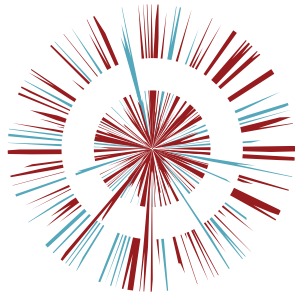


MANUFACTURING & LOGISTICS

M62 J8 www.omegaopportunity.com



OMEGA
SOUTH



Overview

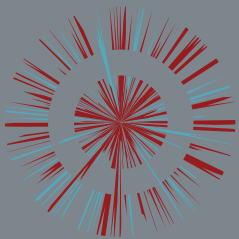
- Omega South is a 430 acre site offering immediate access to the M62 at J8
- Units from 100,000 to 820,000 sq ft still available on a build to suit basis
- Able to accommodate a single unit up to 820,000 sq ft
- Multi award winning scheme
- Occupiers already include Hermes, Brakes, Travis Perkins, Asda, The Hut Group and Plastic Omnium
- Outline planning permission granted for a further 1.27m sq ft of B2/B8 space

The most strategically
important logistics location
in the North West

Omega South benefits from immediate access to the motorway network and is within easy reach of a large available labour pool. Situated 3 miles west of the M6/M62 interchange in the heart of the north west region, Omega South is midway between Manchester and Liverpool. It is already acting as a vital new link in the supply chain for a number of major national logistics operations.

THE HUT GROUP

At



OMEGA
SOUTH





Royal Mail



THE HUT GROUP

Travis Perkins



ASDA

brakes

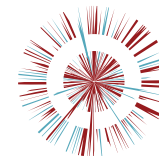
Hermes
Makes delivery easy.

J8

M62

Design and build opportunities
from 100,000 to 820,000 sq ft
at the North West's prime
logistics location

OVER 2.5 MILLION SQ FT ALREADY DELIVERED



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Hermes
Makes delivery easy.

153,000 sq ft



brakes

198,000 sq ft



ASDA

618,000 sq ft



Travis Perkins

700,000 sq ft



PLASTIC OMNIUM

240,000 sq ft



THE HUT GROUP

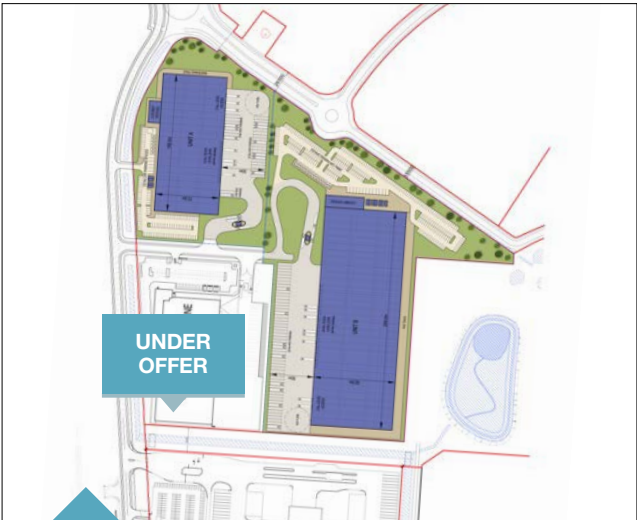
685,000 sq ft

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Masterplan



Potential Layout – **Zone 1**



Two Building Option

Total	Unit A	127,160 sq ft
	Unit B	258,076 sq ft

Plot Available



- 100,000 - 250,000 sq ft
- Manufacturing & Logistics
- B2 - B8 Use

Potential Layout – **Zone 7**



Single Building Option

Total	Unit A	818,493 sq ft
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Plot Available



