



# SOLAR120

EUROPA BOULEVARD WARRINGTON WA5 7FZ

A development by

**CBRE** Investment  
Management



Warehouse / Production Facility 120,511 sq ft (11,196 sq m)

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

# 85% ROOF COVERAGE WITH PV PANELS



**SOLAR120**

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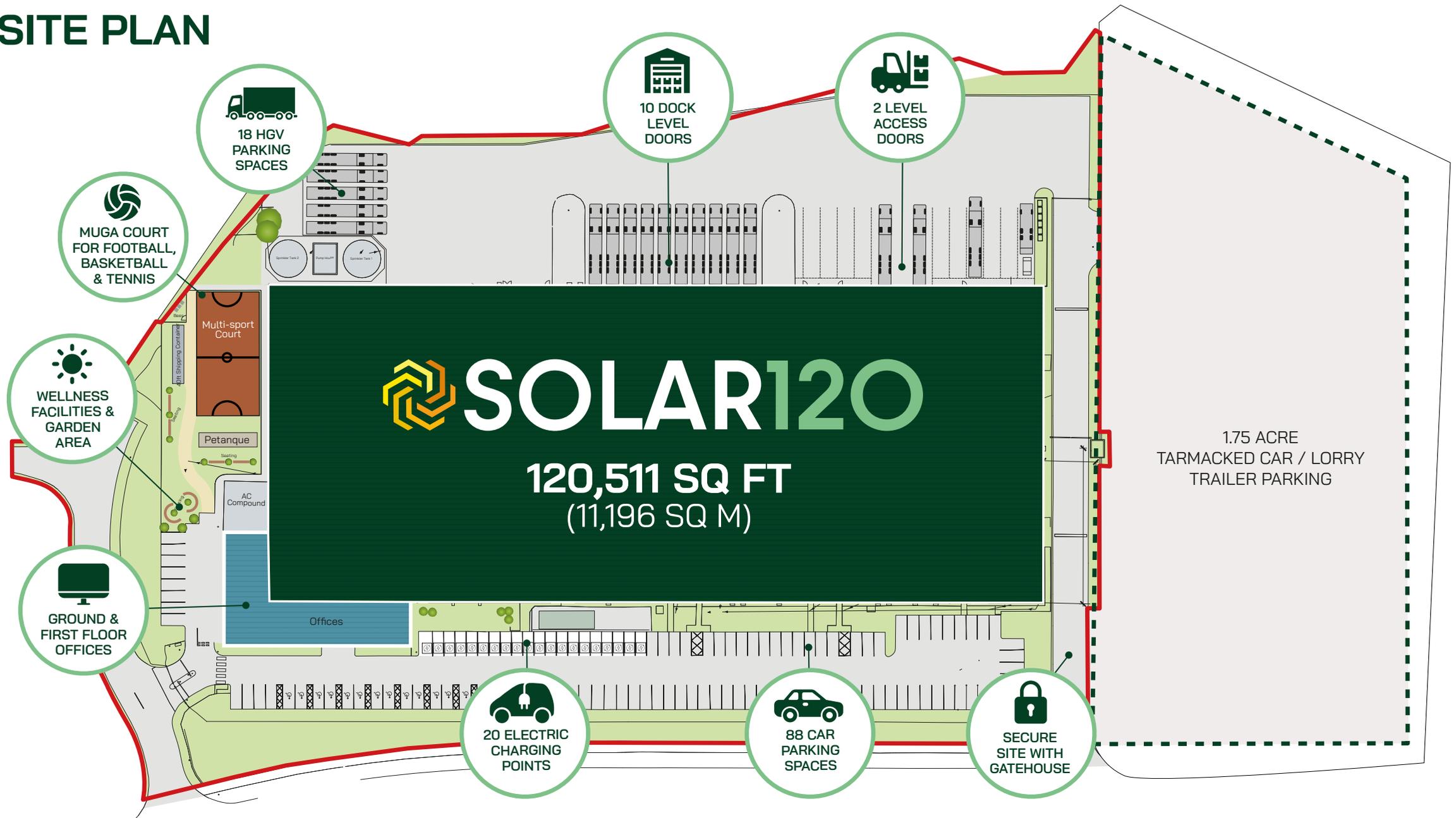


**ADDITIONAL CAR/TRAILER PARKING**

**FULLY SECURE SITE**



# SITE PLAN



## ACCOMMODATION

UNIT	SQ FT	SQ M
Ground Floor Warehouse	110,221	10,240
Ground Floor Office	5,145	478
First Floor Office	5,145	478
<b>TOTAL</b>	<b>120,511</b>	<b>11,196</b>



