

M61 J6 | UK
Great Bank Road
Bolton
BL5 3XN
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PANATTONI PARK
BOLTON 45

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

AT THE HEART OF GREATER MANCHESTER

INDUSTRIAL/WAREHOUSE OPPORTUNITY

47,336 sq ft

PANATTONI

panattoni.co.uk/bolton45

THE SCHEME


GRADE-A UNIT • GRADE-A UNIT • GRADE-A UNIT •
AVAILABLE NOW
essity
PANATTONI PARK
BOLTON 45
EVRi
EVRi
46,940 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
TOTAL (GIA)	**47,336 sq ft**	**4,397 sq m**

2 LEVEL ACCESS DOORS

4 DOCK DOORS

12M CLEAR INTERNAL HEIGHT

34 CAR PARKING SPACES

2 EV CHARGING POINTS

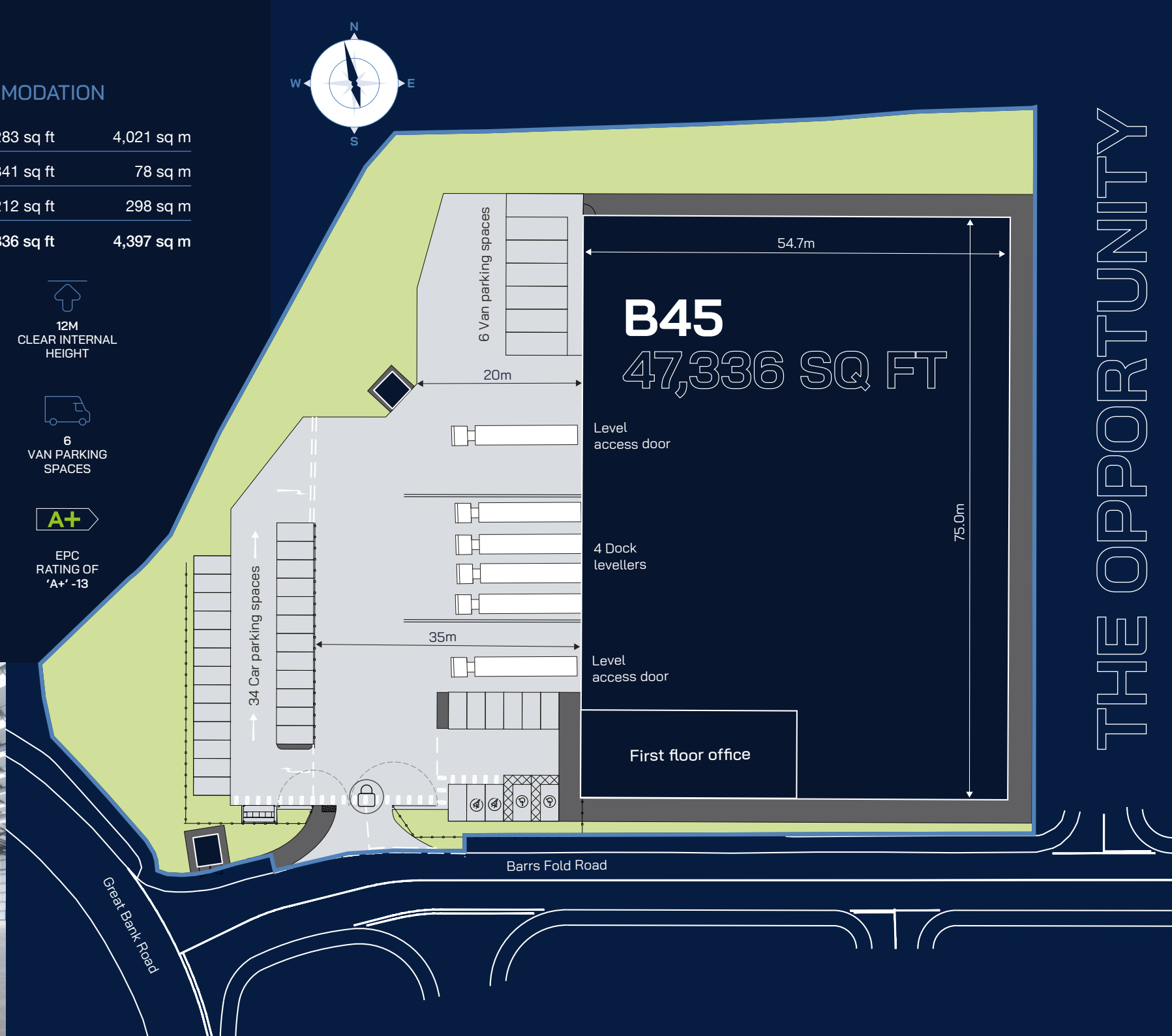
6 VAN PARKING SPACES

550 kVa POWER SUPPLY

BREEAM RATING OF **'EXCELLENT'**

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

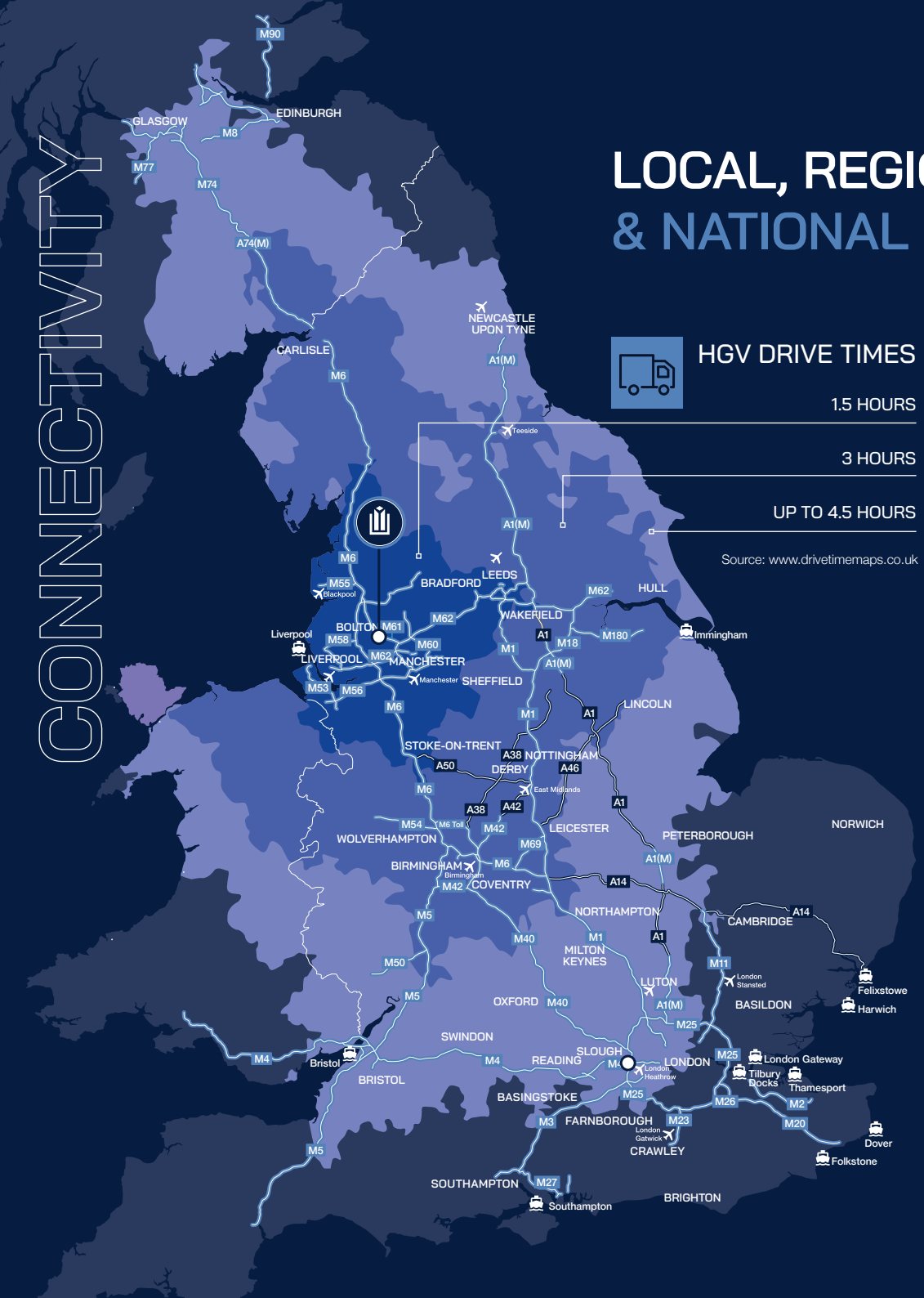




THE OPPORTUNITY

CONNECTIVITY

LOCAL, REGIONAL & NATIONAL



HGV DRIVE TIMES

1.5 HOURS

3 HOURS

UP TO 4.5 HOURS

Source: www.drivetimemaps.co.uk

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