- 250,000 - 820,000 sq ft
- 1 or 2 Building option
- B2 - B8 Use

Potential Layout – **Zone 7**



Two Building Option

Total	Unit A	284,006 sq ft
	Unit B	505,821 sq ft

Plot Available



- 250,000 - 820,000 sq ft
- 1 or 2 Building option
- B2 - B8 Use

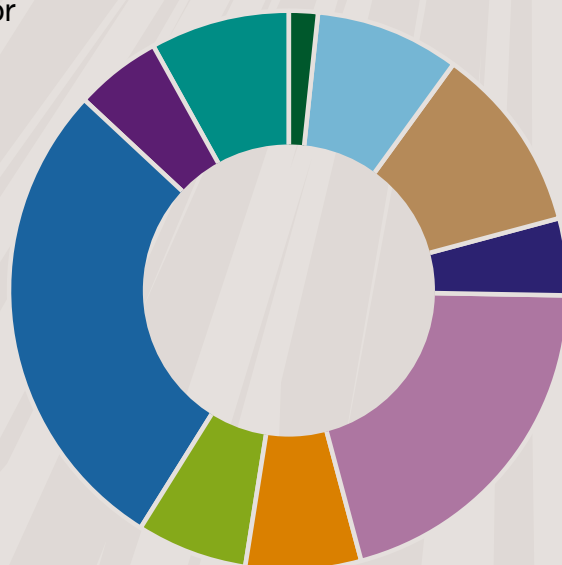
Demographics

- With unrivalled access to the North West region and the rest of the UK, Omega South is ideally located to serve manufacturing and logistics based corporates.
- 70,000 vehicles per day pass the Omega frontage to the M62.
- Omega's sub-region, comprising Warrington, Halton, Knowsley, St Helens and Wigan, accommodates approximately 28,100 businesses. It has a population of 948,000 with an available workforce of 589,000 (source Nomis).
- With a population of 6.9 million, the North West region has the largest resident and working population in the UK, outside London and the South East.

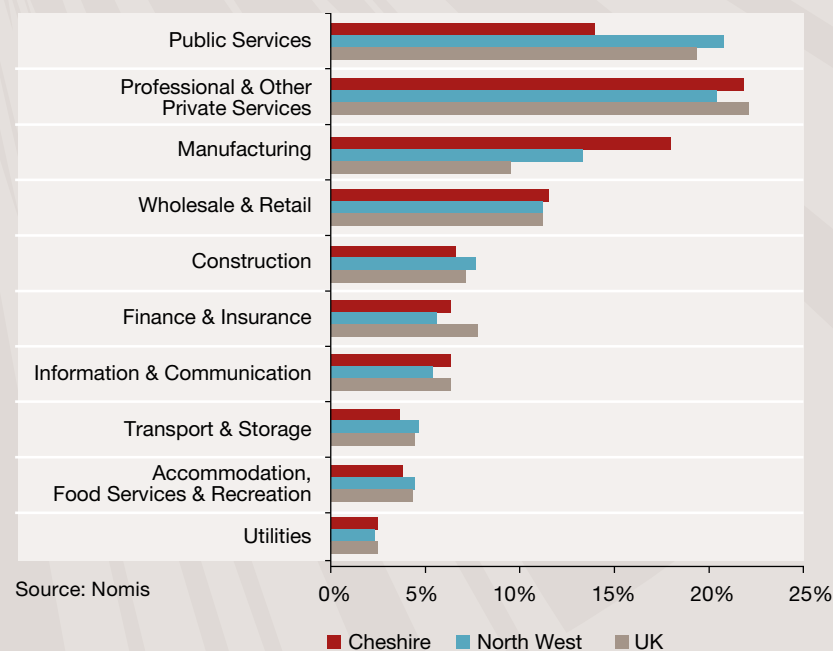


The Omega sub-region occupational by sector

- Agriculture 1.7%
- Manufacturing 8.5%
- Construction 10.8%
- Motor Trades 4.4%
- Wholesale & Retail 20.4%
- Hotels & Catering 6.9%
- Transport & Communications 6.3%
- Finance, Property & Business Services 27.9%
- Education & Health 5.2%
- Public Administration & Other Services 7.8%



Economic output by broad sector



Source: Nomis

0% 5% 10% 15% 20% 25%

■ Cheshire ■ North West ■ UK

Location

- Adjacent to and with direct access to Junction 8, M62
- M6/M62 interchange within 3 miles
- 2.5m people of working age within 30 minutes drive of Warrington (largest number outside M25)
- Easy access to Liverpool 2 deep water container terminal
- Manchester International Airport within 21 miles

