



# SOLAR120

EUROPA BOULEVARD WARRINGTON WA5 7FZ

Available Q4 2022  
[www.solar120.co.uk](http://www.solar120.co.uk)

## J8/9 M62 WARRINGTON



**To Let Warehouse / Production Facility**

**120,511 sq ft (11,196 sq m)**

**(Plus additional 1.75 acre site suitable for car/trailer parking)**





# Strategically located at the hub of the North West logistics corridor

Solar 120 is strategically situated at the Heart of the North West's Logistics Hub, Warrington which has become an established magnet for some of the UK's largest and most successful distribution and manufacturing companies.

Solar 120 is located between junctions 8 & 9 of the M62 to the north of Warrington within one of the North West's most established business parks "Gemini Business Park" which is within 45 minutes' drive of two major consumer hubs (4.2 million population).

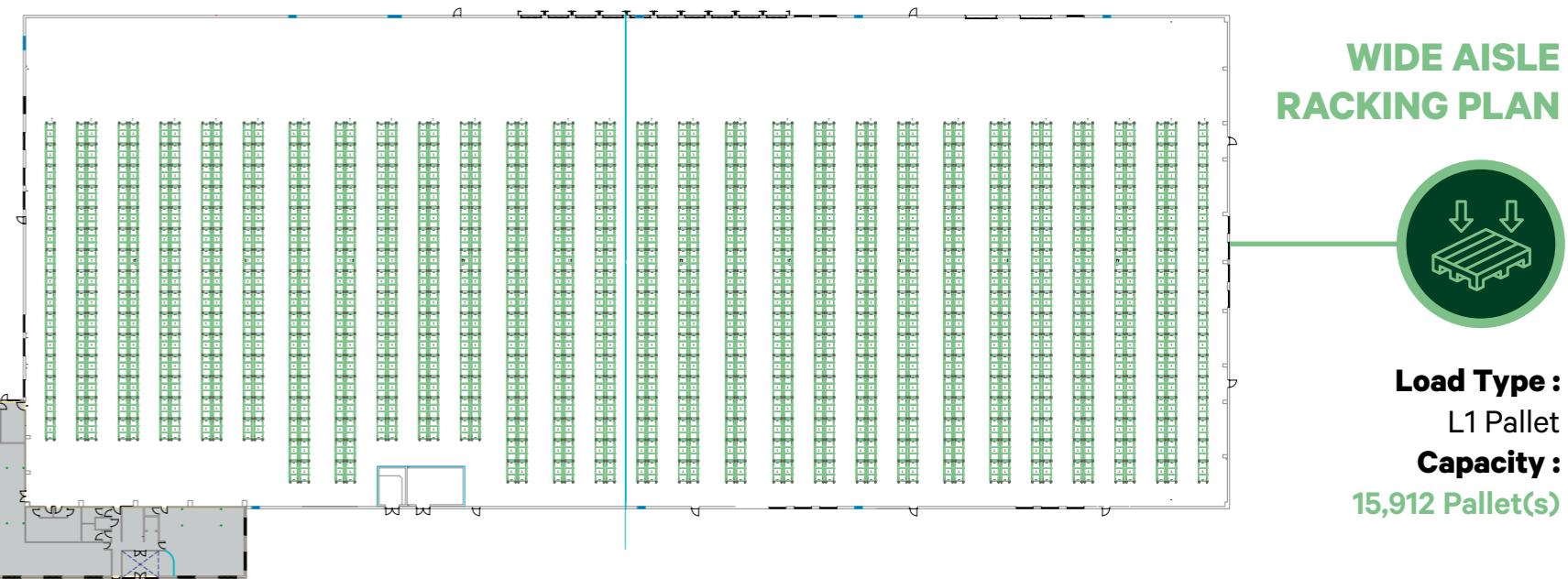
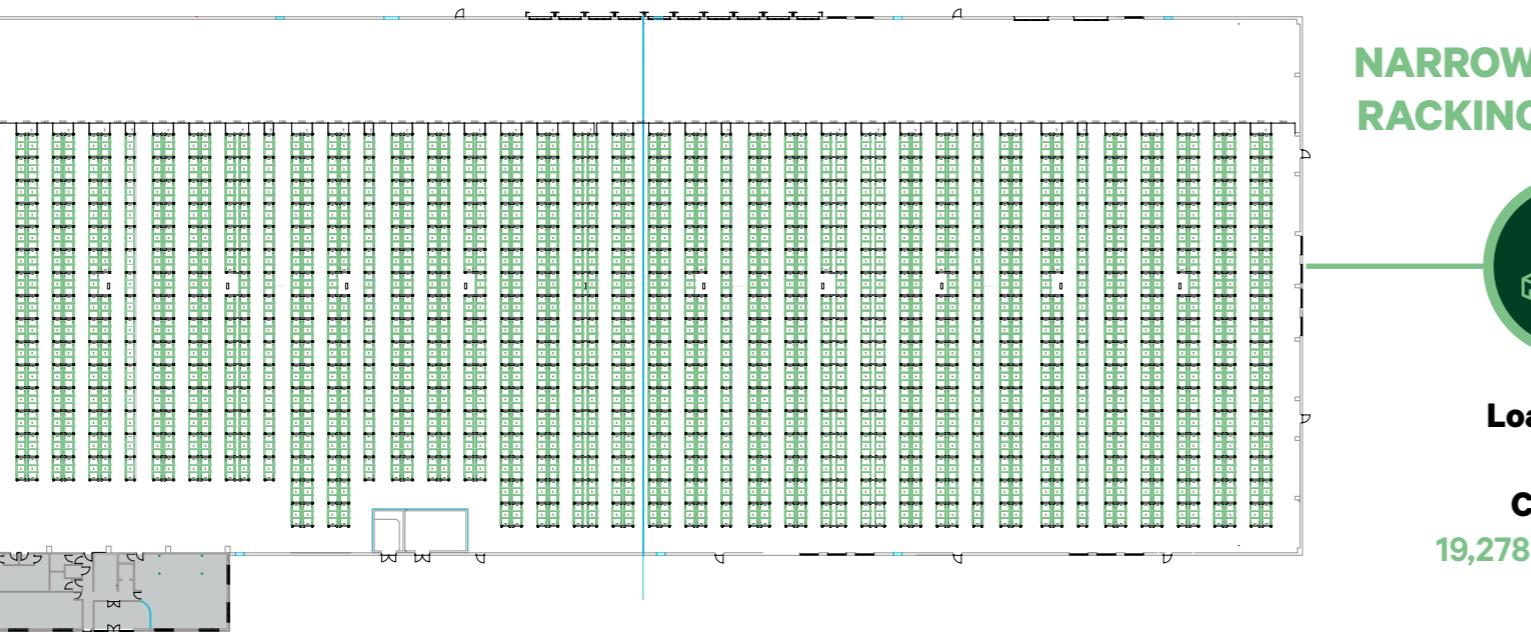
INDUSTRIAL  
WAREHOUSE  
DISTRIBUTION

