



UNIT3
OMEGA SOUTH

TO LET



GRADE A DETACHED WAREHOUSE

IN A PRIME LOGISTICS LOCATION

91,247 SQ FT (8,476.84 SQ M)



12.5 METRE CLEAR
HAUNCH HEIGHT



8 DOCK LEVEL
LOADING DOORS



HIGH QUALITY TWO
STOREY OFFICES

CATALINA APPROACH, OMEGA SOUTH, WARRINGTON, WA5 3UY (JUNCTION 8 M62)

DESCRIPTION

Omega, Warrington is one of the North Wests prime industrial and logistics locations with Unit 3 Omega South offering a rare opportunity to lease an well specified unit on the park.

Local occupiers include UPS, Royal Mail, Jungheinrich, The Delivery Group, Gousto, Amazon, Travis Perkins, Scania, Evri, ASDA, Brakes, Domino's, The Hut Group. More recently it has been confirmed that Iceland and Home Bargains will be joining the extensive list of occupiers with both businesses committing to buildings at the new Omega West development.

Omega South is a modern prime distribution facility built and completed in 2019.

THE BUILDING BENEFITS FROM THE FOLLOWING SPECIFICATION:



12.5 metre clear haunch height



11 HGV spaces



8 dock level loading doors



50 metre yard depth



2 drive in level loading doors



BREEAM 'Very Good'



High quality two storey offices



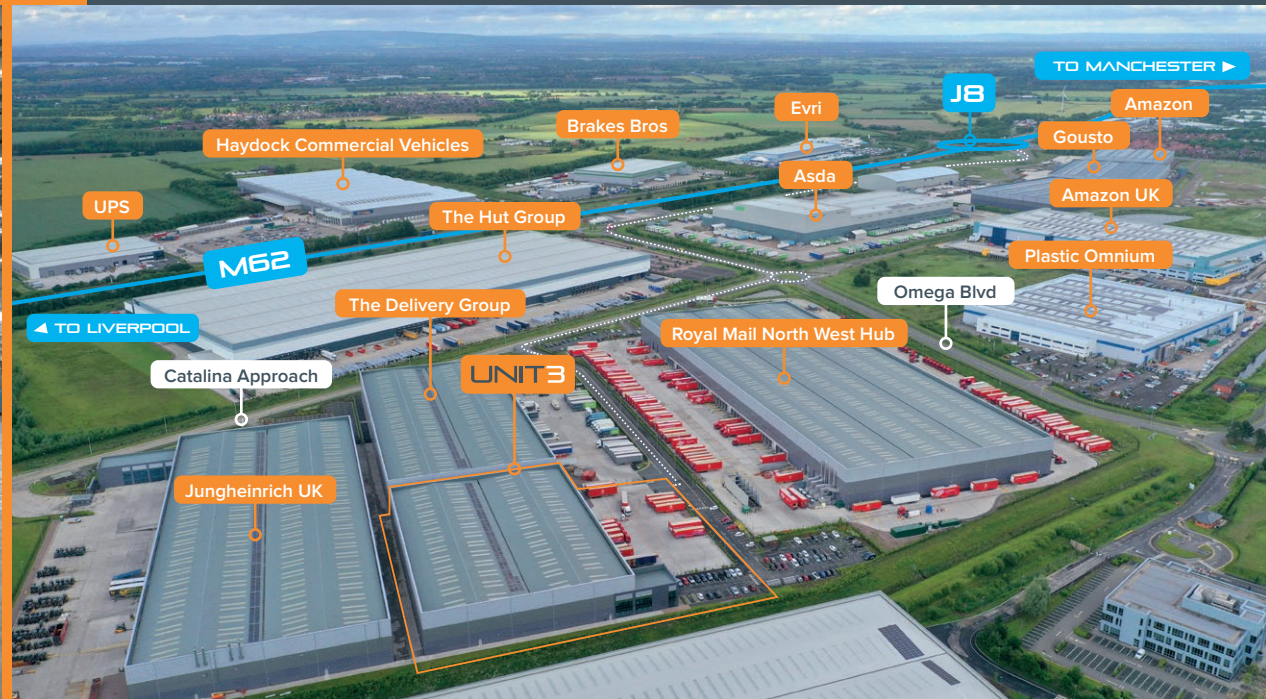
EPC A rating



88 car parking spaces



PV & Battery Storage





ACCOMMODATION

The following floor areas have been measured in accordance with the RICS Code of Measuring Practice (7th edition).

Main warehouse	84,315 sq ft	7,832.86 sq m
Offices	6,932 sq ft	643.98 sq m
Total	91,247 sq ft	8,476.84 sq m



PORTS



Liverpool2	23 miles
Immingham	128 miles
London Gateway	212 miles
Southampton	224 miles
Felixstowe	246 miles

RAIL



Widnes Railfreight	20 mins
Trafford Park Railfreight	28 mins
Birmingham New Street	1 hr 19 mins
London Euston	1 hr 53 mins

AIRPORTS



Manchester	16 miles
Liverpool	16 miles
Leeds Bradford	57 miles

LOCATION

Located at Omega South, Warrington the North Wests premier distribution park the scheme is strategically located immediately South of J8 M62. The development benefits from connectivity by road, air, sea and train to regional, national and international destinations.



SAT NAV: WA5 3UY

HGV TRAVEL DISTANCES

M6 J21a	3 Miles
Warrington Town Centre	6 Miles
Warrington Central	6 Miles
Liverpool	16 Miles
Manchester	19 Miles
Leeds	57 Miles
Birmingham	85 Miles
Hull	114 Miles
DIRFT	118 Miles
Northampton	133 Miles
Newcastle upon Tyne	160 Miles
Bristol	161 Miles
Central London	197 Miles
Glasgow	212 Miles

VAT

VAT will be payable at the prevailing rate on any transaction.

TERMS

The property is available on a leasehold basis with terms upon request.

EPC

A full EPC is available upon request.

FURTHER INFO

For further information or to arrange a viewing please contact the sole agents.

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