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Warrington Works

4 New High Specification Units
294,607 Sq Ft (51,182 – 102,041 Sq Ft)
TO LET

Warrington Works
Hawleys Lane, Warrington
WA2 8JP

CapitaLand

A New Standard for Logistics in the North West

High-specification warehouse space in one of the UK's most established distribution locations.

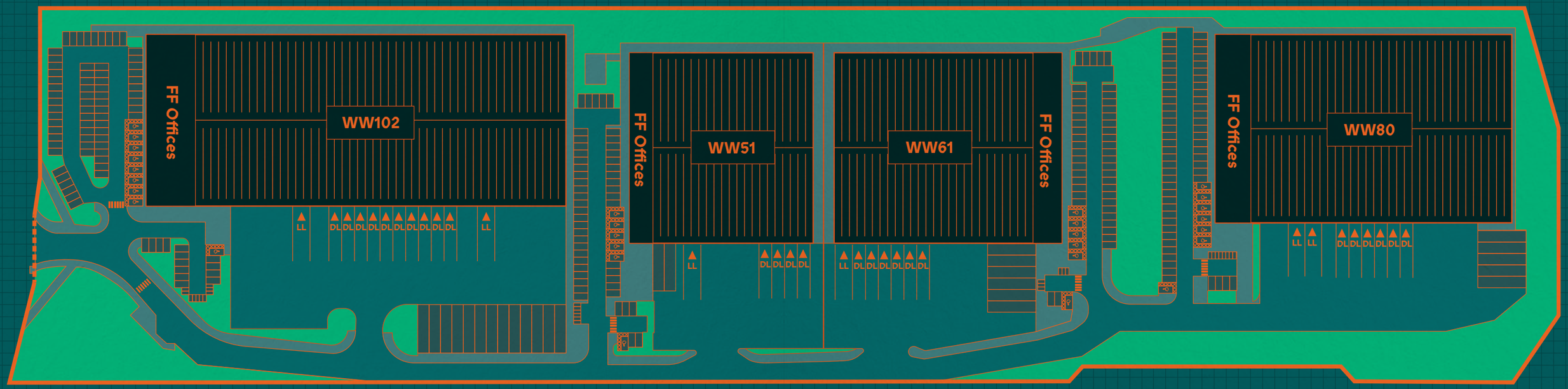
Warrington Works delivers 294,607 sq ft of high-quality logistics space across four new warehouse units. Strategically located with excellent access to the M62 and M6, the development offers high spec modern units sustainably designed with energy-efficient features, targeting BREEAM Excellent and enhanced biodiversity across the scheme. Generous yards and high-quality offices provide flexible space for logistics, distribution and industrial occupiers.

Purpose-Built Logistics Space Designed to Deliver High Performance

— Keyline **DD:** Dock Doors **LL:** Level Loading

Warrington Works has been carefully designed to deliver highly efficient warehouse accommodation capable of supporting modern logistics operations.

Each unit benefits from generous yard depths, excellent loading provision and high-quality office accommodation, ensuring a practical and flexible working environment. The buildings combine modern specification, operational efficiency and sustainability, making them suitable for a wide range of occupiers from regional distributors to national logistics operators.



