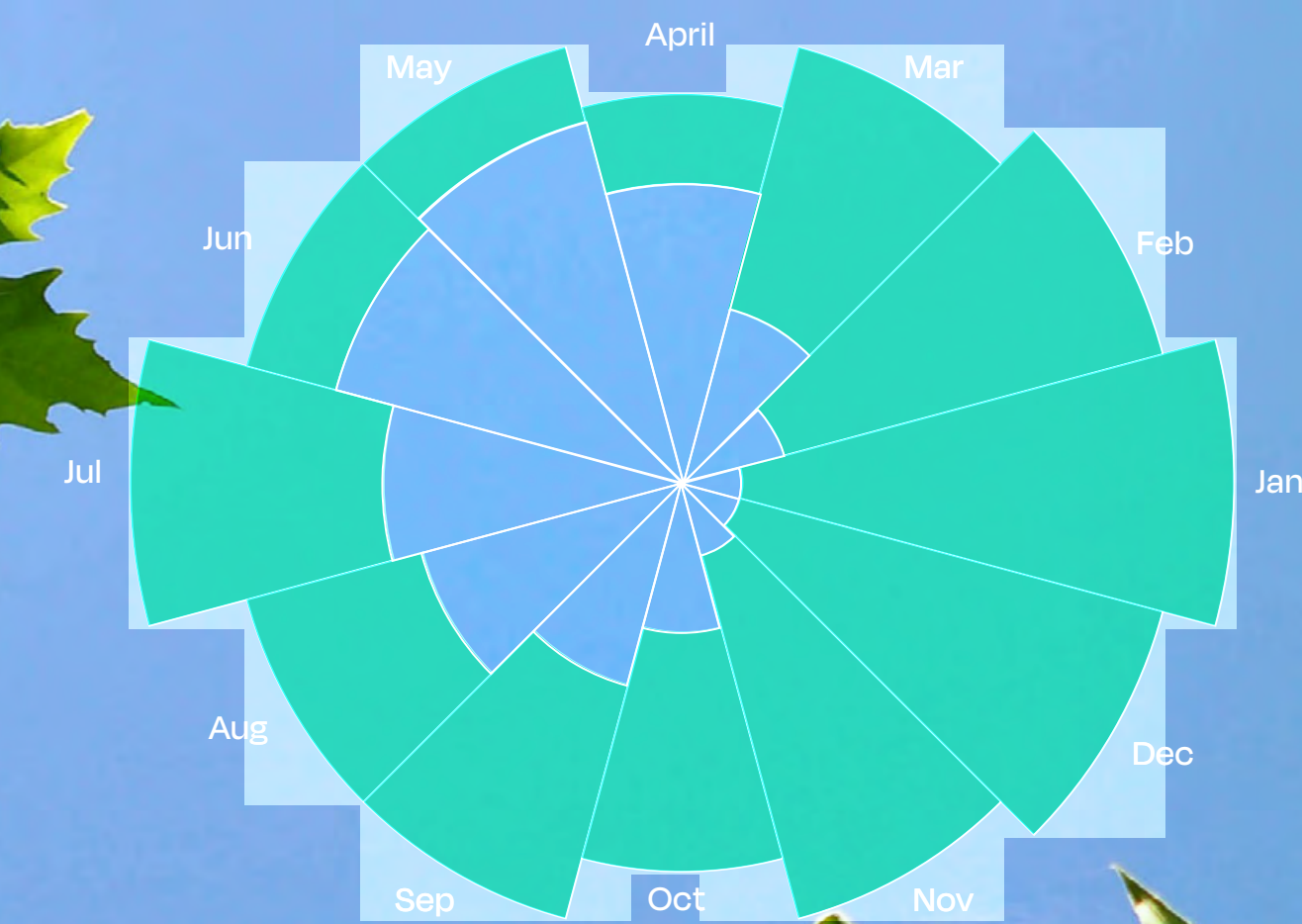
Omega Loop 310 is located within the Liverpool City Region Freeport Zone which may bring multiple occupier benefits for eligible businesses.

- Goods can move between other UK freeports within UK by conduct.
- No time limits for storing goods. All covered by a single authorisation meaning less contact with HMRC.
- Goods moving in to an approved Customs Site will benefit from duty and VAT suspension until they enter the UK domestic market.
- Ability to calculate the import duties based on the value of inputs or finished goods.
- Duty exemption for re-exports.

Logistics with a Greener Edge

The PV under 'good practice' will deliver 15-22% of the energy consumed on-site

Built with ESG performance in mind, the building has scope to accommodate up to 50% rooftop PV coverage, delivering potential energy savings of around £150,000 annually. Consumption data has been simulated using the CIBSE Industry Energy Benchmarking Guide for comparable warehouse and office operations, assuming good energy management practices (55 kWh/m²/year for offices and 128 kWh/m²/year for warehouse areas).



Cost Savings

■ Consumption (kWh) ■ Production (kWh)



PV Panels



EPC Rating A



BREEAM 'Excellent'



Solar Control improving energy efficiency



Air Source Heat Pumps



Optimised natural light



Environmental Materials



Ventilation Fresh air at 1.6L/s per m



LED Lighting throughout offices



EV Car & HGV charging



Eco Water Saving

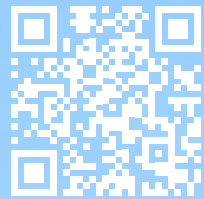


Cycle Storage

OMEGA LOOP 310

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omegaloop310.co.uk



BARINGS



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