



**Employment Land Review  
Appendices  
2012**





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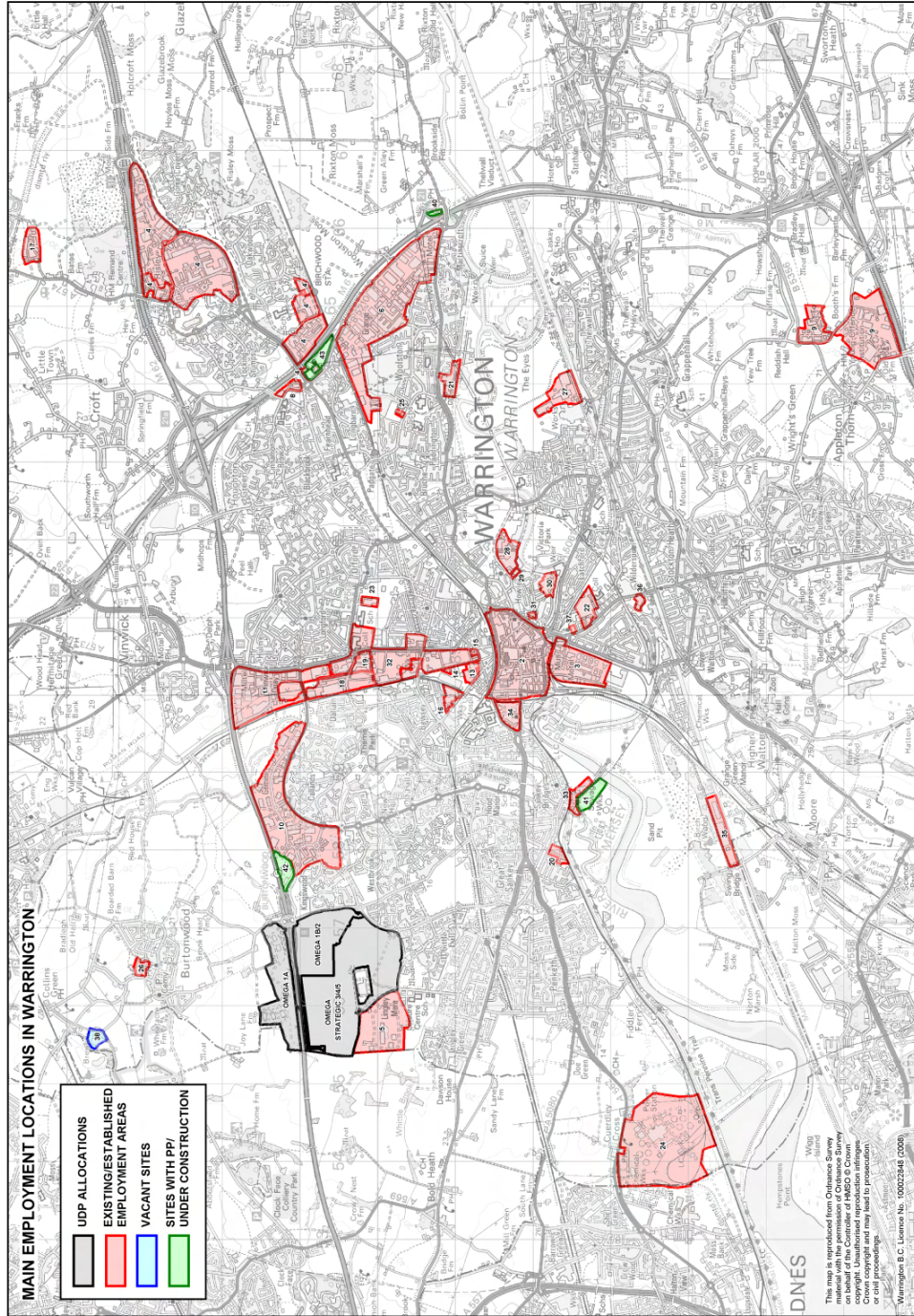


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1 Main Employment Locations in Warrington



Main Employment Locations in Warrington

## UDP Allocations

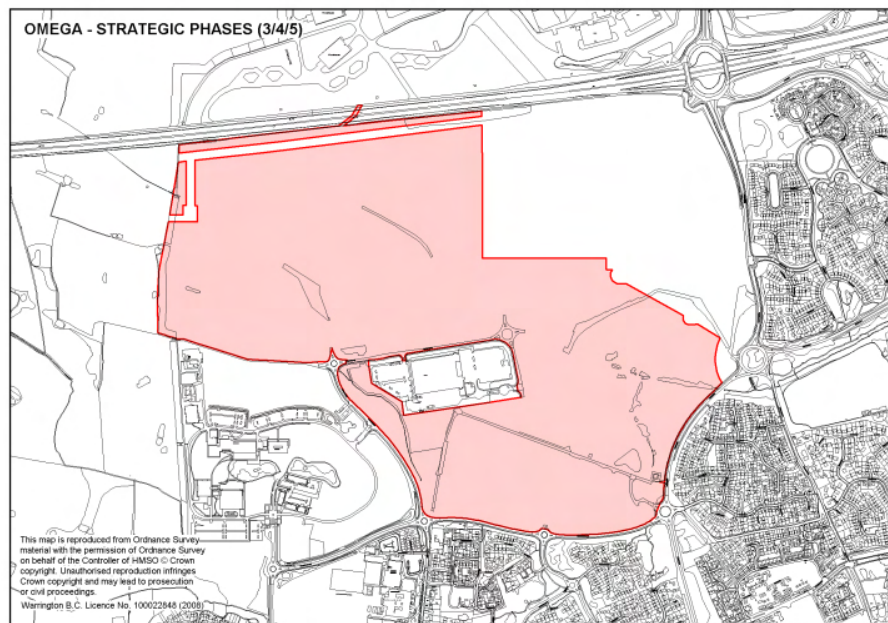
### Omega South

Omega is located in the north west of Warrington on part of the site of the former Burtonwood Airbase.

Omega South is allocated within Warrington's UDP as a Regional Investment Site for high quality strategic business developments. Following planning consent being granted for the Omega North site, this is now the only employment land allocation within Warrington's Unitary Development Plan.

Omega South is located south of the M62 and benefits from a network of road, rail and public transport links from Manchester and Liverpool. However, issues on the future capacity at Junction 10 on the M62 remain.

Omega will provide an international standard business environment that will provide accommodation for occupiers across a range of industrial and business sectors, including for office occupiers (such as professional, financial and business services), industry, distribution, leisure and education. It is envisaged that most if not all of the commercial premises on the Omega scheme will be private sector occupiers. The scheme is expected to provide accommodation for approximately 19,000 workers when it is fully occupied.



Omega - Strategic Phases (3/ 4/ 5)



## Existing/ Established Employment Areas

### Town Centre

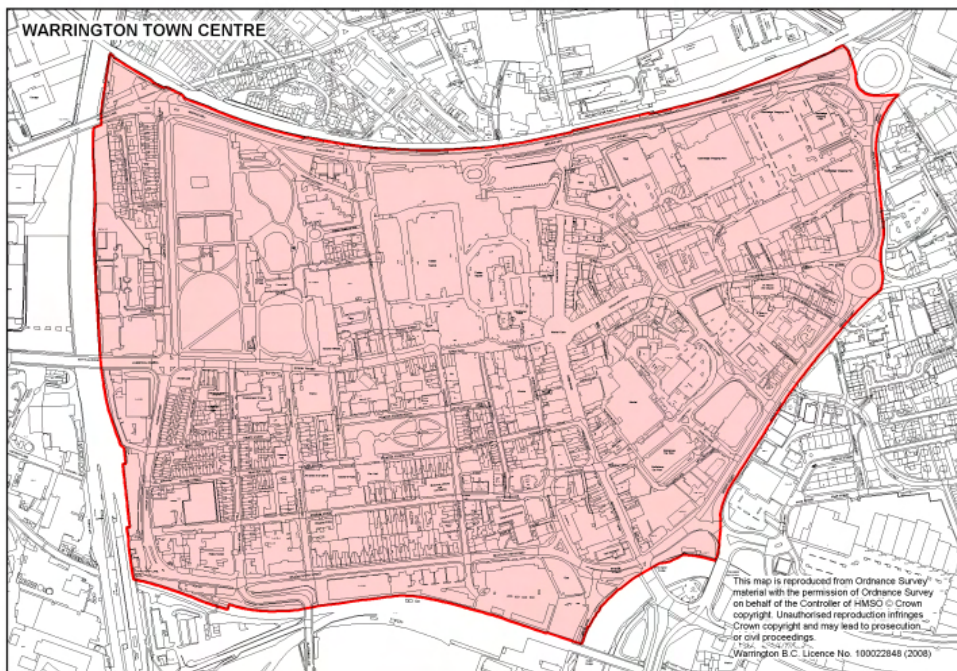
Warrington Town Centre has undergone a series of changes in recent years with the opening of the Golden Square Mall Extension in May 2007.