Steel Frame Construction

Secure Gated Yard and Unit Car Parks

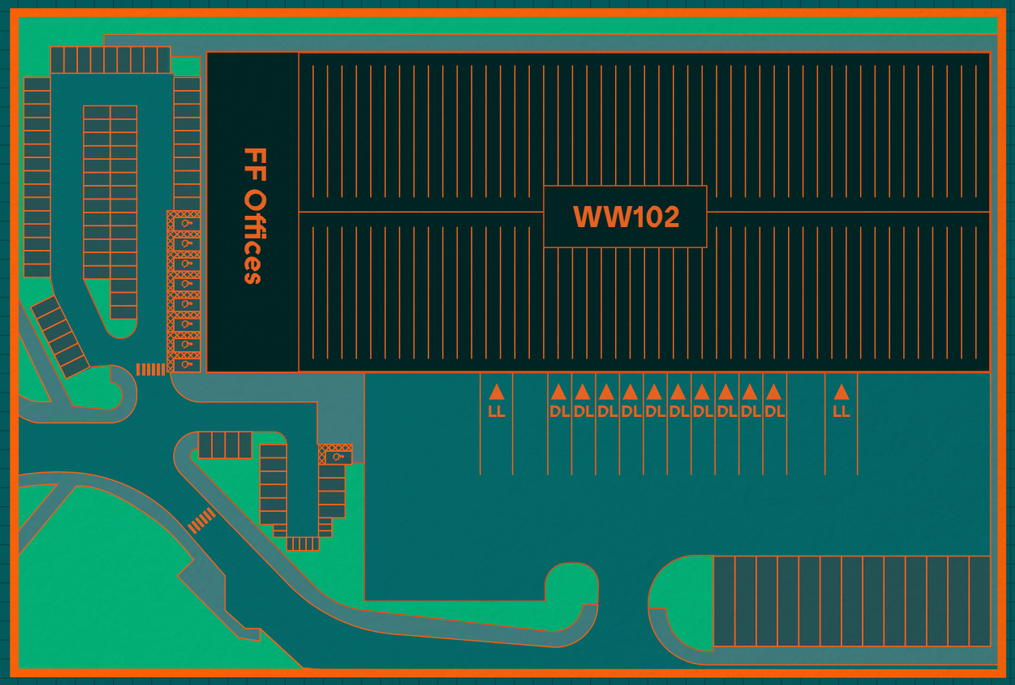
1.9MVA Total Power Supply

LED Lighting

First Floor Offices

WW102 | 102,041 SQ FT

Click here to Download Racking Plans



10No. Dock Level Loading Doors

2No. Level Access Loading Doors

42M Yard Depth

50kN/m2 Floor Loading *

90 Car Parking Spaces

12.5M Eaves Height

584 kVA Power Supply

10 EV Charging Spaces

WW102	Sq Ft	Sq M
Warehouse	92,031	8,550
Offices (FF)	10,010	930
Total	**102,041**	**9,480**

*(excludes ground floor office footprint)

WW51 | 51,182 SQ FT

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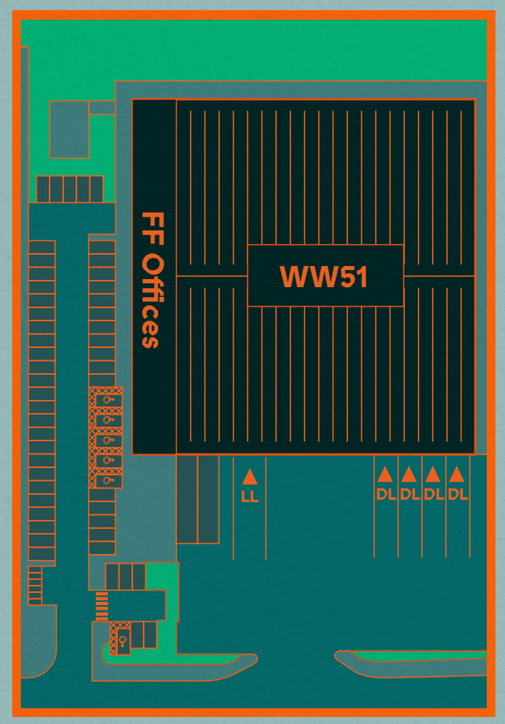

4No. Dock Level Loading Doors

1No. Level Access Loading Door

35M Yard Depth

50kN/m2 Floor Loading*

56 Car Parking Spaces

12.5M Eaves Height

300 kVA Power Supply

6 EV Charging Spaces

WW51	Sq Ft	Sq M
Warehouse	45,639	4,240
Offices (FF)	5,543	515
Total	**51,182**	**4,755**

*(excludes ground floor office footprint)

