

M61 J6 | UK  
Great Bank Road  
Bolton  
BL5 3XN

/// scans.comet.prom

PANATTONI PARK

# BOLTON45

AT THE HEART OF GREATER MANCHESTER

INDUSTRIAL/WAREHOUSE OPPORTUNITY

47,336 sq ft

GRADE-A UNIT • GRADE-A UNIT •  
AVAILABLE  
**NOW**  
• GRADE-A UNIT • GRADE-A UNIT

 PANATTONI

[panattoni.co.uk/bolton45](https://panattoni.co.uk/bolton45)

# THE SCHEME

GRADE-A UNIT  
AVAILABLE NOW  
GRADE-A UNIT

PANATTONI PARK  
BOLTON 45

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INDUSTRIAL UNIT  
BOLTON 45 46,040 sq ft



**STRATEGICALLY  
SITUATED AT THE  
HEART OF GREATER  
MANCHESTER,  
LESS THAN 1.5 MILES  
FROM JUNCTION 6  
OF THE M61.**

Bolton 45 is in an ideal location to serve not only the Greater Manchester conurbation, but the wider North West region, with easy access to the M6, M60 and M62 motorways.

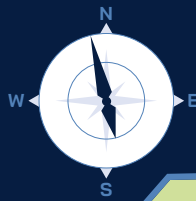
Bolton 45 is the final opportunity at this well-established and successful industrial and logistics location, easily accessible to a large and suitably skilled workforce. Bolton has the second highest employee base in Greater Manchester, with wages below the regional average.

Bolton 45 benefits from easy pedestrian links to Westhoughton train station, with regular services between Manchester and Wigan, as well as being in close proximity to a number of bus routes, which serve the surrounding area.



## SCHEDULE OF ACCOMMODATION

Warehouse	43,283 sq ft	4,021 sq m
Entrance	841 sq ft	78 sq m
First floor office	3,212 sq ft	298 sq m
<b>TOTAL (GIA)</b>	<b>47,336 sq ft</b>	<b>4,397 sq m</b>



  
2  
LEVEL ACCESS  
DOORS

  
4  
DOCK  
DOORS

  
12M  
CLEAR INTERNAL  
HEIGHT

  
34  
CAR PARKING  
SPACES

  
2  
EV CHARGING  
POINTS

  
6  
VAN PARKING  
SPACES

  
550 kVa  
POWER  
SUPPLY

**BREEAM®**  
★★★★★  
BREEAM  
RATING OF  
'EXCELLENT'

**A+**  
EPC  
RATING OF  
'A+' -13



THE OPPORTUNITY

# LOCAL, REGIONAL & NATIONAL



## HGV DRIVE TIMES

1.5 HOURS

3 HOURS

UP TO 4.5 HOURS

Source: www.drivetimemaps.co.uk



## DRIVE TO WORK

0.48 million

PEOPLE WITHIN 15 MINS

1.09 million

PEOPLE WITHIN 30 MINS

5.02 million

PEOPLE WITHIN 45 MINS



## WORKFORCE

3.05 million

ADDRESSES WITHIN 30 MILES

Source: Royal Mail



## VAN DRIVE TIMES



PLACES	MILES	TIME
M61 J6	1.4	4 mins
Bolton	6	16 mins
M6 J27	9	11 mins
M62 / M60 junction	12	15 mins
Manchester	17	30 mins
Liverpool	31	1h 6 mins
Birmingham	100	1h 50 mins
Newcastle	153	2h 30 mins
Glasgow	200	3h 10 mins



AIRPORTS	MILES	TIME
Manchester	24	30 mins
Liverpool	28	45 mins



SEAPORTS	MILES	TIME
Liverpool	25	45 mins
Immingham	119	2h 15 mins

Source: Google Maps

# DESIGNED FOR EFFICIENCY. BUILT FOR TOMORROW.

Panattoni Park Bolton 45 has been designed with a sustainable future in mind, featuring best in class ESG credentials reducing occupational costs and catering to the requirements of the modern day occupier, safeguarding against the requirements of tomorrow.



High-performance building fabric with superior insulation and airtightness



15% rooflights boost daylight and reduce lighting costs



Roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking spaces



Sub-metering of energy consumption



BREEAM 'Excellent'



EPC rating 'A+' -13

# THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL REAL ESTATE DEVELOPER

Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America.

Since inception, the company has delivered over 270 million sq ft of logistics, industrial, and manufacturing space across Europe and India alone, with a further 28 million sq ft currently under construction.

To learn more about Panattoni, watch our latest video:  
[www.panattoni.co.uk/economy](http://www.panattoni.co.uk/economy)

**70**  
offices  
worldwide

**2,500**  
international  
customers

**270 million+**  
sq ft developed across  
Europe & Asia

**28 million**  
sq ft currently  
under construction

PANATTONI

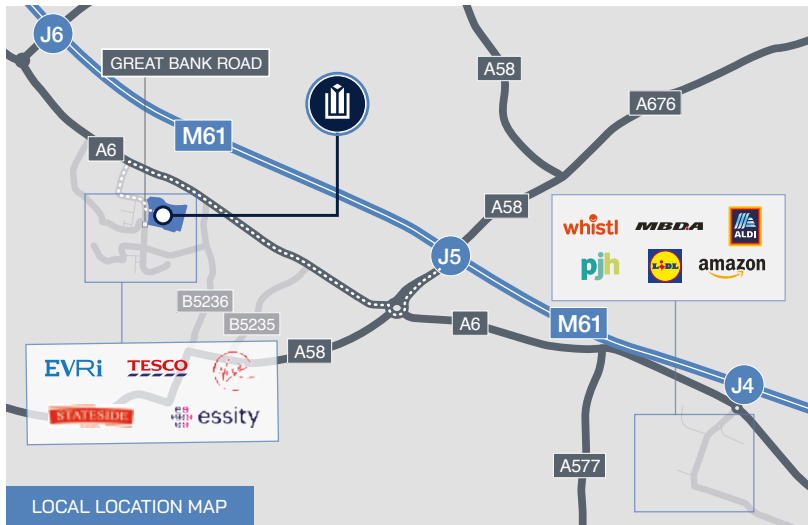
LARGEST IN THE UK • LARGEST IN EUROPE



# LOCATION

Bolton 45 lies at the heart of the regional motorway network, being less than 1.5 miles from J6 M61.

The M62 is less than 10 miles from the site, providing access to 20 million consumers and 60% of UK business within a two hour drive. The M6 is 20 minutes away, providing good access to Scotland and the Midlands.



**DTRE**  
0161 549 9760  
www.dtre.com

**Rob Kos**  
rob.kos@dtre.com  
+44 7709 846 930

**Jack Weatherill**  
jack.weatherill@dtre.com  
+44 7920 468 487

**Knights Frank**  
0161 833 0023  
KnightFrank.co.uk

**Bradley Norton**  
bradley.norton@knightfrank.com  
+44 7870 393 145

**Max Seed**  
max.seed@knightfrank.com  
+44 7484 987 756

**savills.co.uk savills**  
0161 236 8644

**Jonathan Williams**  
jonathan.williams@savills.com  
+44 7870 183 405

**Jonathan Atherton**  
jatherton@savills.com  
+44 7778 050 197

To find out more, scan the QR code:

panattoni.co.uk/bolton45

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