The town centre also offers a range of service industries to complement its retail function.

Warrington town centre is not traditionally a major office location. The "State of the Cities" database produced by Communities and Local Government (CLG) records around 98,000 sq m of office floorspace in the town centre in 2004. This survey was formerly undertaken by the ODPM. In 2002 its "Area of Town Centre Activity" Database recorded around 92,000 sq m of office floorspace in the town centre. The town centre has therefore seen an increase of around 5,000 sq m since 2000.

The modern business parks developed by the New Town Development Corporation which are located to the peripheral areas of the borough tend to be a more popular choice for business to operate from with benefits of free parking and access to Warrington's motorway networks.

The town centre houses a number of professional services and administrative offices, Civic and administrative functions are well represented, reflecting the town's sub-regional role, with uses including the police station and Crown Court, as well as various Borough Council offices. According to the ODPM's 2002 Area of Town Centre Activity Database 1550 people work in civic and public administration in the town centre and 2470 people in commercial offices.



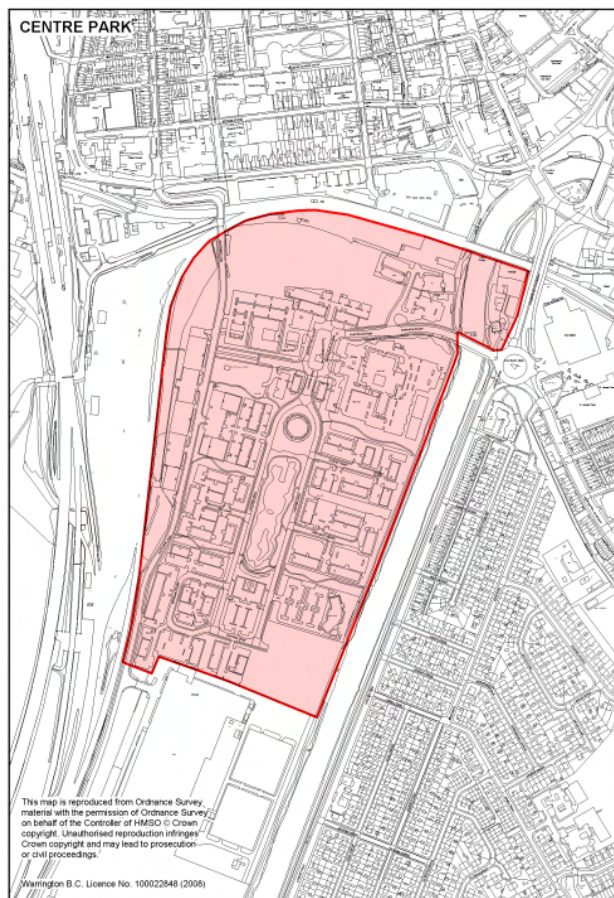
Warrington Town Centre

## Main Employment Locations in Warrington

### Centre Park

Centre Park is located on the southern edge of Warrington Town Centre and is a well established business park which is currently expanding. The park has good access to nearby motorways M6, M56 and M62. Warrington Bank Quay and Warrington Central Railway Stations and the Golden Square bus station are also within walking distance of the area. Centre Park also benefits from a regular shuttle bus service to and from Warrington Golden Square shopping centre, bus and train stations.

There are currently 22 office buildings already occupied on the park and a large number of high profile businesses occupy these buildings. These include, Countryside Homes, North West Development Agency and New Balance. There are also two hotel developments located on the park, The Village Hotel and the Premier Travel Inn and a restaurant/ public house. A golf driving range is also located to the south of Centre Park.



**Centre Park**

## Birchwood/ Birchwood Park

### Birchwood

The Birchwood employment area is split into 3 main sections:

1. Birchwood Park
2. Birchwood Boulevard/ Birchwood Centre
3. Risley area

Birchwood is located to the north east of the town and is an established business location with over 300 companies occupying approximately 2.5 million sq ft (232,250 sq m) of offices. It is centrally located in the North West and is easily accessible from the M6, M62 and M56 motorways. Birchwood also has a mainline Station with regular commuter train services from Manchester and Liverpool and suburban stations in-between.

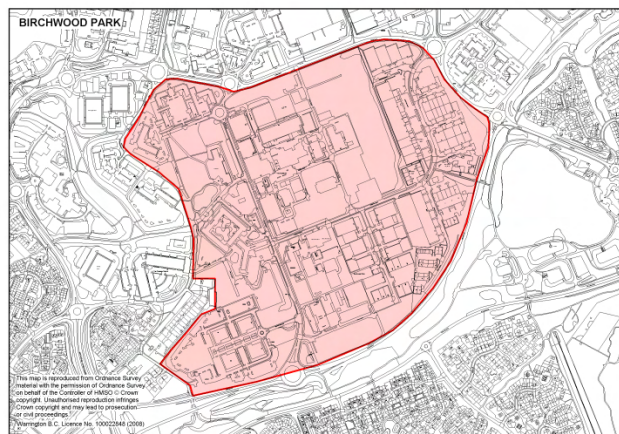
### Birchwood Park

Birchwood Park is a 123 acre mixed-use business park. The site is essentially the area formerly known as Birchwood Science Park which had been developed in the post war era as an administrative office location and a centre for research and development principally for the nuclear industry by British Nuclear Fuels Ltd. (BNFL) and the United Kingdom Atomic Energy Authority (UKAEA).

Activities on the site contracted during the 1980's and 90's, culminating in its partial clearance and eventual sale to property development and management company MEPC, for redevelopment as a high-class business park. The approved development Masterplan for the site foresees the phased redevelopment of the site for B1a (office), B1b+c (Research & Development / Light Industry) and B2/B8 (general industry / storage & warehousing) uses over a 10 year period.

The most recent completion at Birchwood Park was the speculative 48,6000 Sq ft development by MEPC which completed in 2007. The area primarily consists of two sites known as Bridgewater Place and Cavendish Place. The park currently accommodates 125 companies with approximately 4,200 people. It also offers a range of amenities within the area to include a conference centre, restaurant, health and fitness club and nursery.

Birchwood Park now also benefits from a 4 storey hotel off Faraday Street with 103 bedrooms.



**Birchwood Park**



## Main Employment Locations in Warrington

### Birchwood Boulevard & Birchwood Centre

Birchwood Boulevard Business Park is located close to Birchwood Park and is also ideally positioned for access on to the M62 and M6 motorways. Birchwood Railway Station is also within walking distance of the area.

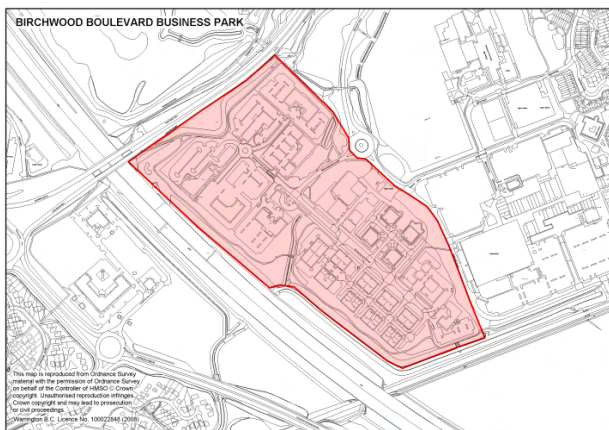
The Business Park comprises nine two storey office buildings and provides self-contained units in a range of different sized accommodation. AMEC, English Partnerships, Air Miles and The Environment Agency currently occupy accommodation within Birchwood Boulevard.

Within close proximity to Birchwood Boulevard are 'Spencer House' and the more recent 'Birchwood One' development on Dewhurst Road.

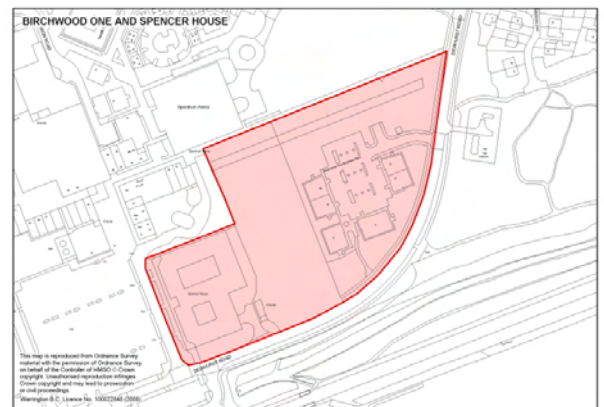
Spencer House is a 50,000 sq ft (4,645 sq m) of modern two storey office building with accommodation from 1,000 sq ft (92.9 sq m) to 11,000 sq ft (1,021.9 sq m).