## ZERO-EMISSION BUILDING (ZEB)



BREEAM<sup>®</sup> EXCELLENT (EPC A+)



10 dock loading doors



High quality office accommodation



Bathroom facilities



**GALLERY**

 **SOLAR120**  
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# COMPREHENSIVE SPECIFICATION



provides the following specification:



2 LEVEL ACCESS  
LOADING DOORS



10 DOCK LEVEL  
LOADING DOORS



10.1 METRE  
EAVES HEIGHT



UP TO 37.5 METRE  
YARD DEPTH



1.6 MVA AVAILABLE  
IMMEDIATELY



ROOF SOLAR PV CAN PROVIDE  
UP TO A FURTHER 700KVA  
(85% ROOF COVERAGE)



WAREHOUSE WITH  
LED LIGHTING



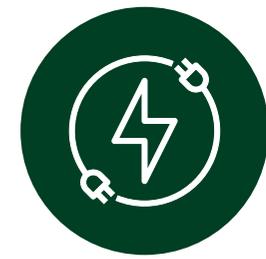
c9.000 SQ FT OF OFFICE  
ACCOMMODATION



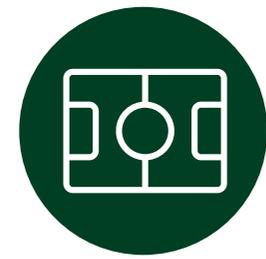
BREEAM EXCELLENT / EPC A+  
ZERO EMISSION BUILDING



18 HGV PARKING SPACES  
88 CAR PARKING SPACES



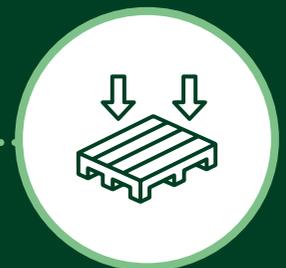
20 ELECTRIC  
CHARGING POINTS



WELLNESS/SPORTS FACILITIES  
INCLUDING A MULTI-SPORT  
COURT & GARDEN AREA

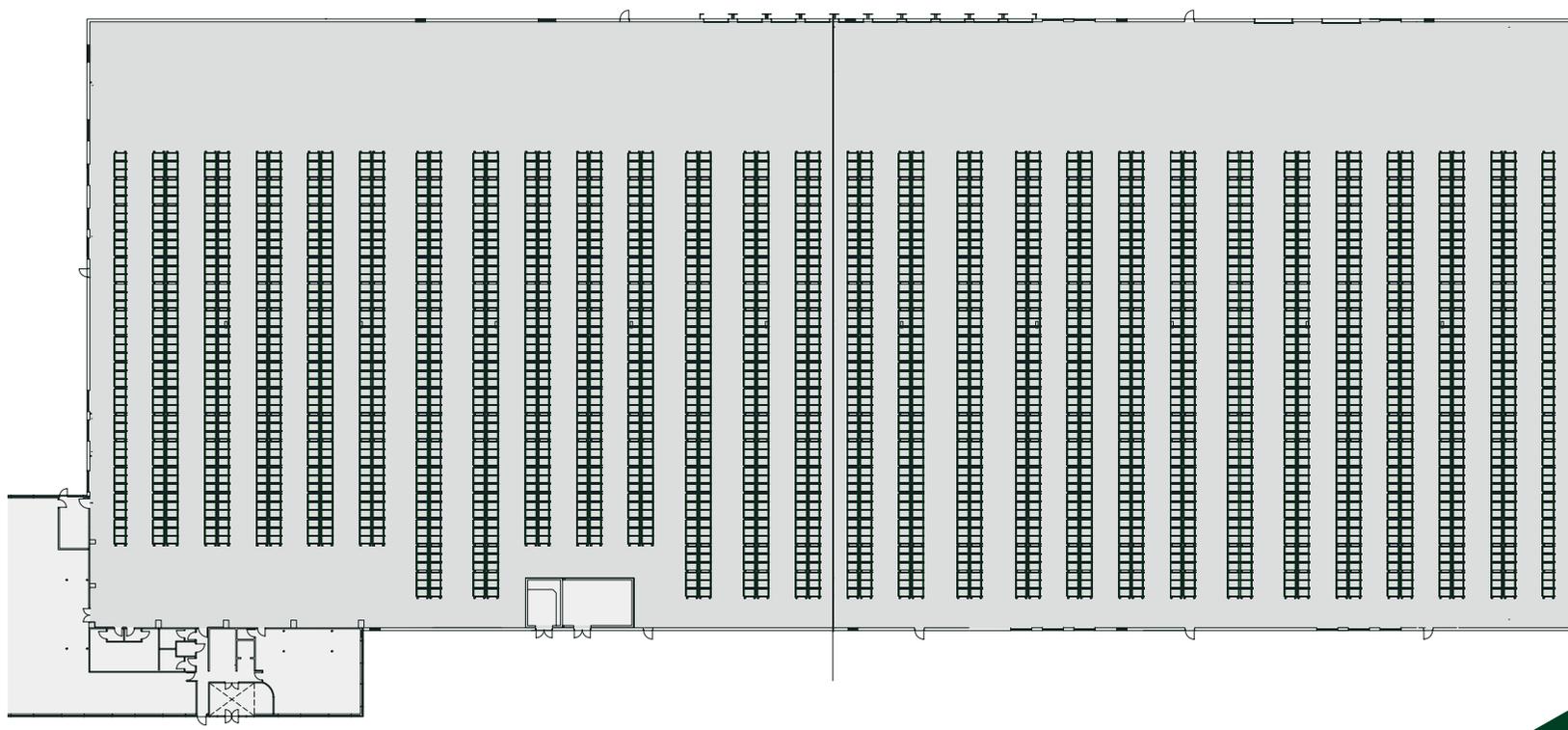


## NARROW AISLE RACKING PLAN

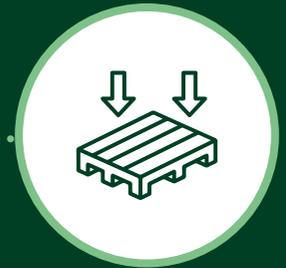


Load Type:  
**L1 Pallet**  
Capacity:  
**19,278 Pallet(s)**

# RACKING OPTIONS



## WIDE AISLE RACKING PLAN



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

Strategically located at the logistics hub of the North West



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).