WW61 | 61,192 SQ FT

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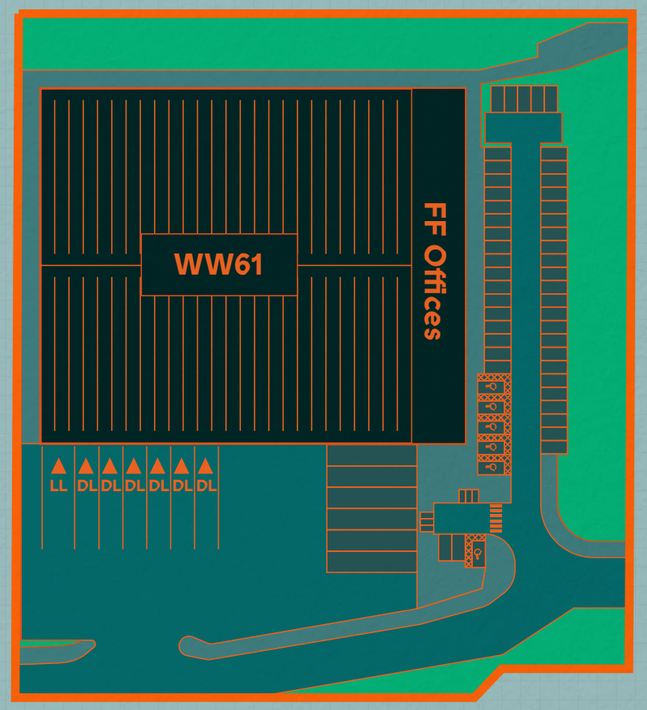

6No. Dock Level Loading Doors

1No. Level Access Loading Door

35M Yard Depth

50kN/m2 (typical) 50kN2 Floor Loading*

56 Car Parking Spaces

12.5M Eaves Height

355 kVA Power Supply

6 EV Charging Spaces

WW61	Sq Ft	Sq M
Warehouse	55,649	5,170
Offices (FF)	5,543	515
Total	**61,192**	**5,685**

*(excludes ground floor office footprint)

WW80 | 80,192 SQ FT

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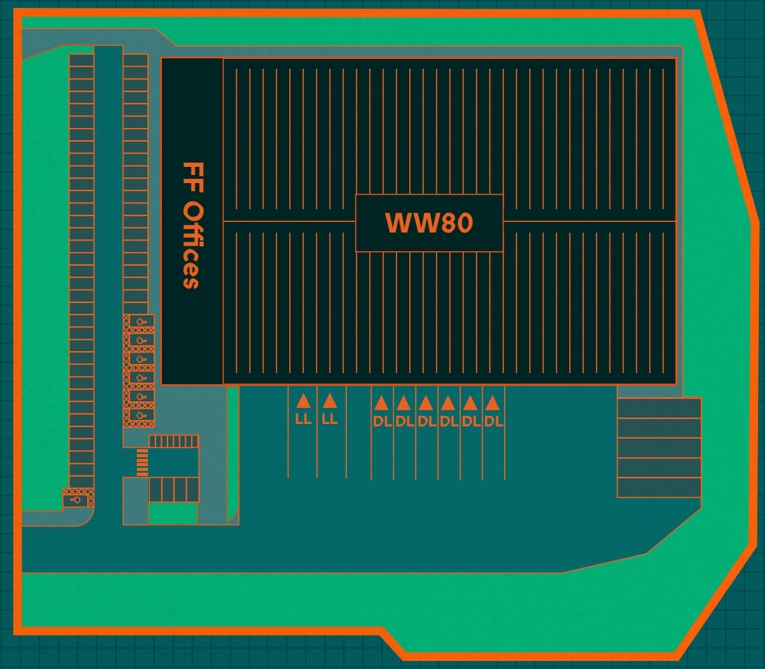


6No. Dock Level Loading Doors

2 No. Level Access Loading Doors

38M Yard Depth

50kN/m2 Floor Loading*

67 Car Parking Spaces

15M Eaves Height

455 kVA Power Supply

7 EV Charging Spaces

WW80	Sq Ft	Sq M
Warehouse	71,688	6,660
Offices (FF)	8,504	790
Total	**80,192**	**7,450**

*(excludes ground floor office footprint)

Efficient Sustainability by Design for Future-Proofed Logistics

Future-ready buildings that support both operational efficiency and environmental responsibility, ensuring the development meets the evolving environmental expectations of modern occupiers.