The building is opposite Birchwood's Main Line train station and adjacent to Birchwood Shopping Mall.

The 'Birchwood One' development is adjacent to Spencer House and also provides high quality office accommodation with units from 2,130 - 6,676 sq ft (198 -620 sq m). The development provides high quality self-contained office accommodation ranging in size from 2,130 sq ft to 3,338 sq ft. The final third phase can accommodate occupiers with requirements of up to 40,000 sq ft.



**Birchwood Boulevard**

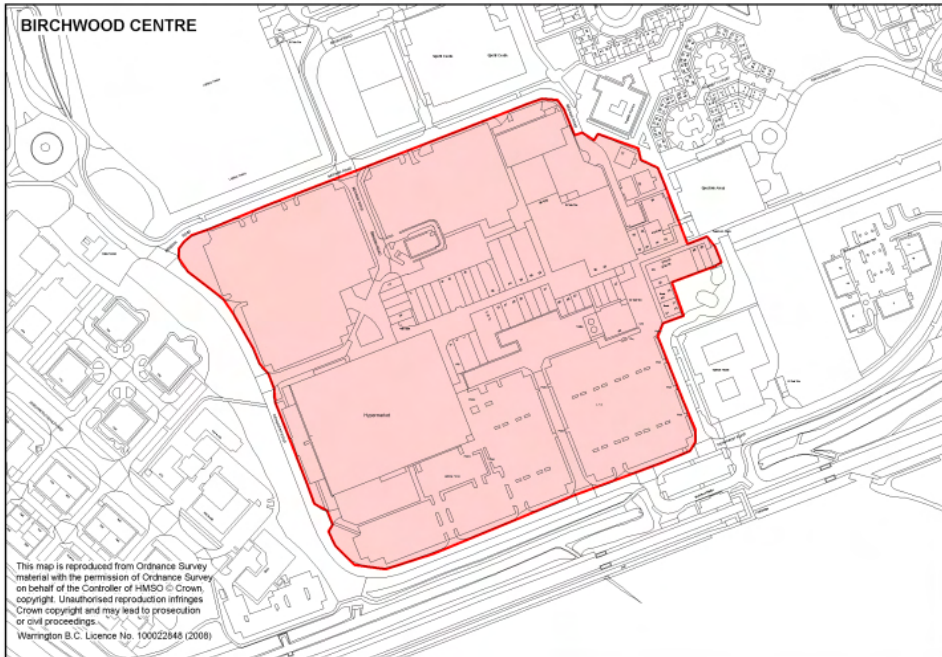


**Birchwood One and Spencer House**

### Birchwood Shopping Centre

Within walking distance of the Birchwood Boulevard area is the Birchwood Shopping Centre. The Centre provides a range of shops including a large supermarket and currently occupies around 30,380 sq m (327,000 sq ft) of retail space.

The centre has recently gained planning permission to redevelop it and create additional retail floorspace. The proposals aim to modernise the scheme and attract further quality national and independent retailers.



**Birchwood Centre**



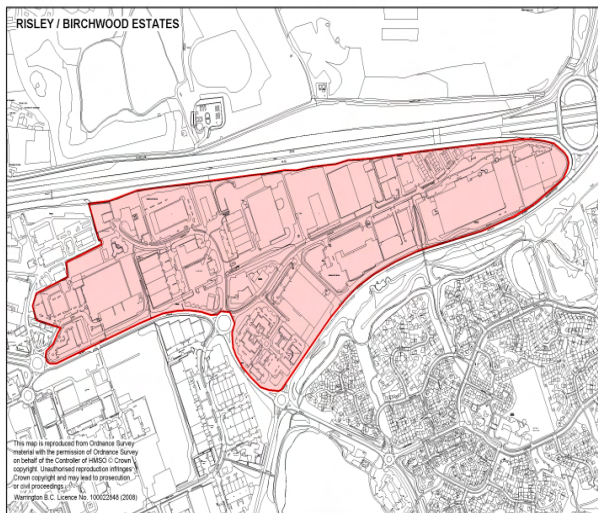
# Main Employment Locations in Warrington

## Risley Industrial Estate

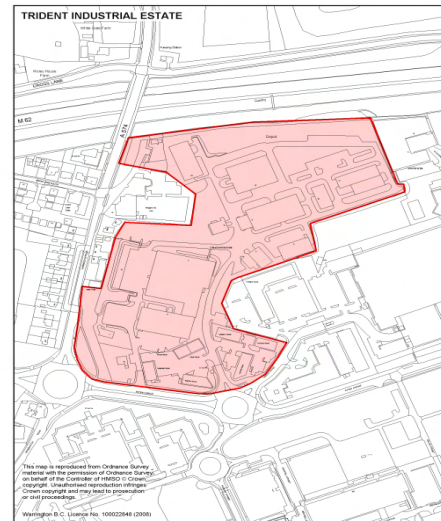
This area provides a range of office, workshop, storage and distribution accommodation. The buildings are accessible from Risley Road and Daten Avenue via Birchwood Expressway (A574). Daten Park and Rutherford House provide self contained office buildings with Rutherford House recently undergone refurbishment on the 88,020sq ft accommodation.

Ravenhurst Court, Gawsorth Court and Adlington Court all provide good quality Industrial/Warehouse units which range in sizes from 281 sq to 6831sqm. In addition, Prestwood Court provides around 30 Workshop units 520-1150 sq ft (48 to 107sqm) which ideally caters for small businesses.

Finally the first phase of the Trident Business Park development of office accommodation is now open. Occupiers include Sharp Electronics (UK) Ltd, St Modwen Properties PLC and IGE Energy Services Ltd. The second phase comprises three office buildings with accommodation ranging from 312 to 631 m<sup>2</sup> (3,358 to 6,791 ft<sup>2</sup>).



**Risley/ Birchwood**



**Trident Industrial Estate**

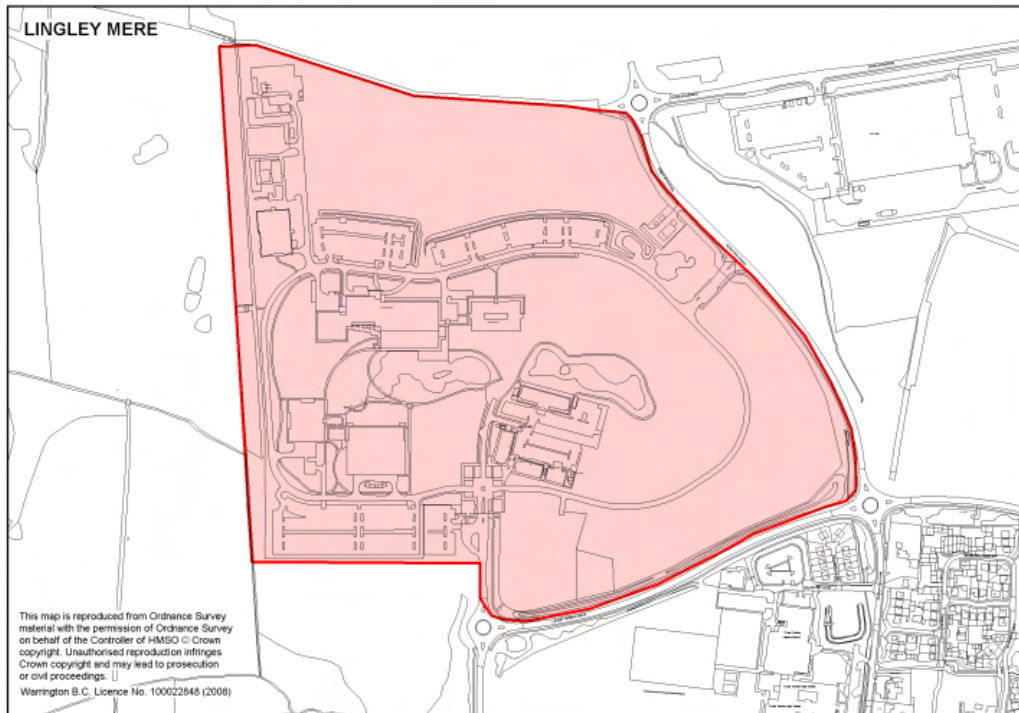
## Lingley Mere

Lingley Mere is a well established business park and is owned by United Utilities. It was partially developed in the mid 90's for a campus style headquarters development.

Lingley Mere is easily accessible from Junction 8 of the M62 motorway and Sankey Railway Station, Warrington Central Station which provides services to Manchester and Liverpool, and Warrington Bank Quay Station which is the main Intercity station for London and Glasgow.