atoms.post.buyers

www.solar120.co.uk



4.5 Hrs Drive Time  
40 million + People

4 Hrs Drive Time  
30 million + People

3 Hrs Drive Time  
20 million + People

2 Hrs Drive Time  
10 million + People

1 Hrs Drive Time  
5 million + People

65% of the UK within a single HGV drive time



EXCELLENT DISTRIBUTION  
NATIONALLY, REGIONALLY & 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

# 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.



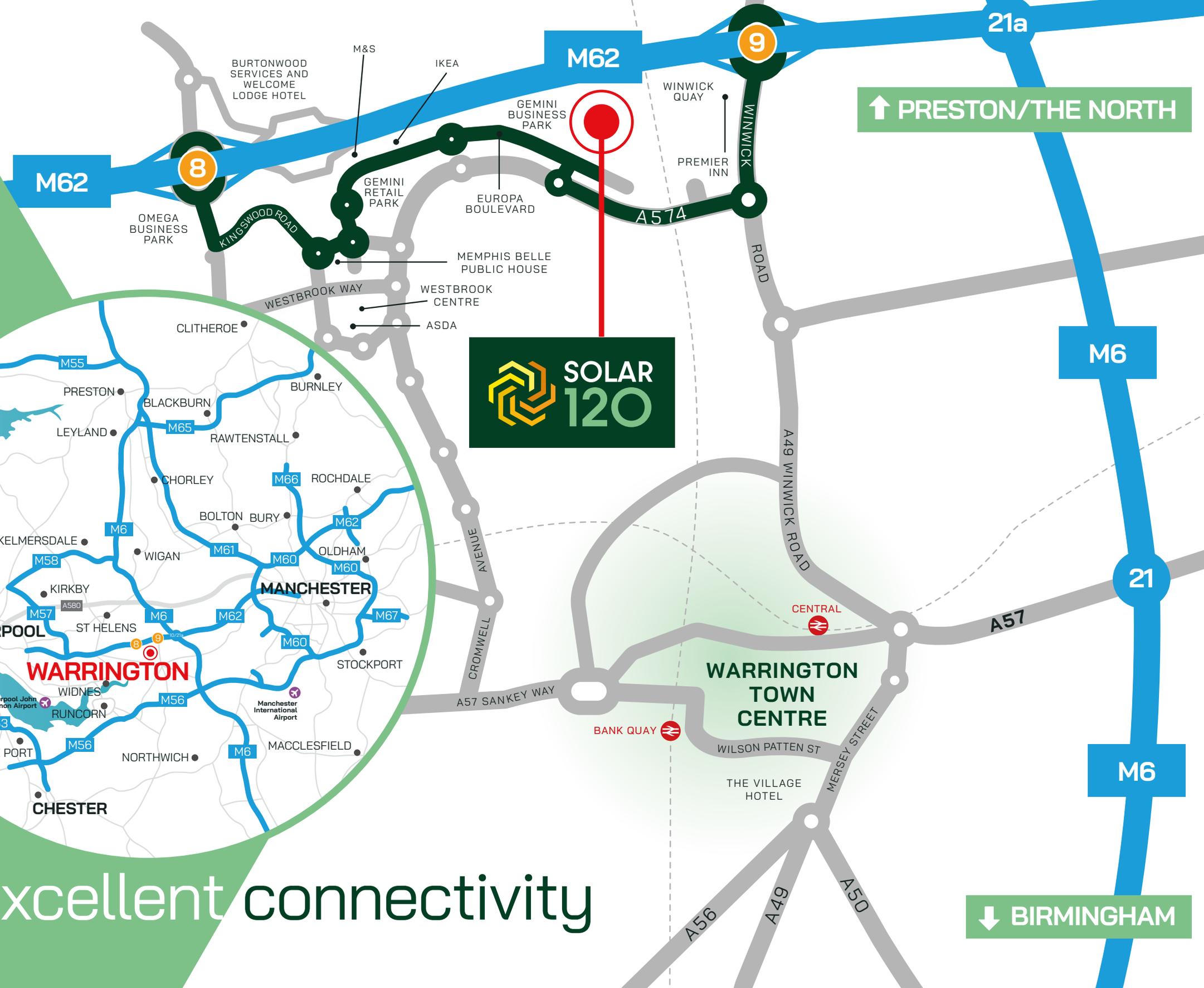
## DRIVE TIMES

Source: RAC

Location	Distance	Drive Time
M6/M62 Interchange	3 miles	3 mins
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 Int' RFT	118 miles	1 hr 51 mins
Liverpool 2	24 miles	33 mins
Holyhead	104 miles	1 hr 53 mins
Hull	114 miles	3 hrs 26 mins
Bristol	161 miles	2 hrs 28 mins
Teesport	135 miles	1 hr 51 mins



