

PANATTONI PARK

BOLTON45

At the heart of Greater Manchester

Under Construction – industrial/warehouse opportunity

46,940 sq ft

M61 J6
GREAT BANK ROAD
BOLTON
BL5 3XN
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THE SCHEME

Bolton 45 is strategically situated at the heart of Greater Manchester, less than 1.5 miles from junction 6 of the M61.



AERIAL OF CURRENT SITE

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.

THE OPPORTUNITY

SCHEDULE OF ACCOMMODATION

Warehouse	43,810 sq ft	4,071 sq m
First floor office	3,130 sq ft	291 sq m
TOTAL (GIA)	46,940 sq ft	4,362 sq m



2

LEVEL ACCESS DOORS



4

DOCK DOORS



12m

CLEAR INTERNAL HEIGHT



34

CAR PARKING SPACES



2

EV CHARGING POINTS



6

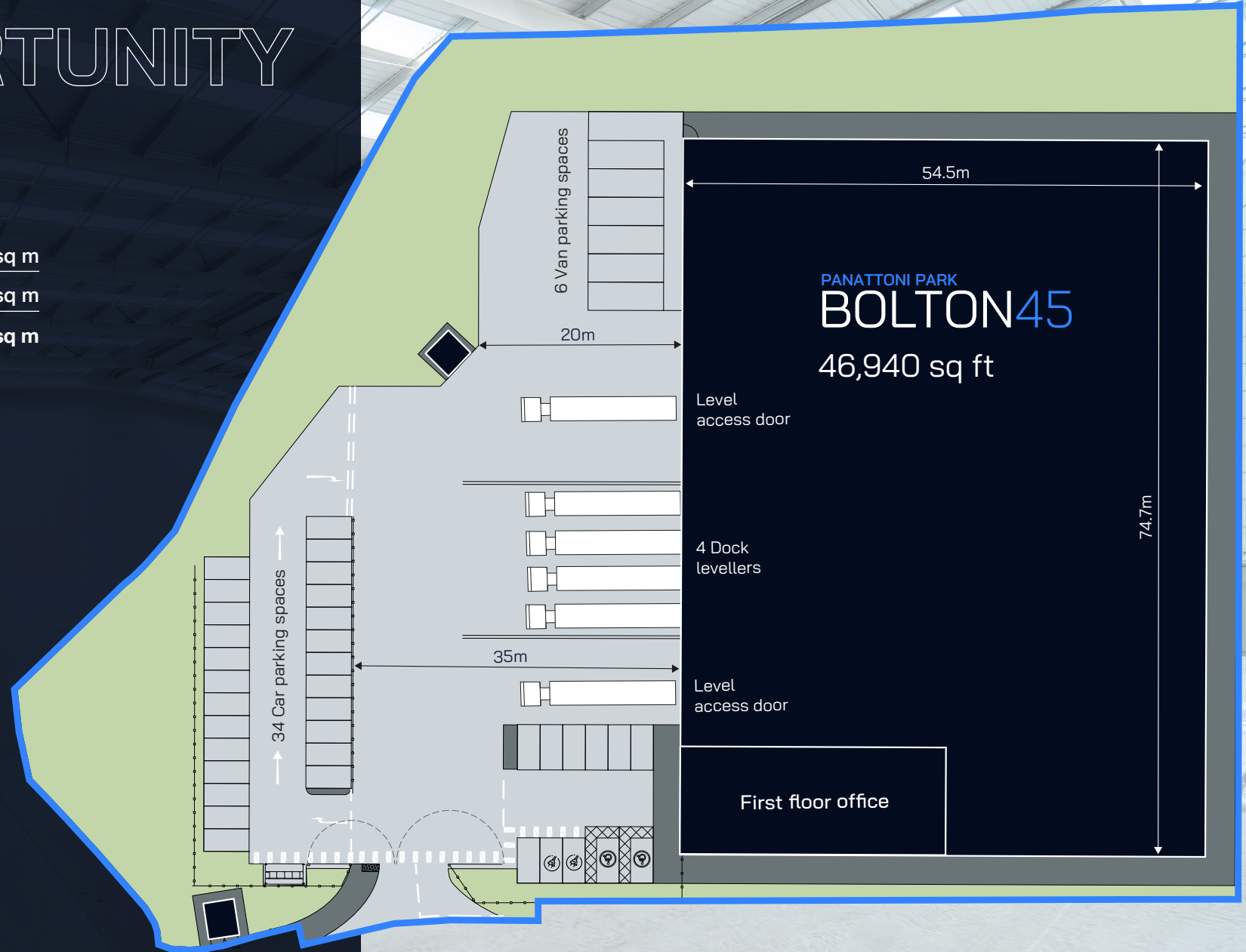
VAN PARKING SPACES

BREEAM[®]