1.1 million sq ft  
of logistics buyers





# Sustainably built, without compromise



2 level access  
loading doors



10 dock level  
loading doors



10.1 metre  
eaves height



up to 47.5 metre  
yard depth



1.6 MVA available  
immediately



Roof solar PV can  
provide up to a  
further 700kVA



Warehouse with  
LED lighting



c9,000 sq ft  
of office  
accommodation



18 HGV Parking  
spaces  
88 car  
parking spaces



20 electric  
charging points



Wellness/Sports  
facilities including  
a multi-sport court  
& garden area



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INDUSTRIAL

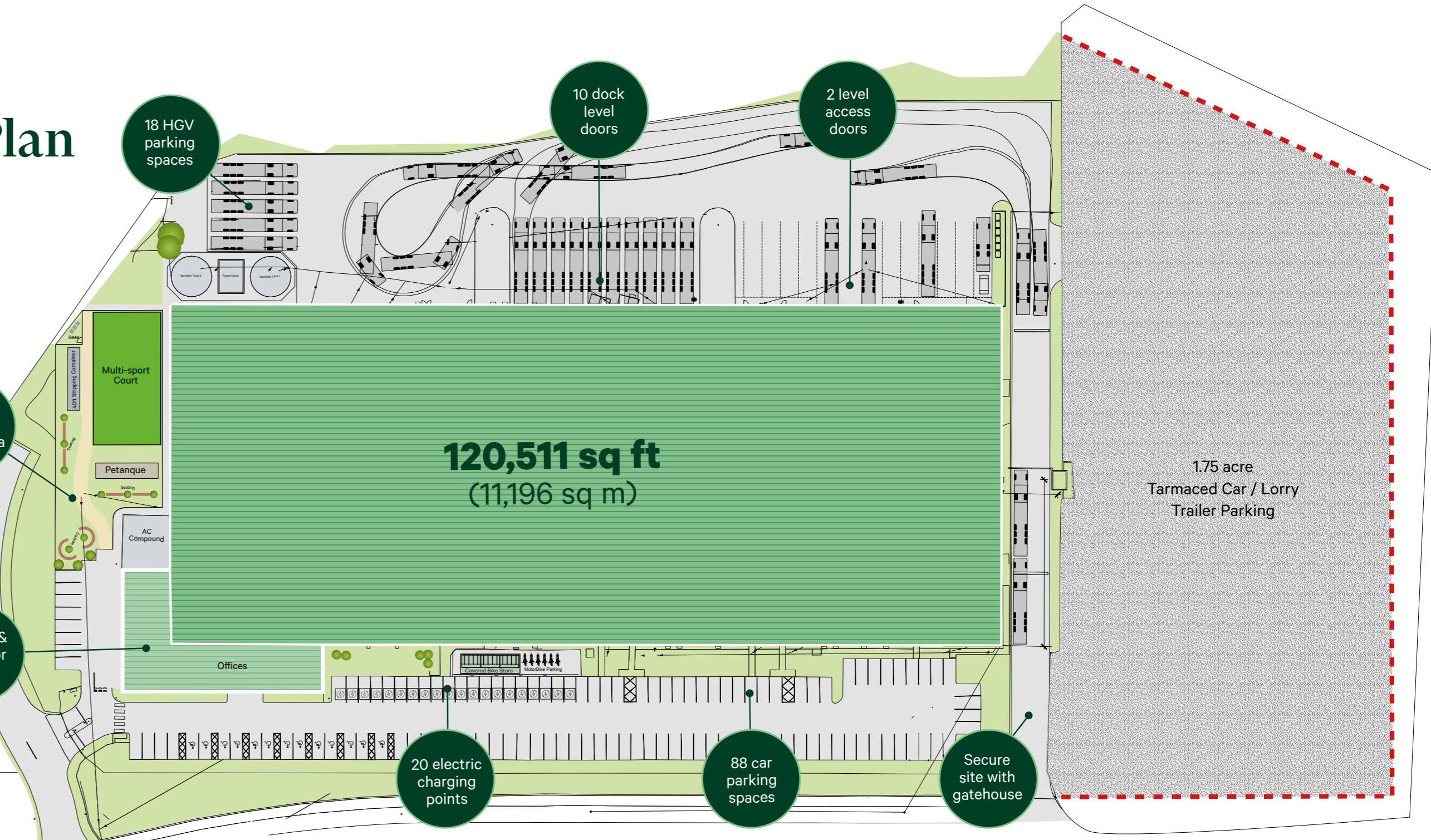
WAREHOUSE

DISTRIBUTION

## ACCOMMODATION SCHEDULE

UNIT	SQ FT	SQ M
Ground Floor Warehouse	110,220	10,240
Ground Floor Office	5,070	471
First Floor Office	5,070	471
<b>TOTAL</b>	<b>120,511</b>	<b>11,196</b>

## Site Plan





Excellent distribution nationally,  
regionally and locally



Access via J8 or  
J9 of the M62



Trains from Warrington Central  
& Warrington Bank Quay



Key sea freight ports can be  
reached within 30 minutes



Providing easy access to  
3 airport connections



atoms.post.buyers



Strategically located with  
connections to road, rail and air

#### LOCATION

##### ROAD

**Solar 120** is situated to the north of Warrington within Gemini Business Park.

The property benefits from a prominent frontage along Europa Boulevard and connects to Junction 8 and 9 of the M62 which are both situated within 1 mile.

The M6 / M62 Interchange is approx 3 miles to the east.

Gemini Retail Park is within a short distance and features major retailers such M&S, Ikea, Boots and Next.

##### AIR

Manchester Airport is located 18 miles to the east and is the UK's third busiest airport in terms of passenger numbers. It also serves as one of the largest freight airports in the UK.

Liverpool John Lennon Airport is located approximately 21 miles to the west and is one of Europe's fastest growing airports with direct flights to most major European cities.