The buildings have been designed to deliver strong environmental performance while supporting occupiers' ESG commitments and reducing operational costs. The scheme targets BREEAM Excellent and an EPC A rating, reflecting a commitment to responsible construction.

- Insulated Metal Profile Roofing
- LED Lighting
- Rooftop Solar PV 10% Coverage
- Cycle Parking
- Part Cavity Brick, Part Cladding
- Landscape Gardening
- Targeting EPC A Rating
- Target BREEAM 'Excellent'

Exceptionally Connected Perfectly Positioned

Warrington Works occupies a highly prominent position on Hawleys Lane, Warrington, one of the North West's most established industrial and logistics locations.

The development benefits from excellent connectivity to the UK's strategic motorway network. Junction 9 of the M62 is easily accessible via the A49 (Winwick Road), providing direct routes to Liverpool, Manchester and the wider North West, while Junction 10 of the M62 provides onward access to the M6 at Junction 21A, connecting occupiers to the national motorway network. This exceptional connectivity places Warrington Works at the heart of the UK's primary east–west logistics corridor, enabling fast and efficient access to major consumer markets, ports and regional distribution hubs.

Times	Population	%
1 Hour	7,000,000	9%
2 Hours	17,000,000	25%
3 Hours	34,000,000	51%
4 Hours	56,000,000	85%

Road	Miles	Mins
M62	1.4	4
M6	4	6
M56	5.9	16
M60	22.1	24

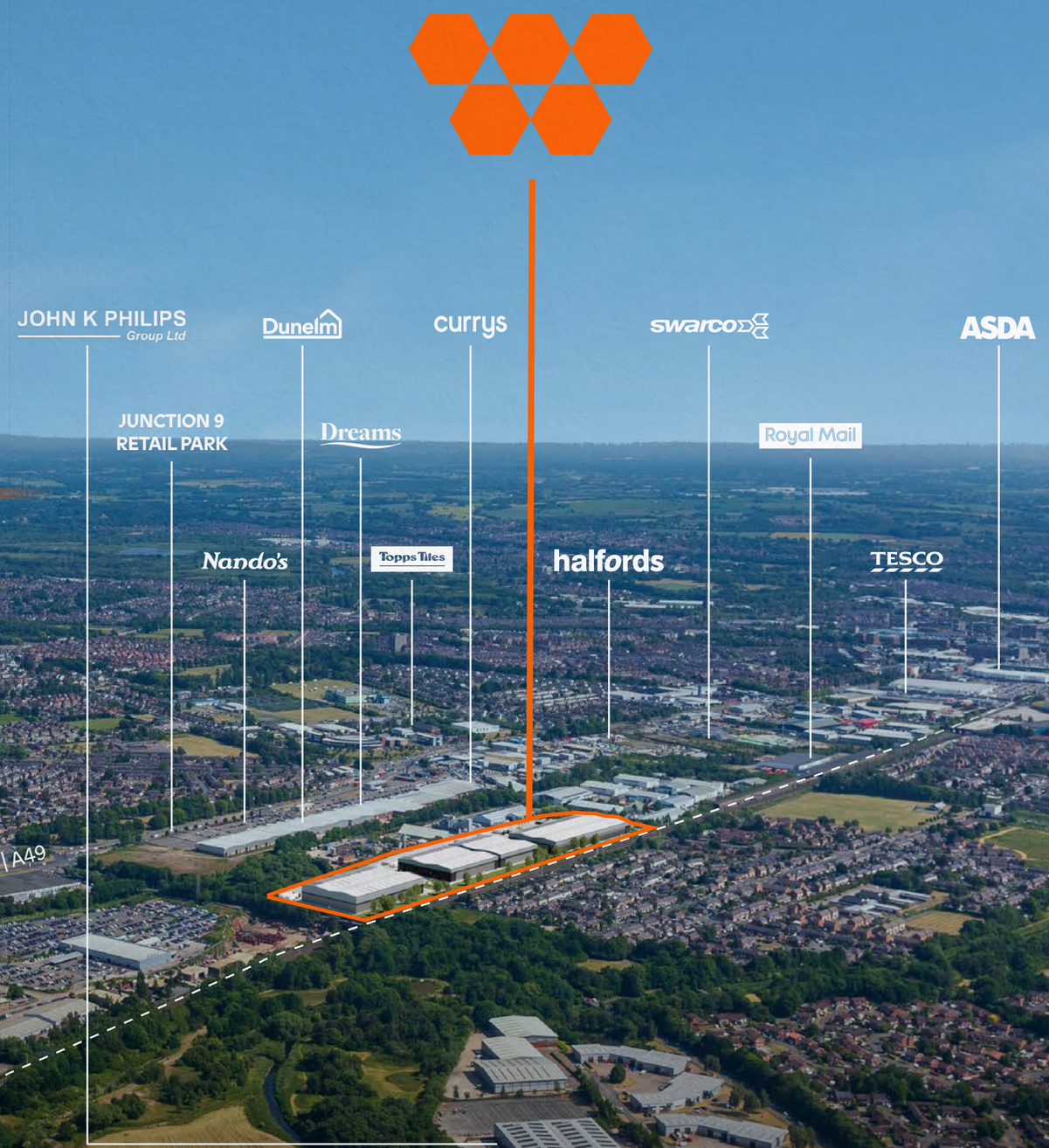
City	Miles	Mins
Manchester	19.1	26
Liverpool	24.1	35
Birmingham	82.9	90
London	197	210

