



# SOLAR120

EUROPA BOULEVARD WARRINGTON WA5 7FZ

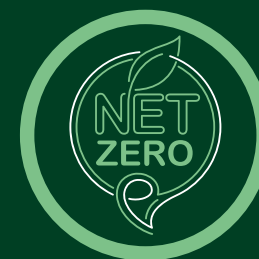
Available Q4 2022  
[www.solar120.co.uk](http://www.solar120.co.uk)

## 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)**







120,511 sq ft availability

85% roof coverage with PV panels

10.1m Eaves Height

Secure Site with Gatehouse

Parking for 88 Cars

2 Level Access Doors

8 standard size docks & 2 extended height docks

1.6 MVA Power Supply

18 HGV Parking Spaces

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# 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).

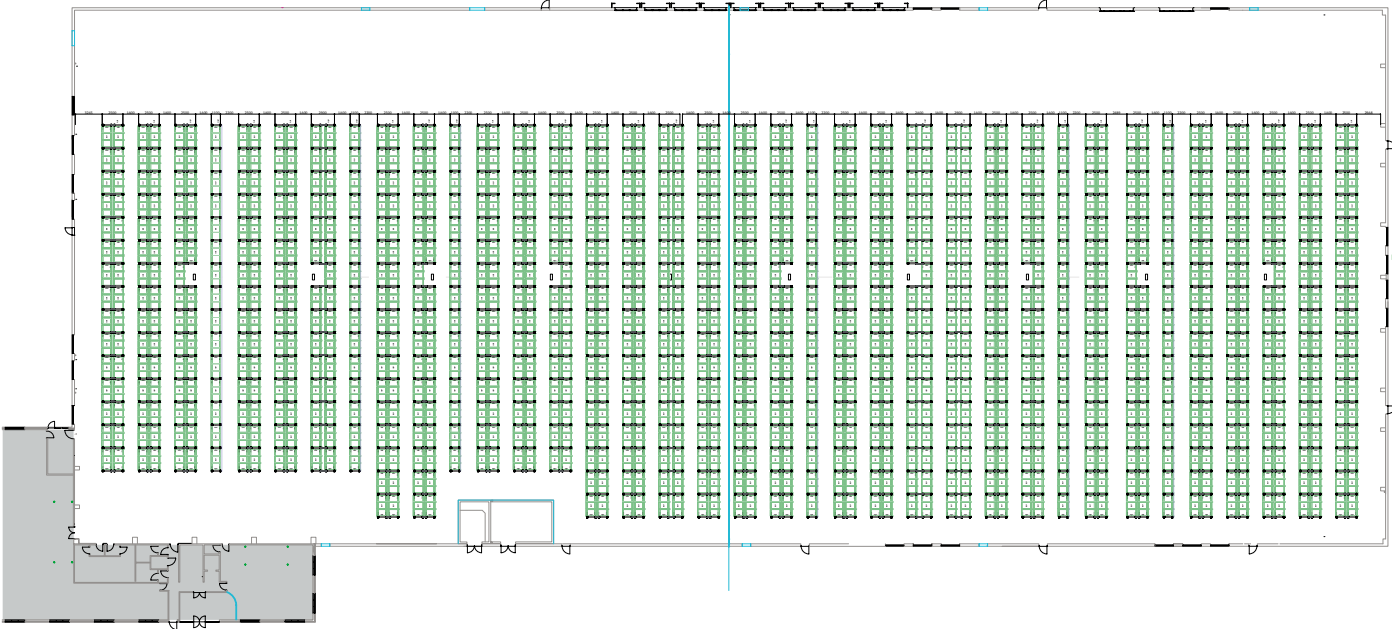
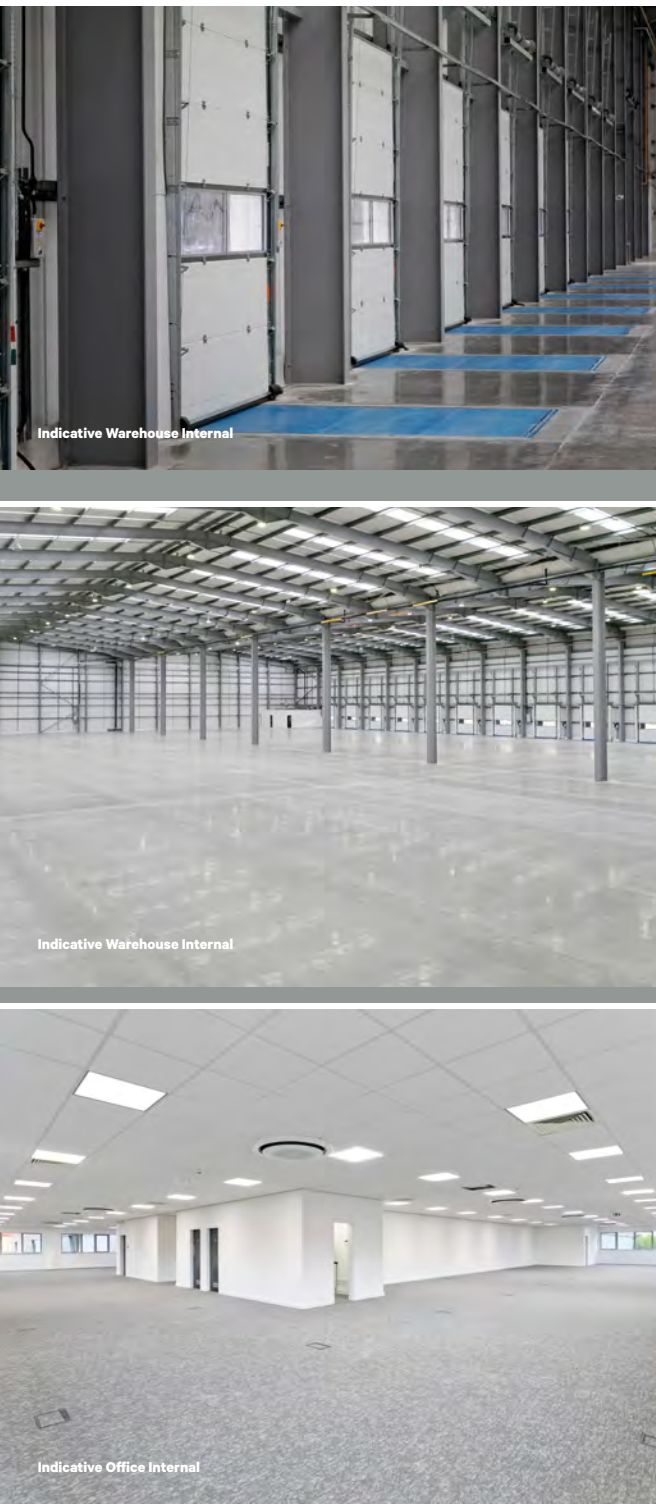
- INDUSTRIAL
- WAREHOUSE
- DISTRIBUTION