The park currently provides over 35,302m<sup>2</sup> (380,000 sq ft) of existing business space and extends across 40.47ha (100 acres) of open parkland. The park has 2,000 office workers and is to be taken forward under a masterplanned development programme to provide 116,125m<sup>2</sup> (1.25m sq ft) of business space and a further 78,548m<sup>2</sup> (845,000 sq ft) of new office, high tech and amenity premises. The phased programme of development will provide office space and bespoke commercial and leisure facilities to occupiers specific requirements. Buildings will be provided for sale or to let from 557m<sup>2</sup> (6,000 sq ft) to over 9,290m<sup>2</sup> (100,000 sq ft).

The area also has a restaurant and children's nursery facilities on site.



Lingley Mere

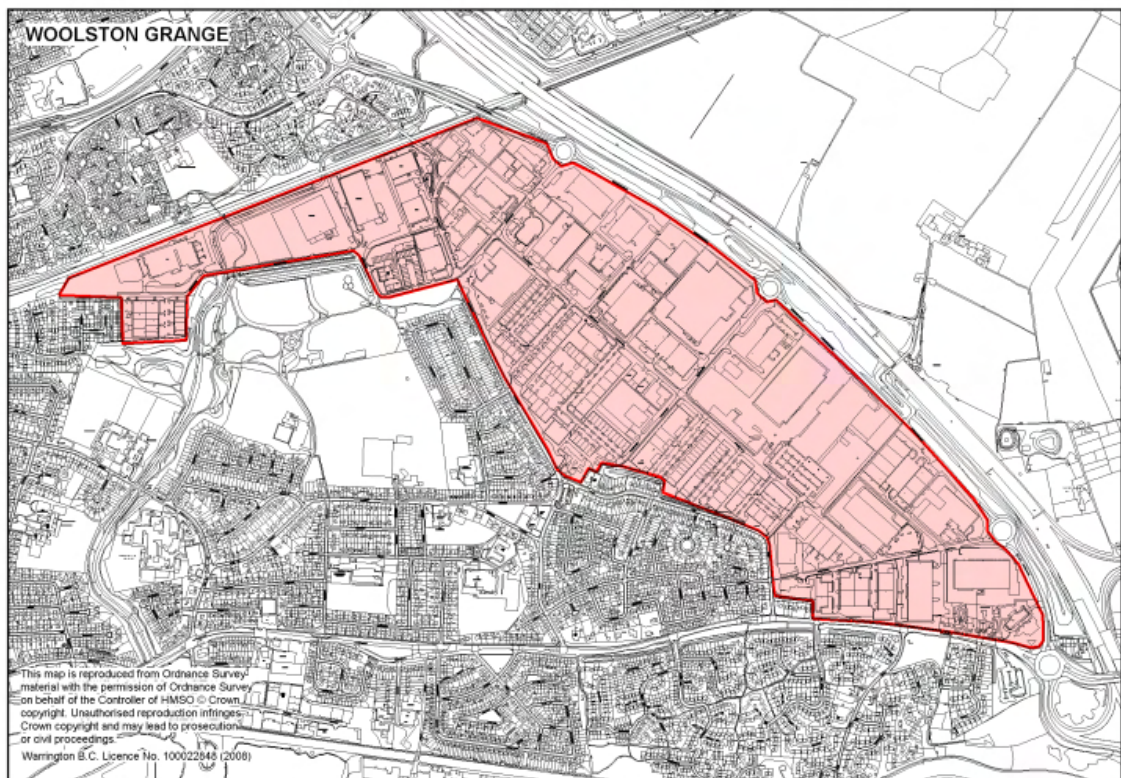
# Main Employment Locations in Warrington

## Woolston Grange

To the west of the M6 is the Grange Employment Area which extends to around 215 acres and has over 3.5 million sq ft of business accommodation. The area is a well established employment area and is primarily the location for distribution, storage and light manufacturing industries with some ancillary offices. The area is divided into 4 main 'Granges':

- Kingsland Grange
- Hardwick Grange
- Grosvenor Grange
- Chesford Grange

All the Granges are very accessible and have immediate access to Junction 21 of the M6 and are also close to M56 and M62 motorways. The area is also with easy access to Warrington Railway Stations and Birchwood Railway Station and Shopping Mall.

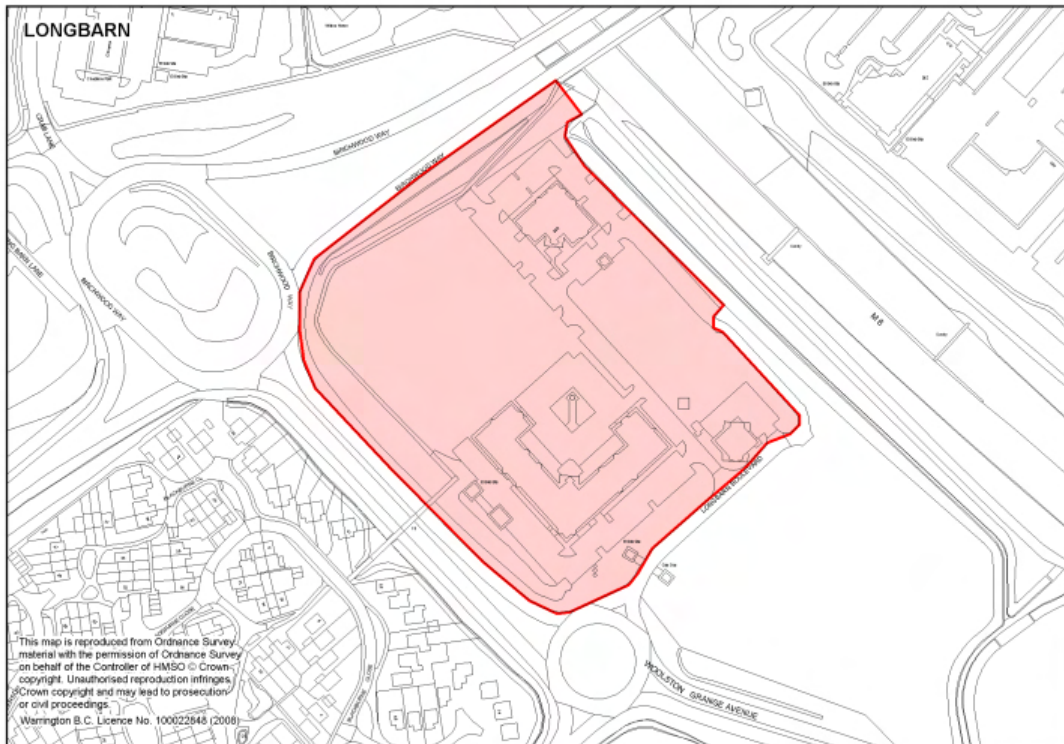


Woolston Grange



## Longbarn

To the north east of the Grange Employment Area is the area of Longbarn. There are four similarly designed office small scale office buildings which are currently occupied by companies such as Norwest Holst, Cable and Wireless and i Soft. The access and entrance of the Longbarn Boulevardis also shared by the new development Olympic Park which is currently under construction. Details of this area are included later in this report.