Targeting BREEAM
'Excellent'

A 0-25

EPC
rating of 'A'



MASTERPLAN

BOLTON 45 CGI



INDICATIVE CGI

CONNECTIVITY

Local, Regional & National



WORKFORCE

3.05 million

ADDRESSES WITHIN 30 MILES

Source: Royal Mail



DRIVE TO WORK

0.48 million

PEOPLE WITHIN 15 MINS

1.09 million

PEOPLE WITHIN 30 MINS

5.02 million

PEOPLE WITHIN 45 MINS

Source: www.drivetimemaps.co.uk



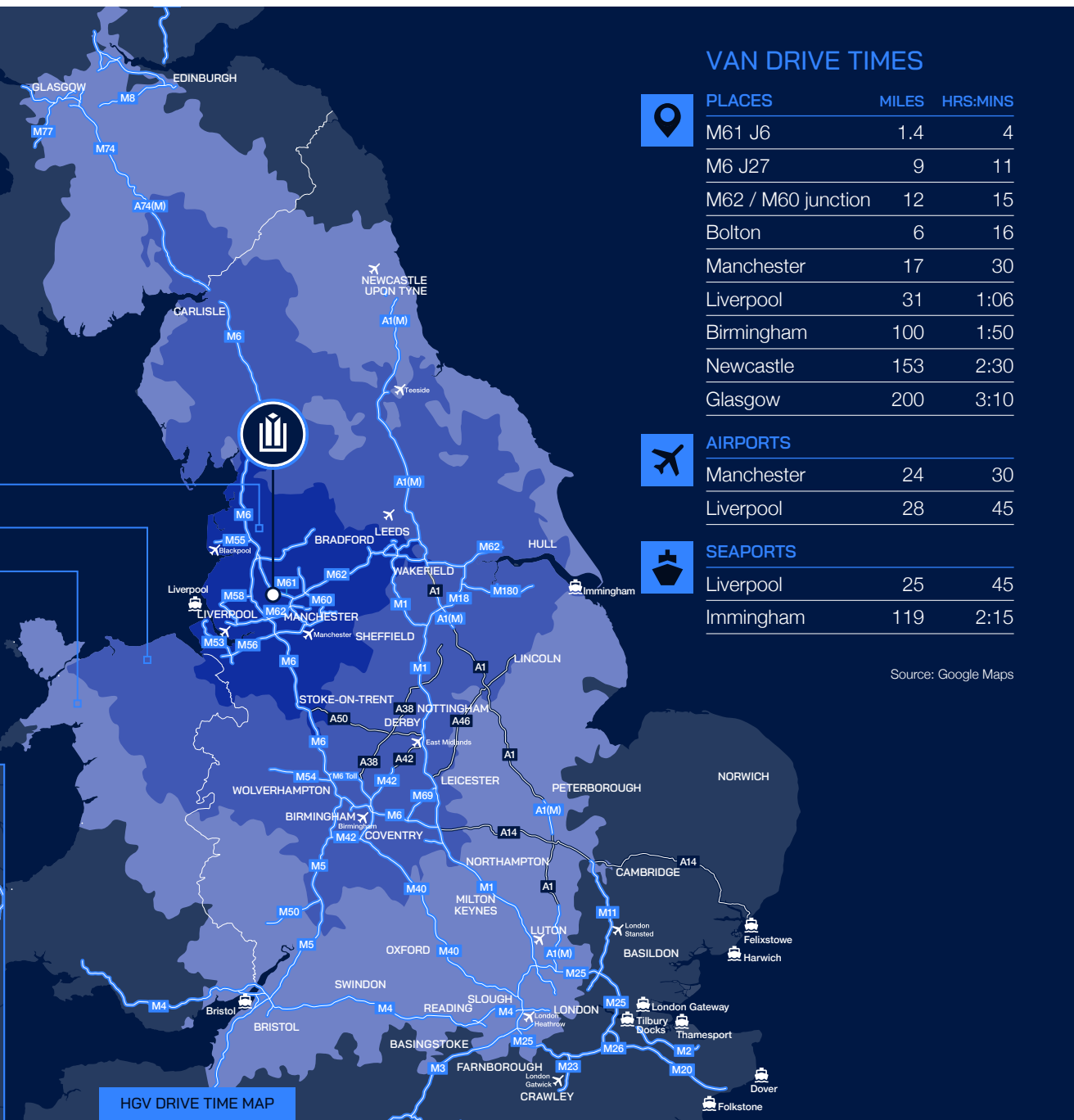
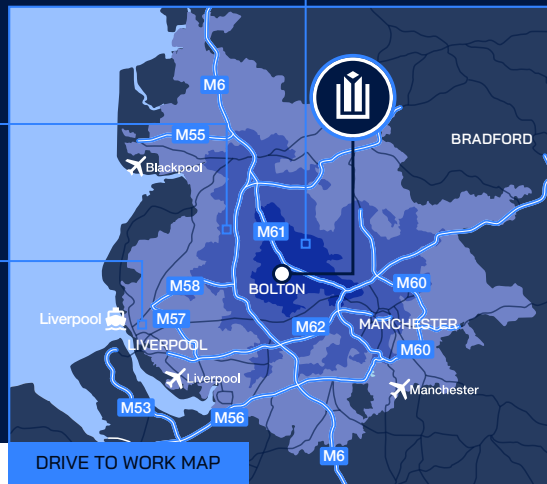
HGV DRIVE TIMES