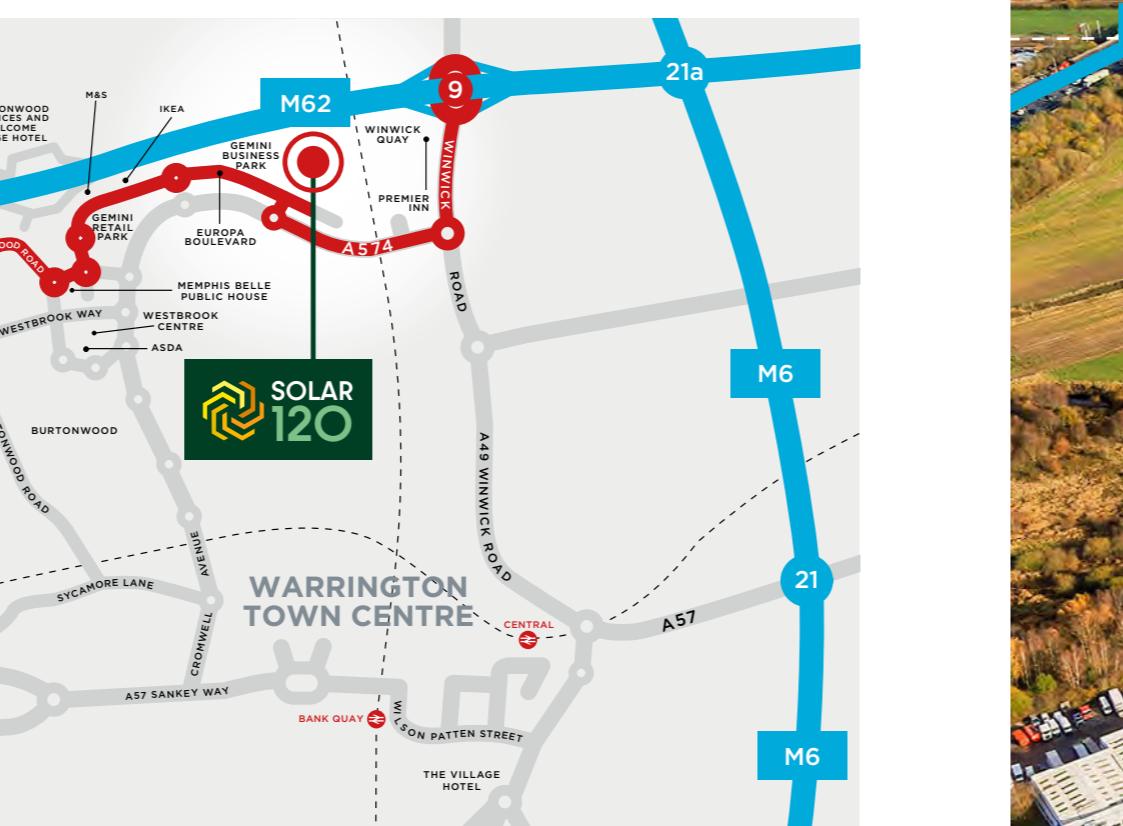
##### RAIL

Warrington Bank Quay has excellent rail links providing mainline service connections to all major UK towns and cities.

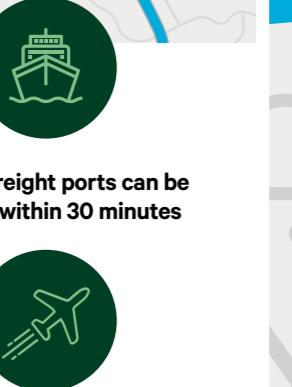
#### DRIVE TIMES

Location	Distance	Drive Time
Manchester	9 miles	21 mins
Liverpool	6 miles	24 mins
Leeds	5 miles	1 hr 10 mins
Birmingham	8 miles	1 hr 37 mins
Hull	11 miles	2 hrs 17 mins
Rugby	11 miles	1 hr 50 mins
Northampton	13 miles	2 hrs 10 mins
Milton Keynes	16 miles	2 hrs 55 mins
Newcastle upon Tyne	10 miles	3 hrs 15 mins
Bristol	16 miles	3 hrs 26 mins
Glasgow	22 miles	3 hrs 4 mins
Central London	19 miles	3 hrs 40 mins
Daventry International RT	18 miles	1 hr 51 mins

Source: RAC



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minutes from Jct 9 M62  
and access from A49



Making your work environment an enjoyable place to be...



## BREEAM rating

Sustainability and Wellbeing has been at the forefront of the design at **Solar 120** Warrington. The building will offer a BREEAM Excellent rating, EPC A+, Net Zero Carbon in operation, solar PV panels and electric vehicle charging points.



**Management**  
Targeting BREEAM excellent



**Transport**  
New cycle store and EV charging for cars



**Health & Wellbeing**  
New multi-sport court provided with complimentary amenities



**Solar Power**  
Installation of PV's to provide 85% roof cover generating 700kva of additional power per annum



**Net Zero Carbon**  
Targeting Net Zero Carbon in operation



**Waste Management**  
100% operational waste diverted from landfill

...with a continued commitment to sustainability and wellbeing

**Solar 120** has been designed to offer the following Wellness amenities of landscaped areas, a multi-sport court and garden area, bee hives and trim trails, providing employees easy access to the amenity, all of which are within a short distance of the site.



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# All Enquiries

## FURTHER INFORMATION

For further information or to arrange a viewing of the site please contact the joint agents in the first instance.

### TERMS

Available to let on a new FRI lease.

### EPC

EPC A+ target  
BREEAM Excellent target.

### RATES

To be assessed.

### PLANNING

B1, B2, B8.



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