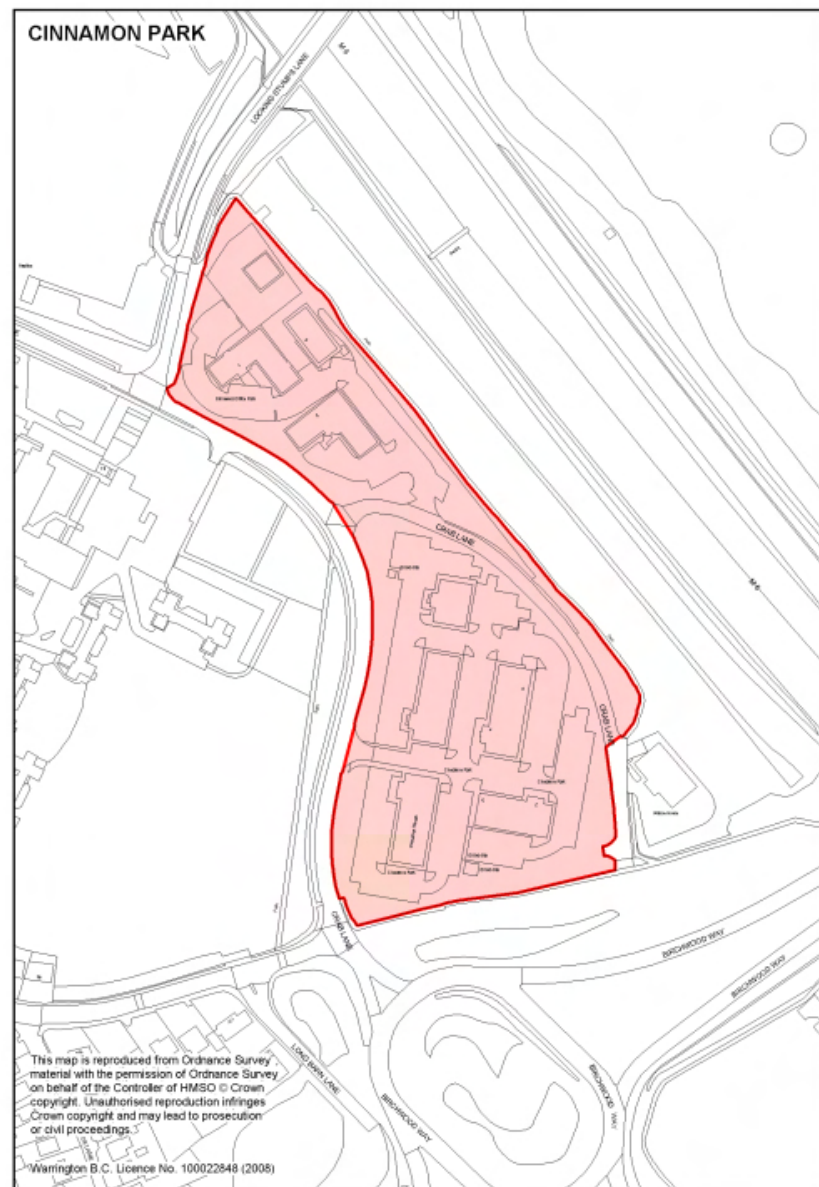
Longbarn

## Main Employment Locations in Warrington

### Cinnamon Park

Cinnamon Park office development is situated adjacent to the A574 Birchwood Way and Locking Stumps Lane. The park is within close proximity to Birchwood and Woolston Grange employment areas and is easily accessible to the motorway network at J21 M6 and J11 M62 together with Birchwood and Padgate railway stations. Amenities nearby include Birchwood Shopping Centre Birchwood Golf Club.

The area comprises of five high quality office buildings. Occupiers of Cinnamon Park include Martin Dawes Systems, Datel and Regus.



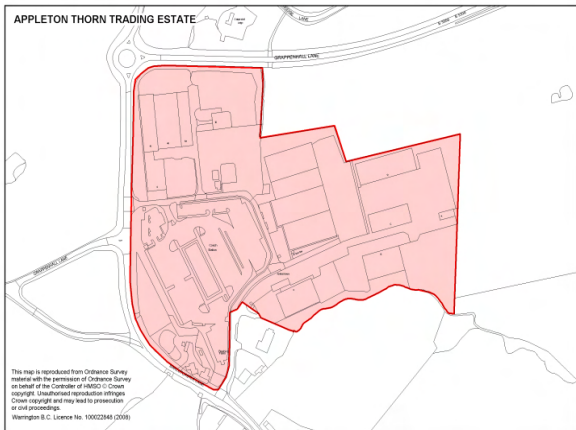
Cinnamon Park

## Appleton/ Stretton Trading Estates

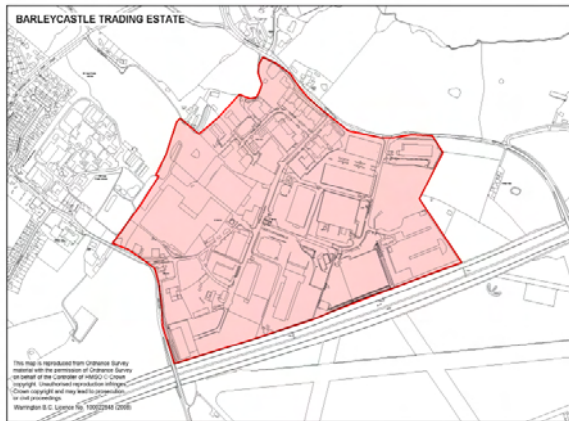
To the south of the town close to the M6/M56 interchange are two well established trading estates within close proximity of one and other. These are the only employment sites to the south of the borough.

Barleycastle Trading Estate is located off Barleycastle Lane and Langford Way. The second area known as Appleton Thorn Trading Estate is located to the south of Grappenhall Lane and covers a total area of 80 acres.

Both trading estates have developed as key distribution locations as they are ideally located 1.5 miles from Junction 20 of the M6 motorway and Junction 9 of the M56 motorway. Major occupiers such as TDG, MFI and Scottish & Newcastle occupy the warehouse units at present.



**Appleton Thorn Trading Estate**



**Barleycastle Trading Estate**

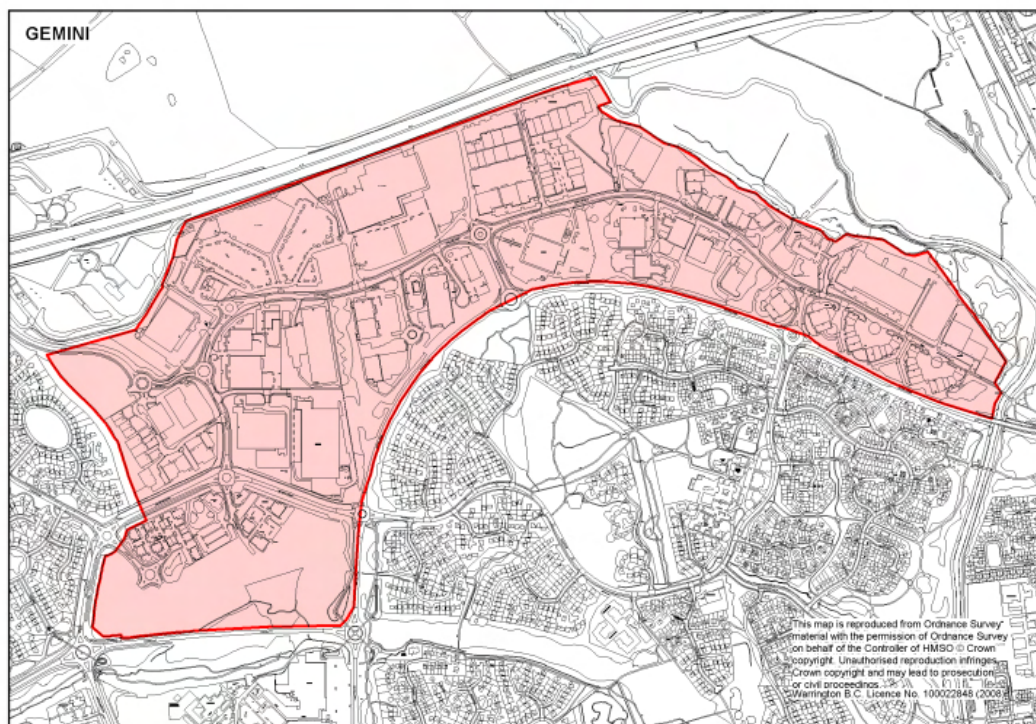
## Gemini - Gemini Business Park

The employment area known as Gemini is situated to the north of the town, close to Junctions 8 & 9 of the M62. Europa Boulevard and Cromwell Avenue (A574) are the two main routes in the area. Public transport connections are also available at the nearby Great Sankey railway station which connects directly to Warrington Town Centre where Intercity Connections (West Coast Mainline) are available from Warrington Bank Quay. Bus routes connecting to Warrington Town Centre and the major local conurbations run regularly.

This area is a relatively large and modern business park and has recently been the focus of considerable speculative and purpose built developments. The area markets itself as a premier business park location. There are a range and mix of uses in the area from warehousing and office development to car show rooms being increasingly popular in the locality including Renault and Audi.

Europa Court and Europa House in the area typically offer business/warehouse units and high tech lab office respectively.

Gemini trade park is also situated on Europa Boulevard and is therefore easily accessible from the M62 motorway. The area provides a number of new business units ranging from 3,350 sq ft to 6,225 sq ft and benefits from Planning consent for B1c, B2 and B8 uses.