1.5 HOURS

3 HOURS

UP TO 4.5 HOURS

Source: www.drivetimemaps.co.uk



VAN DRIVE TIMES



PLACES	MILES	HRS:MINS
M61 J6	1.4	4
M6 J27	9	11
M62 / M60 junction	12	15
Bolton	6	16
Manchester	17	30
Liverpool	31	1:06
Birmingham	100	1:50
Newcastle	153	2:30
Glasgow	200	3:10



AIRPORTS

Manchester	24	30
Liverpool	28	45



SEAPORTS

Liverpool	25	45
Immingham	119	2:15

Source: Google Maps

SUSTAINABILITY



Sustainable as standard

Benefit from a high standard specification, targeting BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.



Building fabric designed and constructed to very high standards of insulation and air-tightness



15% rooflights to warehouse roof resulting in a high level of natural daylight reducing need for artificial lighting



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



Sub-metering of energy consumption



ESG

Meets environmental & social standards

BREEAM®

Targeting BREEAM 'Excellent'

A 0-25

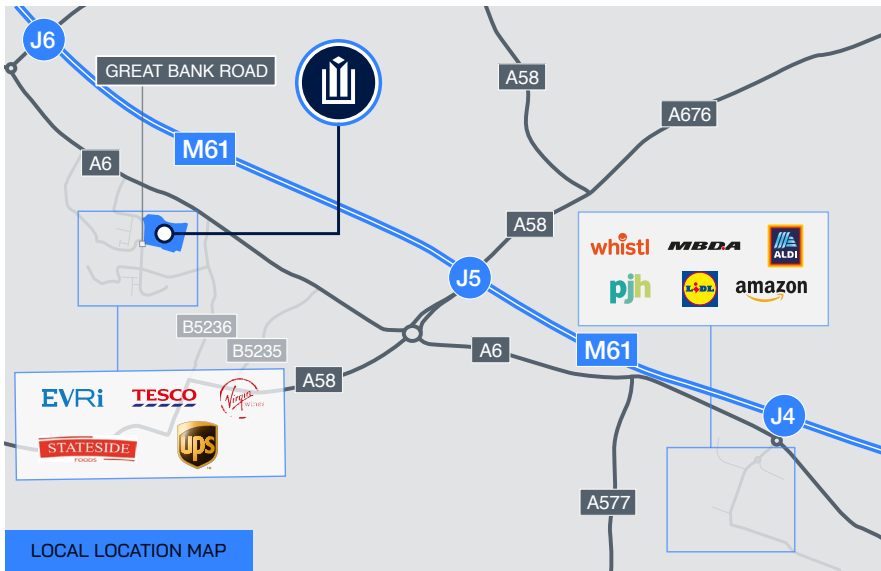
EPC rating of 'A'



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.



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