Excellent connectivity





Omega Business Park  
amazon gousto  
ASDA next  
Royal Mail CITY PLUMBING ups

M62  
J8

Travelodge

Burtonwood Services

To Liverpool

M&S

IKEA

To Manchester

M62

Europa Boulevard

A574  
Cromwell Avenue

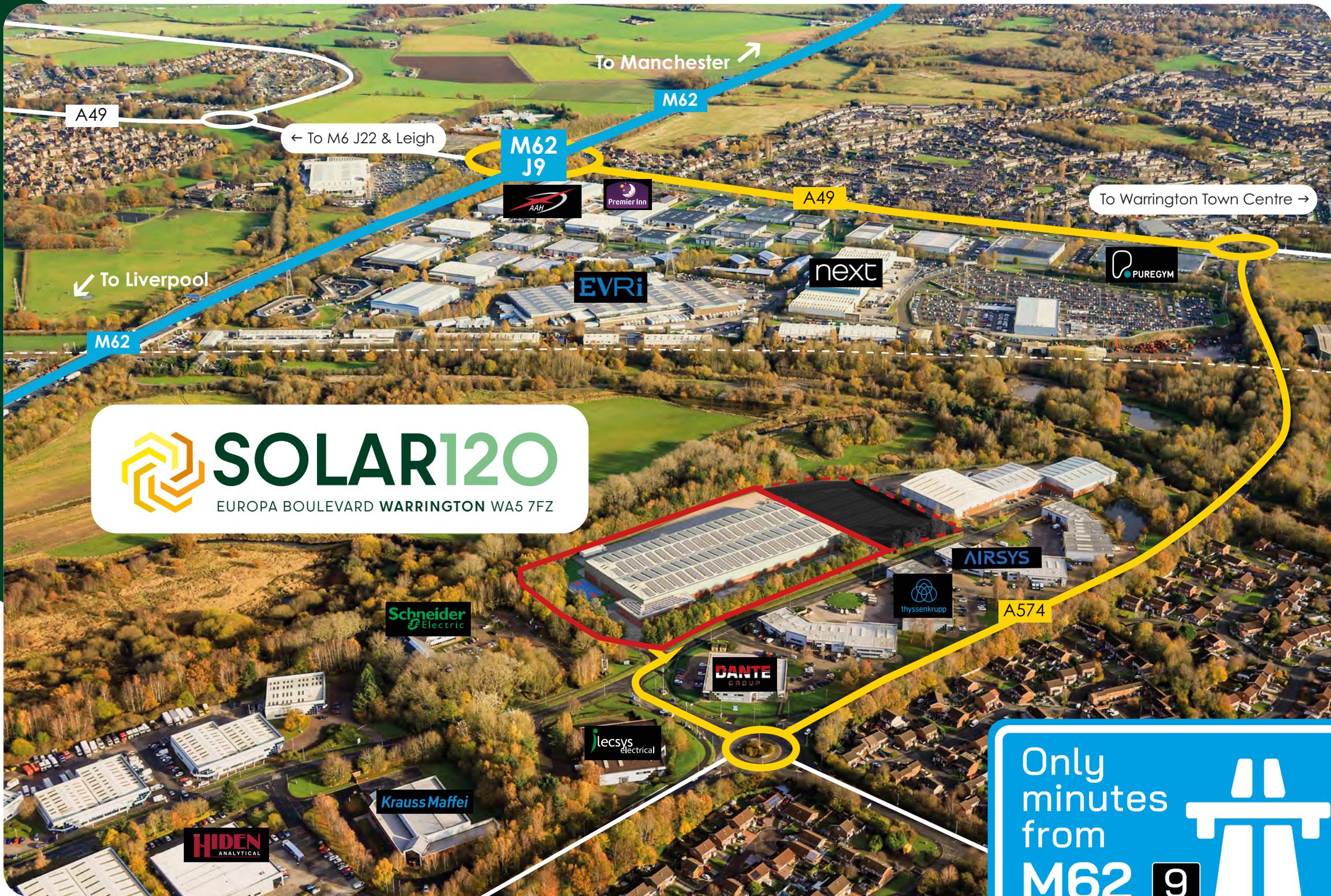
Callands Road

To A49 &  
Warrington  
Town Centre

Only minutes from M62 8

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 **SOLAR120**  
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Only minutes from **M62** **9** 



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# Making your work environment an enjoyable place to be

**WELLNESS FACILITIES & GARDEN AREA**



**SUSTAINABILITY & WELLBEING** has been at the forefront of the design at Solar 120 Warrington. The building will offer a BREEAM Excellent rating, EPC A+, designed to be a zero emissions building, solar PV panels and electric vehicle charging points.

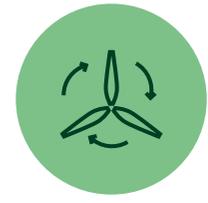
**SOLAR 120** has been designed to offer the following Wellness amenities of landscaped areas, a multi-sport court and garden area, bee hives and trim trails, providing employees easy access to the amenity, all of which are within a short distance of the site.



**ACCREDITATION**  
TARGETING  