Gemini

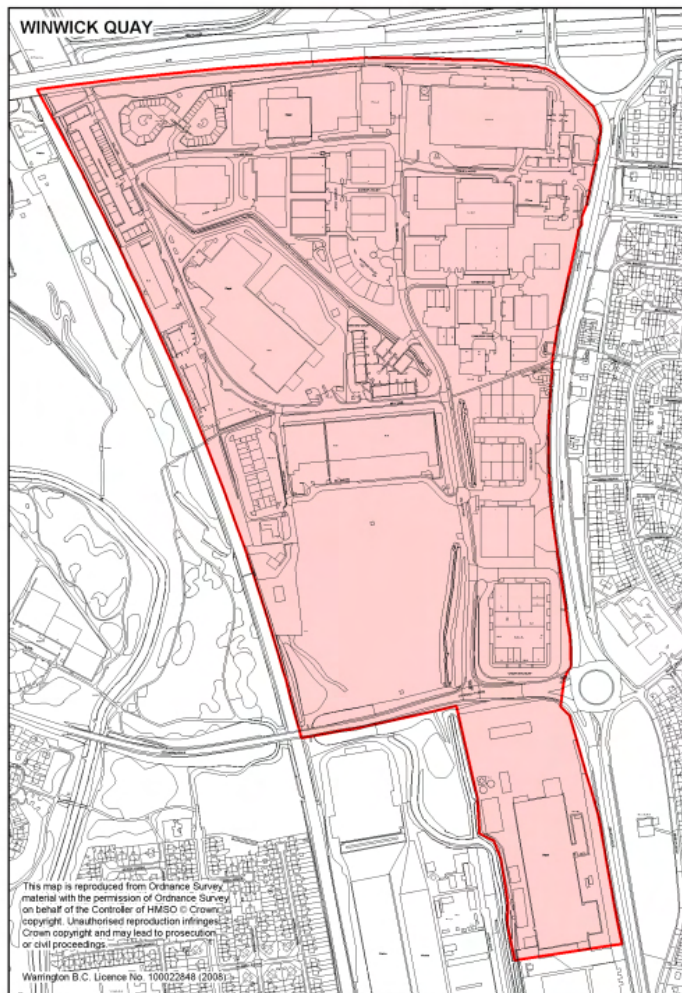


## Calver Road/ Winwick Quay

This area is a major purpose built distribution facility on Calver Road, off Cromwell Avenue, Winwick Quay, Warrington. It is approximately 1/4 mile from Junction 9 of the M62 and is accessed via the A49 and 1/2 mile from junction 8 of the M62. The area is only 1 mile from the town centre of Warrington. The site is situated on the edge of Gemini Business Park and markets itself as one of the most attractive distribution locations in the North West.

Many premises within the area comprise purpose built distribution facilities located on a fully self-contained site, comprising ancillary offices, a substantial yard area and car parking.

The locational advantages of Winwick Quay have been acknowledged by a large number of major occupiers such as AAH Pharmaceuticals, Safeway and Cert Plc. The prominence of the estate has attracted a strong trade counter presence with occupiers such as A&E Russell Ltd, HSS Hire, Autoglass Ltd, Kwik Fit and Sally Hair and Beauty. Further development is currently under construction at Calver Park which fronts onto Cromwell Avenue.



Winwick Quay

# Main Employment Locations in Warrington

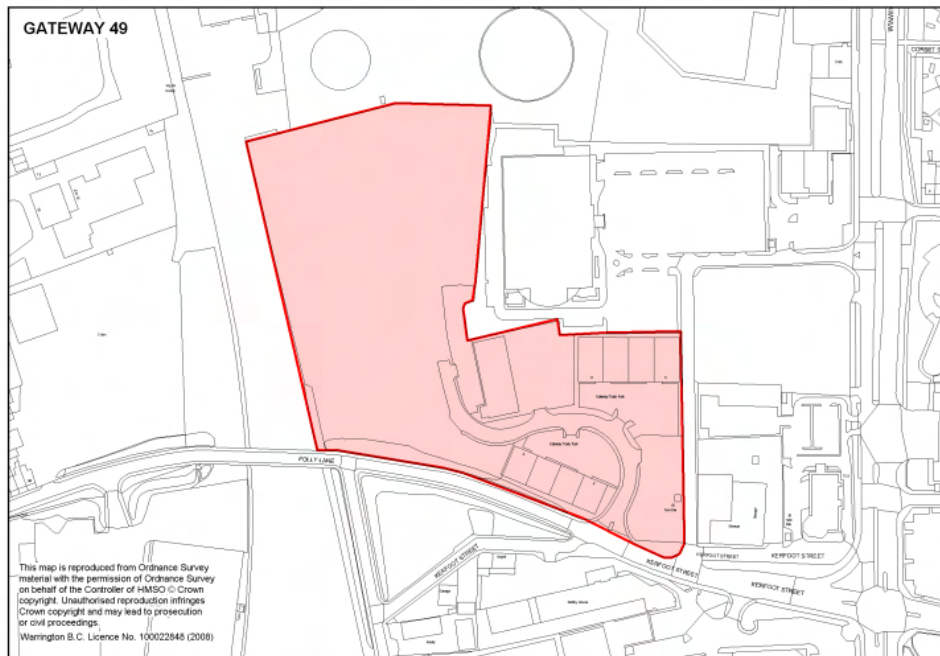
## Gateway 49, Kerfoot Street

Gateway 49 has recently been developed by Langtree and occupies 116,000 sq ft of total space. The site is located off the A49 Winwick Road, approximately 1 mile north of Warrington Town Centre and 2 miles south of Junction 9 of the M62 Motorway.

Gateway 49 Trade Park comprises a development of business units from 2,963 sq ft (275 sq m) to 12,417 sq ft (1,153 sq m). Gateway 49 Trade Park has the benefit of 77 car parking spaces.

The immediate area has some freestanding retail units including Tile Wizard and Matalan. Other sui generis uses include Fiat, Rover/Nissan and BMW. A McDonalds and Total Fitness gym are also close by.

Gateway 49 Phase II builds on the success of the Phase I comprising a development of business units from 3,000 sq ft (278.7 sq m) to 16,000 sq ft (1,486.4 sq m).

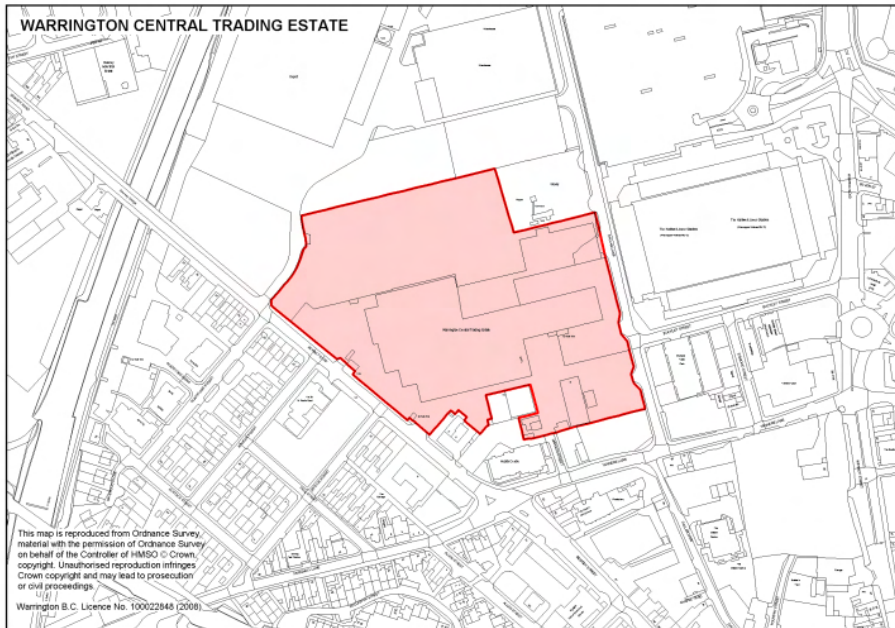


**Gateway 49, Kerfoot Street**

## Warrington Central Trading Estate

This trading estate is a well established area on the edge of Warrington Town Centre. The site is approximately 2 hectares in size and is bounded by Tanners Lane to the south, Bewsey Road to the west and Dallam Lane to the east.

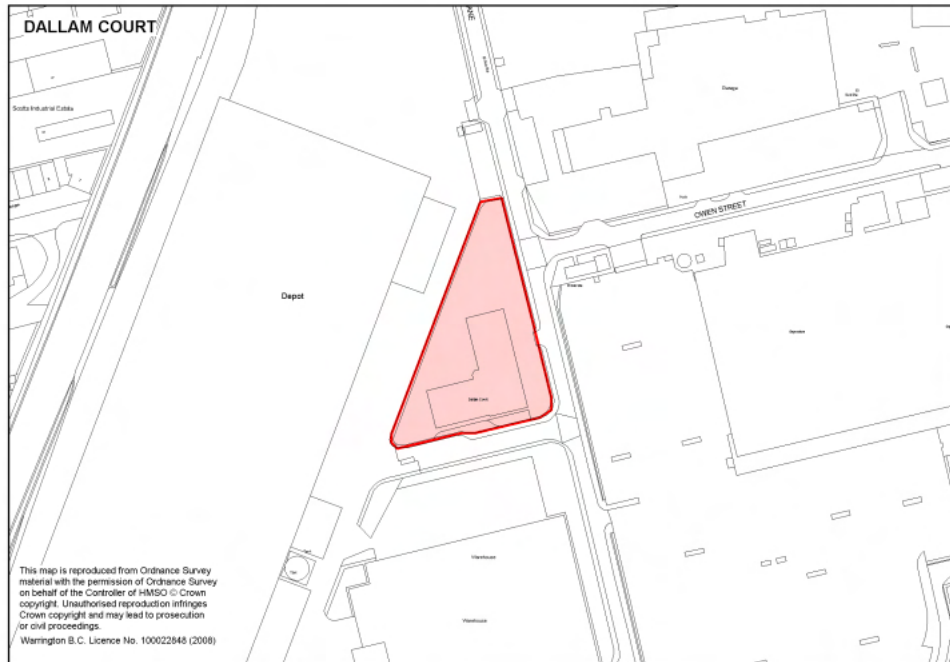
The trading estate houses a number of primarily B2 and B8 uses with some ancillary office space. Occupiers include Jaguar and One Car One Van Hire and DHL.