Ports	Miles	Mins
Liverpool	25.8	35
Hull	111	110
Immingham	124	120
Felixstowe	245	250

Airport	Miles	Mins
Liverpool	16.6	20
Manchester	20.2	22
East Midlands	87.2	90
Birmingham	92.8	90

Powerful Connections Proven Location

Positioned within an established commercial landscape, Warrington Works sits amongst a strong line-up of national and international occupiers, reinforcing its status as a recognised destination for business. From this vantage point, the scale of opportunity is clear — a location defined by momentum, visibility and proven success.



A Powerful Workforce in a Thriving Logistics Hub

Warrington is widely recognised as one of the UK's most important logistics locations, positioned at the centre of the North West's distribution network.

Benefiting from a large, skilled labour pool and a diverse business economy, providing access to a workforce experienced in logistics, manufacturing and distribution.

156,000 Jobs located in the local Warrington area.

6 Million people within a 45-minute drive time.

Jobs density of 0.96, above the UK average of 0.86.

3 Million people within a 30-minute drive time.

48,000+ Warehouse employees within the immediate area.

Source: ONS

The Next Move for Ambitious Occupiers

Planning
Planning has been submitted.
Awaiting Approval.

EPC
Target of A.

Terms
Units are available on a leasehold basis on terms to be agreed.

VAT
Chargeable where applicable at the prevailing rate.

Legal Costs
Each party is responsible for their own legal costs.

A development by:

bankfoot|APAM

About CapitaLand Ascendas REIT
CapitaLand Ascendas REIT (CLAR) is Singapore's first and largest listed business space and industrial real estate investment trust. It was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) in November 2002. CLAR has since grown to be a global REIT anchored in Singapore, with a strong focus on technology and logistics properties in developed markets. As at 31 December 2025, its investment properties under management stood at S$18.2 billion. It owns a total of 226 properties across three segments, namely Business Space & Life Sciences; Industrial & Data Centres; and Logistics. These properties are in the developed markets of Singapore, Australia, the US, and the UK/Europe.

CLAR is managed by CapitaLand Ascendas REIT Management Limited, a wholly owned subsidiary of CapitaLand Investment Limited, a leading global real asset manager with a strong Asia foothold.

For more information on CLAR, please visit www.capitaland-ascendasreit.com

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