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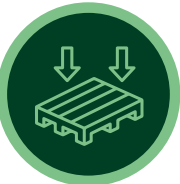




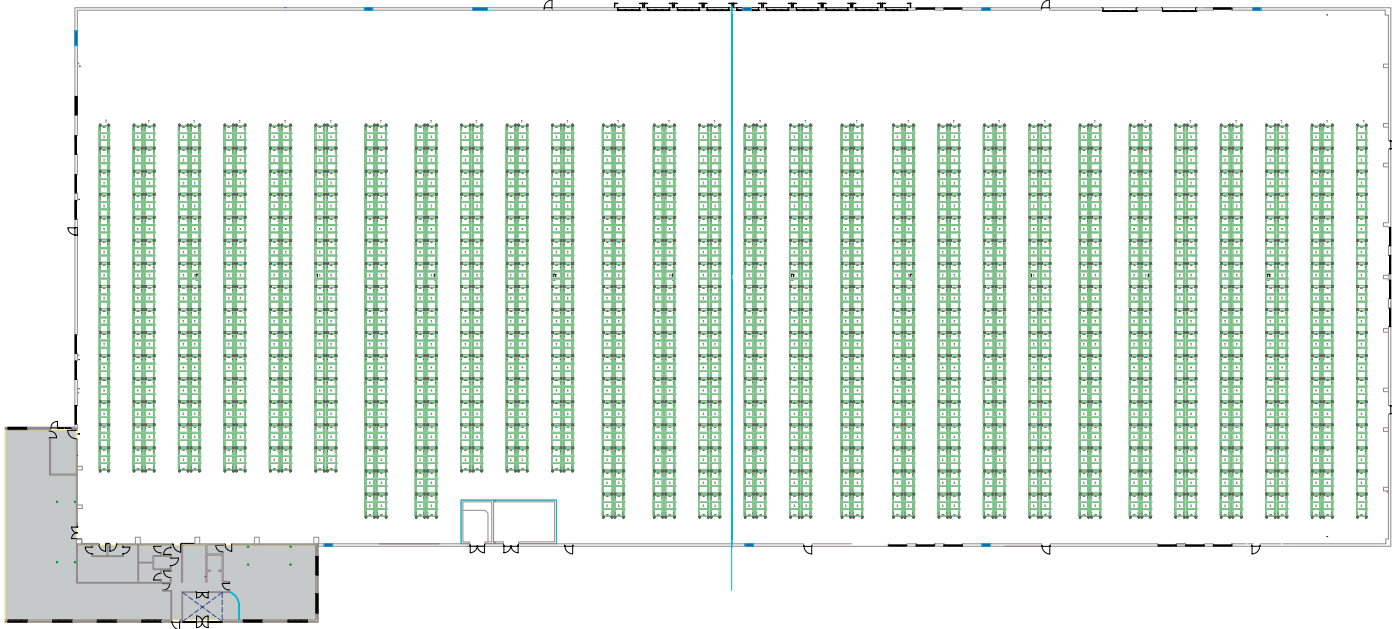
# Sustainably built, without compromise



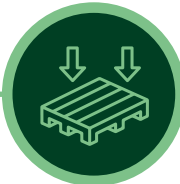
NARROW AISLE RACKING PLAN



Load Type :  
L1 Pallet  
Capacity :  
19,278 Pallet(s)



WIDE AISLE RACKING PLAN



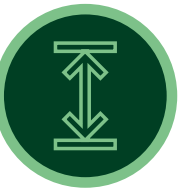
Load Type :  
L1 Pallet  
Capacity :  
15,912 Pallet(s)