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

PANATTONI

DESIGNED FOR EFFICIENCY. BUILT FOR TOMORROW.

Panattoni Park Bolton 45 has been designed with a sustainable future in mind, featuring best in class ESG credential 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® ★★★★ BREEAM 'Excellent'

A+ EPC rating 'A+' -13

THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL REAL ESTATE DEVELOPER

PANATTONI

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 275 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

70
offices worldwide

2,500
international customers

275 million+
sq ft developed across Europe & Asia

28 million
sq ft currently under construction







PANATTONI PARK

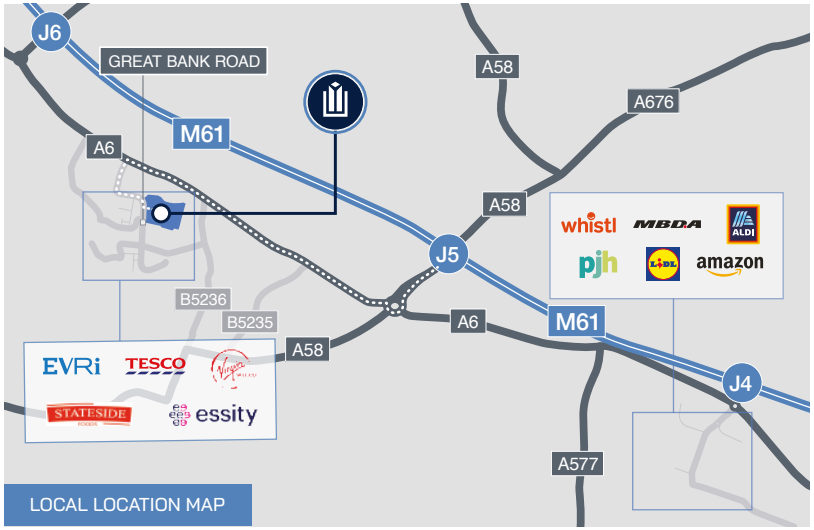
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LOCATION

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.



LOCAL LOCATION MAP



REGIONAL LOCATION MAP

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To find out more, scan the QR code:

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PANATTONI

Working in partnership with BARINGS