Ideally placed to serve the new Liverpool 2 deep water container terminal



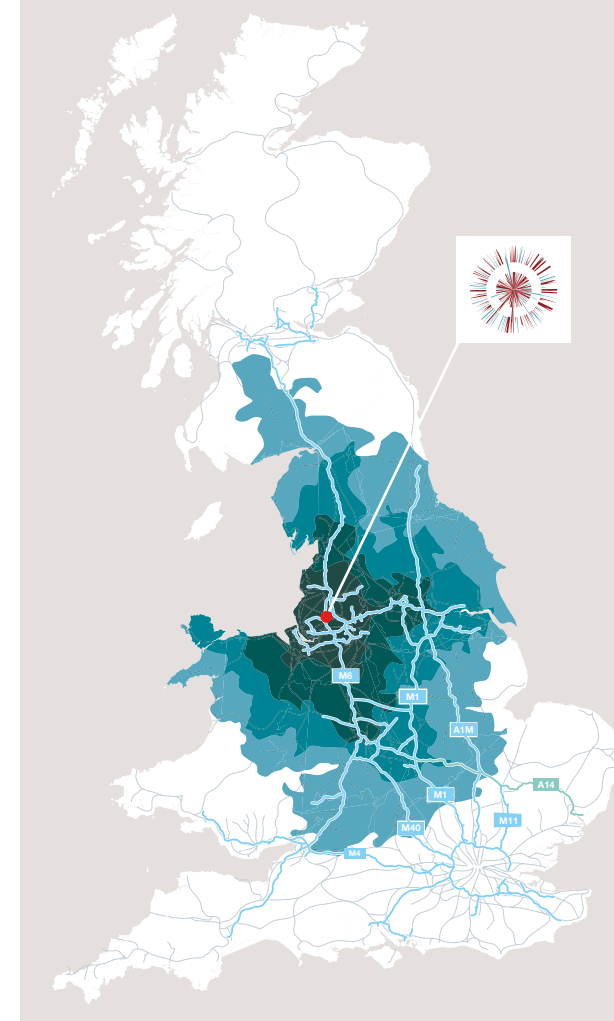
Omega is strategically located on both sides of the M62 at Junction 8, approximately 2 miles north of Warrington Town Centre. Junction 21a of the M6 motorway is approximately 2 miles due east and 16 miles to the west is Liverpool. Manchester lies 19 miles to the east.

HGV DRIVE TIMES

LOCATION	DISTANCE	DRIVE TIME
Manchester	19 mi	21m
Liverpool	16 mi	24m
Leeds	57 mi	1hr 10m
Birmingham	85 mi	1hr 37m
Hull	114 mi	2hrs 17m
Rugby	113 mi	1hr 50m
Northampton	133 mi	2hrs 10m
Milton Keynes	146 mi	2hrs 55m
Newcastle upon Tyne	160 mi	3hrs 15m
Bristol	161 mi	3hrs 26m
Glasgow	212 mi	3hrs 34m
Central London	197 mi	3hrs 40m
Daventry International Rail Freight Terminal	118 mi	1hr 51m



- 4 hour drive from site
- 3 hour drive from site
- 2 hour drive from site
- 1 hour drive from site





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& LOGISTICS

M62 J8

For further information or to discuss the bespoke opportunities that Omega South can provide, please contact the joint agents.



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Omega Warrington Ltd is a joint venture between Miller Developments and KUC Properties Ltd (part of The Royal Bank of Scotland Real Estate Asset Management), in partnership with landowner the Homes and Communities Agency and supported by Warrington Borough Council and the Cheshire and Warrington Local Enterprise Partnership.

A joint development by:



In partnership with



Awards:



Industrial Agents Society
Awards 2013
Winner - Best Overall Scheme



WINNER 2015
Deal of the Year - 75,000 to 250,000 sq ft



Estates Gazette Awards 2013
Highly Commended - Property Company of the Year
Industrial and Distribution.

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