**Warrington Central Trading Estate**

## Dallam Court

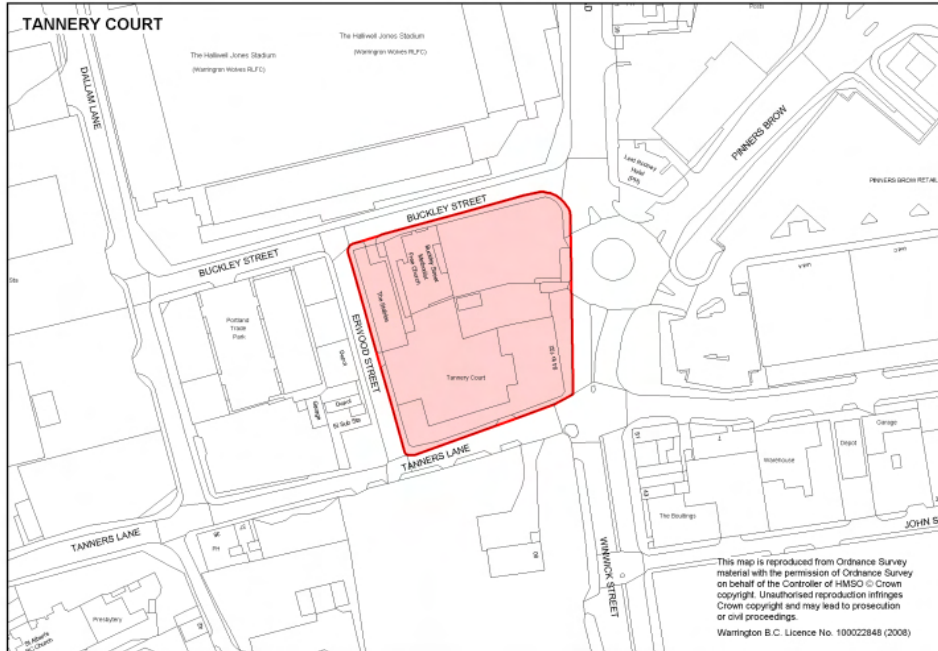
To the north and within close proximity to the Warrington Central Trading Estate is Dallam Court. The site is around 0.35 hectares in size and one large 3 storey office building occupies the site. The building has subsequently been sub-divided and occupiers include Carlson Wagonlit Travel and the Portal Business Centre. On site parking is available within the site.



Dallam Court

## Tannery Court

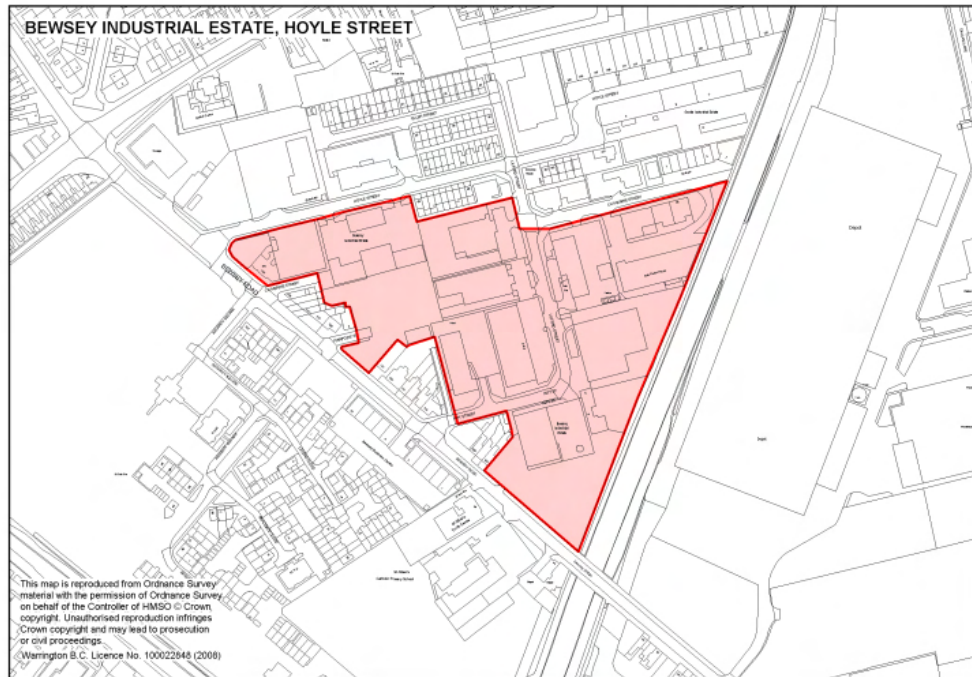
Tannery Court lies to the south east of Warrington Central Trading Estates is primarily used for B1 and B2 uses. Occupiers include Hertz car hire and various office users.



Tannery Court

## Bewsey Industrial Estate, Hoyle Street Bewsey

This area is located off Bewsey Road in central Warrington and is a long established industrial estate. It is approximately 1.5ha in size and provides a number of workshops, ancillary office space and storage type industries. Occupiers include a Dulux paint trade counter, tool hire firm and a builders merchants. The businesses here have been located within the industrial estate for some time and take up rates are generally very good with few vacancies.

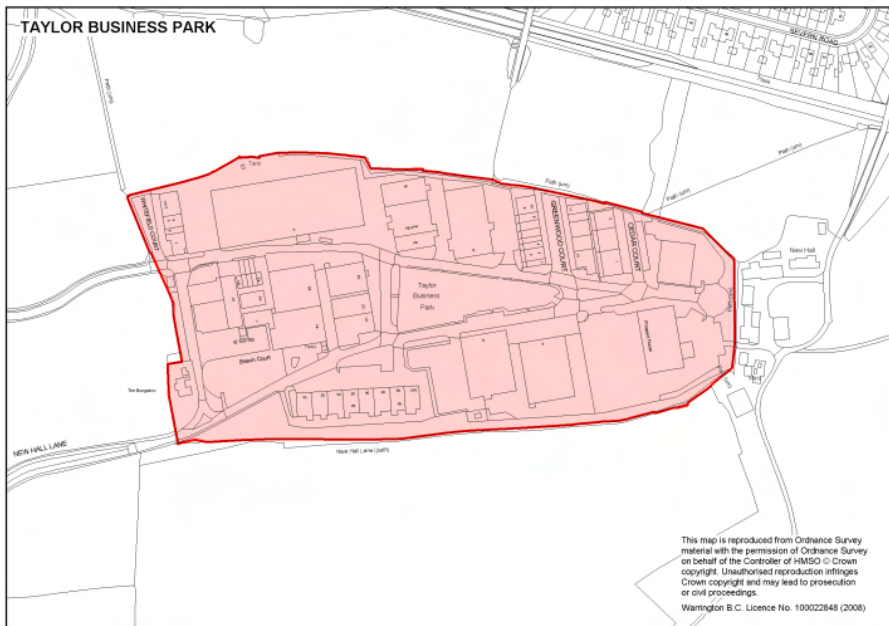


**Bewsey Industrial Estate**



## Taylor Business Park

Taylor Business Park is located in between Risley and Culcheth and is 2 miles from the M62 and M6 motorway networks. Taylor Business Park was founded by the Taylor family who also had local manufacturing premises in Manchester, Liverpool and Salford. The business park provides a range of high quality office space and warehouse and industrial units to let with ample car parking provision. Take up at the park is generally good with few vacancies.