BREEAM  
EXCELLENT



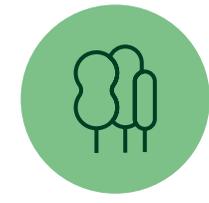
**TRANSPORT**  
NEW CYCLE STORE  
AND EV CHARGING  
FOR CARS



**SOLAR POWER**  
INSTALLATION OF PV'S  
TO PROVIDE 85% ROOF  
COVER GENERATING  
700KVA OF ADDITIONAL  
POWER PER ANNUM



**HEALTH & WELLBEING**  
NEW MULTI USE GAMES  
AREA COURT PROVIDED  
WITH COMPLIMENTARY  
AMENITIES



**ZEB**  
DESIGNED TO BE  
A ZERO  
EMISSIONS  
BUILDING



**WASTE MANAGEMENT**  
100% OPERATIONAL  
WASTE DIVERTED  
FROM LANDFILL



CHANGING HUT



EV CHARGING

PÉTANQUE COURT



SOCIAL AMENITY



CONTINUED COMMITMENT TO SUSTAINABILITY & WELLBEING



CYCLE STORAGE



WELLNESS GARDEN

BEE HIVES



"MUGA" MULTI USE GAMES AREA





## FURTHER INFORMATION

### TERMS

Upon application.

### RATES

To be assessed.

### EPC

EPC A+ (target)  
BREEAM Excellent (target).

### PLANNING

B1, B2, B8.



**Jason Print**  
jprint@geraldve.com



**Steve Moriarty**  
steve@moriarty.uk.com



**Steve Johnson**  
steve@b8re.com



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

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