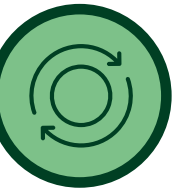
2 level access loading doors



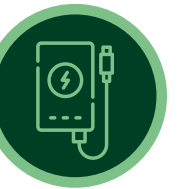
10 dock level loading doors



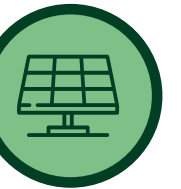
10.1 metre eaves height



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



BREEAM Excellent EPC A+ Net Zero Carbon in operation



18 HGV Parking spaces  
88 car parking spaces



20 electric charging points



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

INDUSTRIAL

WAREHOUSE

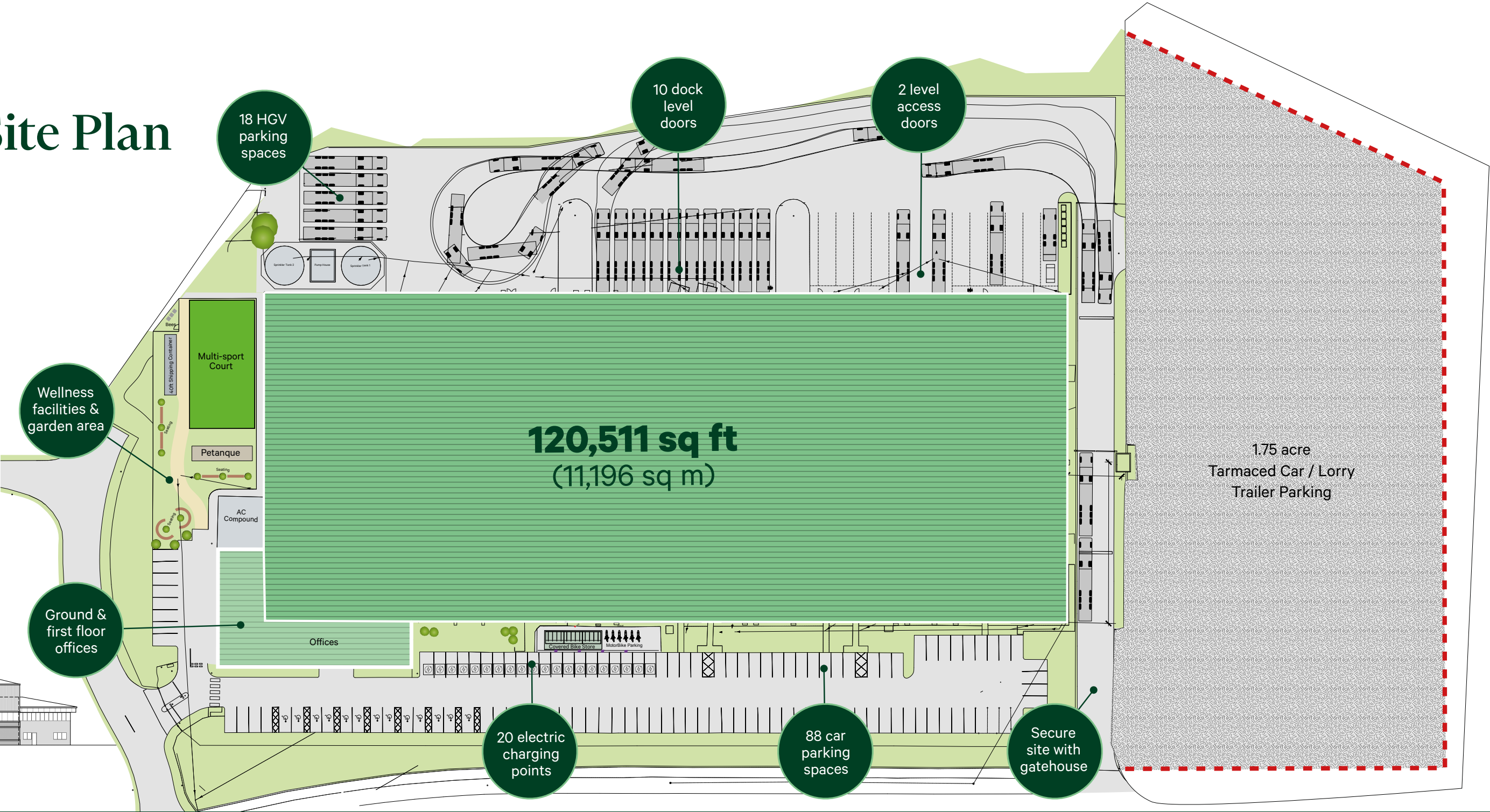
DISTRIBUTION

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
TOTAL	120,511	11,196



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



only minutes  
from Jct 8 of  
the M62



# 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 as 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.

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## DRIVE TIMES

Location	Distance	Drive Time
Manchester	19 miles	21 mins
Liverpool	16 miles	24 mins
Leeds	57 miles	1 hr 10 mins
Birmingham	85 miles	1 hr 37 mins
Hull	114 miles	2 hrs 17 mins
Rugby	113 miles	1 hr 50 mins
Northampton	133 miles	2 hrs 10 mins
Milton Keynes	146 miles	2 hrs 55 mins
Newcastle upon Tyne	160 miles	3 hrs 15 mins
Bristol	161 miles	3 hrs 26 mins
Glasgow	212 miles	3 hrs 34 mins
Central London	197 miles	3 hrs 40 mins
Daventry International RFT	118 miles	1 hr 51 mins

Source: RAC

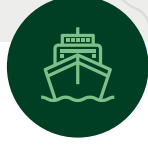




minutes from Jct 9 M62  
and access from A49



Access via J8 or J9 of the M62



Key sea freight ports can be reached within 30 minutes



Trains from Warrington Central & Warrington Bank Quay



Providing easy access to 3 airport connections

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## BREEAM rating

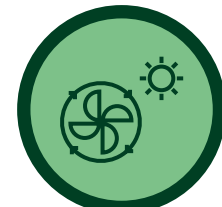
Sustainability and Wellbeing has been at the forefront of the design at **Solar 120** Warrington. The building will offer a BREEAM Excellent rating, EPC A+, Net Zero Carbon in operation, solar PV panels and electric vehicle charging points.



**Management**  
Targeting BREEAM excellent



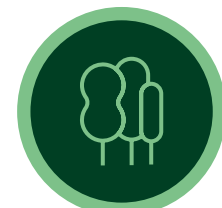
**Transport**  
New cycle store and EV charging for cars



**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

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

...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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EUROPA BOULEVARD WARRINGTON WA5 7FZ





# 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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**CBRE** Investment Management

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