Taylor Business Park



## Main Employment Locations in Warrington

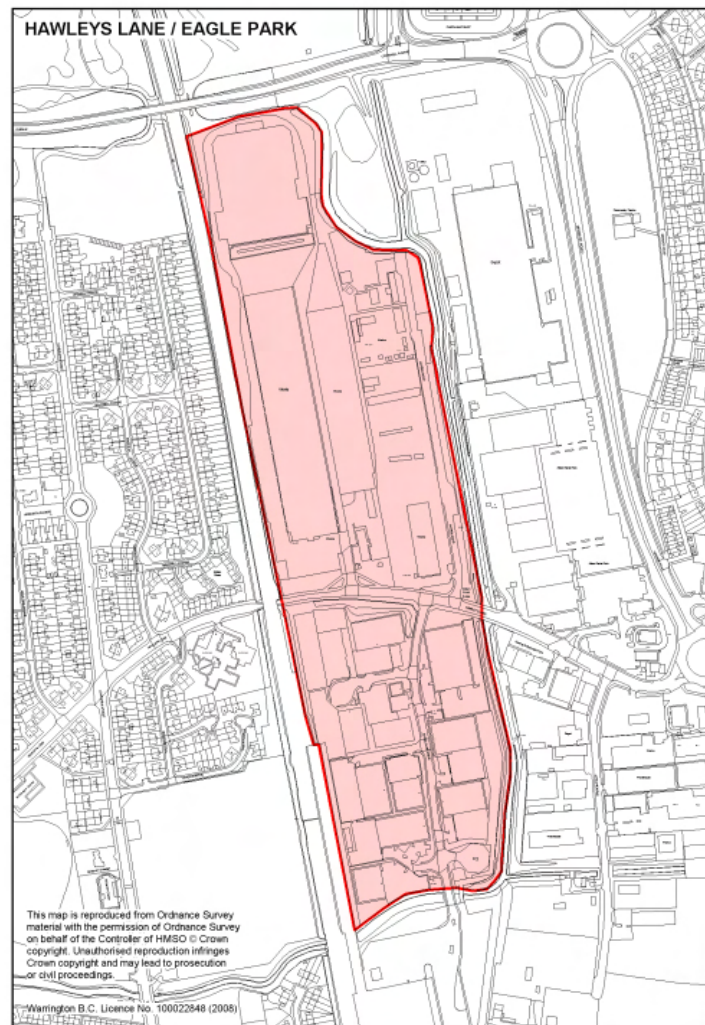
### Hawleys Lane

Hawleys Lane lies to the north of the town centre, a short distance south of Junction 9 of the M62 motorway and close to the A49 and is immediately adjacent to Alban Retail Park.

The area mainly comprises a range of industrial/manufacturing units with some trade counter operations. Occupiers include AVIS Car Rental, Stationary Box and Eddie Stobart Distribution.

The Eagle Park development at Hawleys Lane is a major industrial development comprising 14 acres in total, which follows on from the completion of a major new rail linked distribution facility for Royal Mail to the rear of the site.

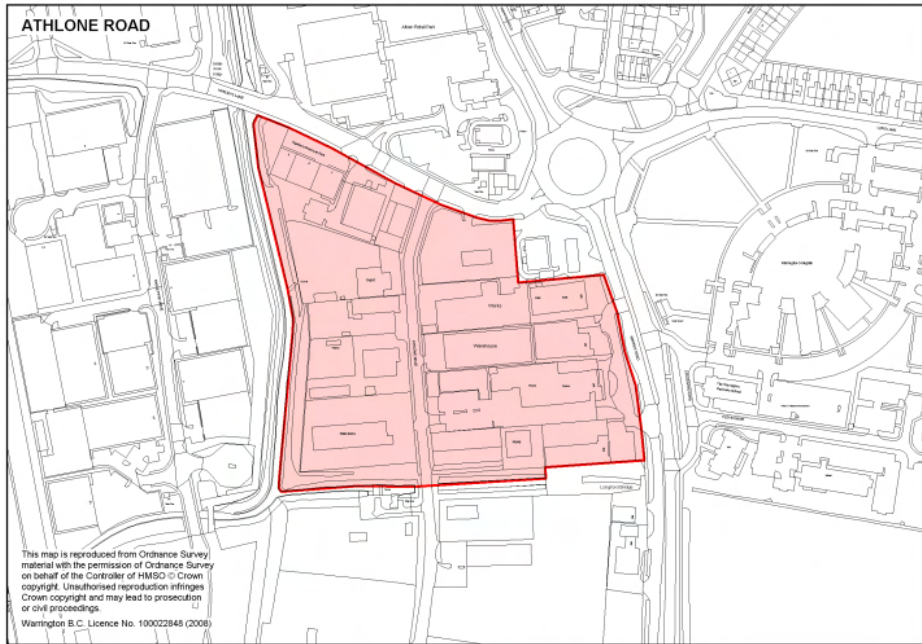
The development provides self contained production/distribution units.



**Hawleys Lane**

## Athlone Road

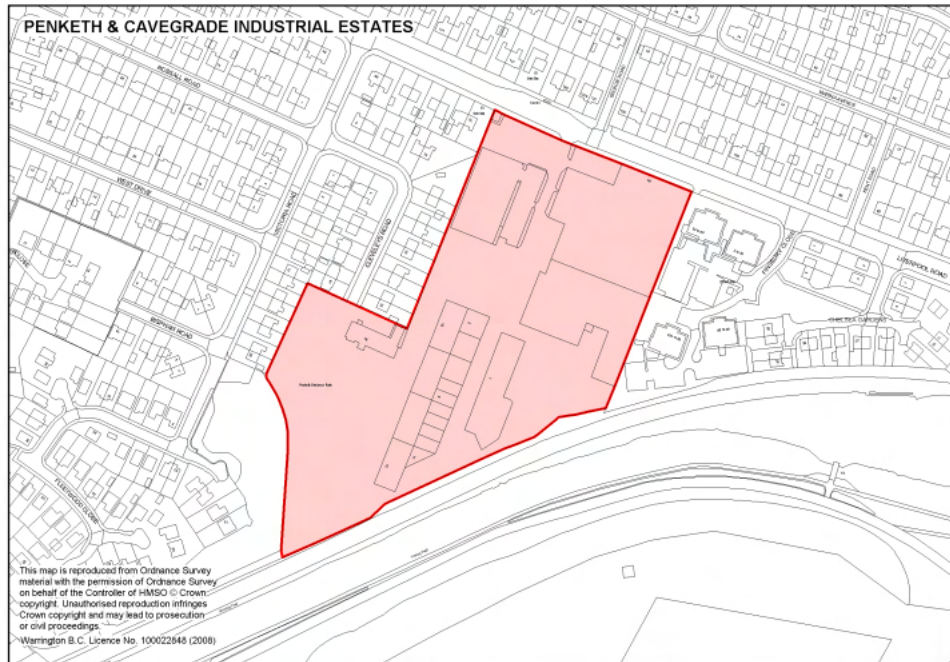
Adjacent to the Hawleys Lane distribution area is the area known as Warrington Road Maintenance Depot, situated on Athlone Road. The area is also accessible from Junction 9 of the M62 motorway and the A49. The majority of businesses in the area are motor related with car serving and van hire etc.



**Athlone Road**

## Penketh & Cavegrade Business Parks, Liverpool Road

Located on Liverpool Road, this site was formerly the Rubery Owen Industrial Estate. The site comprise two large buildings to the front of the site and a building to the rear. All buildings have now been subdivided into smaller units. The site generally provides for smaller general industry B2 uses with some B1 offices warehouse and haulage.

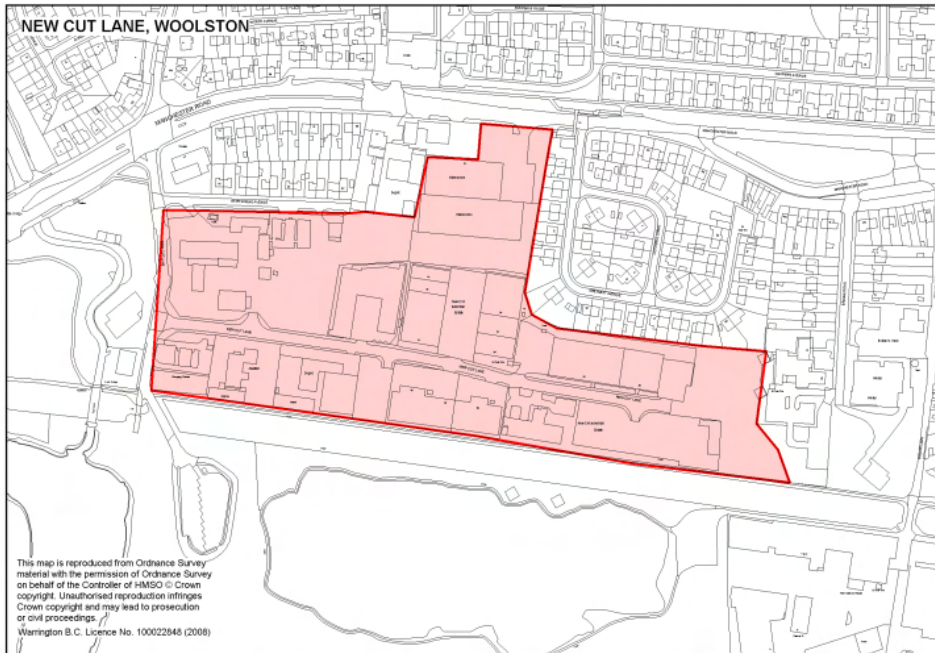


**Penketh & Cavegrade Business Parks, Liverpool Road**

## New Cut Lane Woolston

This area is situated off Manchester Road, Woolston and is easily accessible from the M6 Junction 21. The whole site covers quite a substantial area of approximately 5 hectares in size.

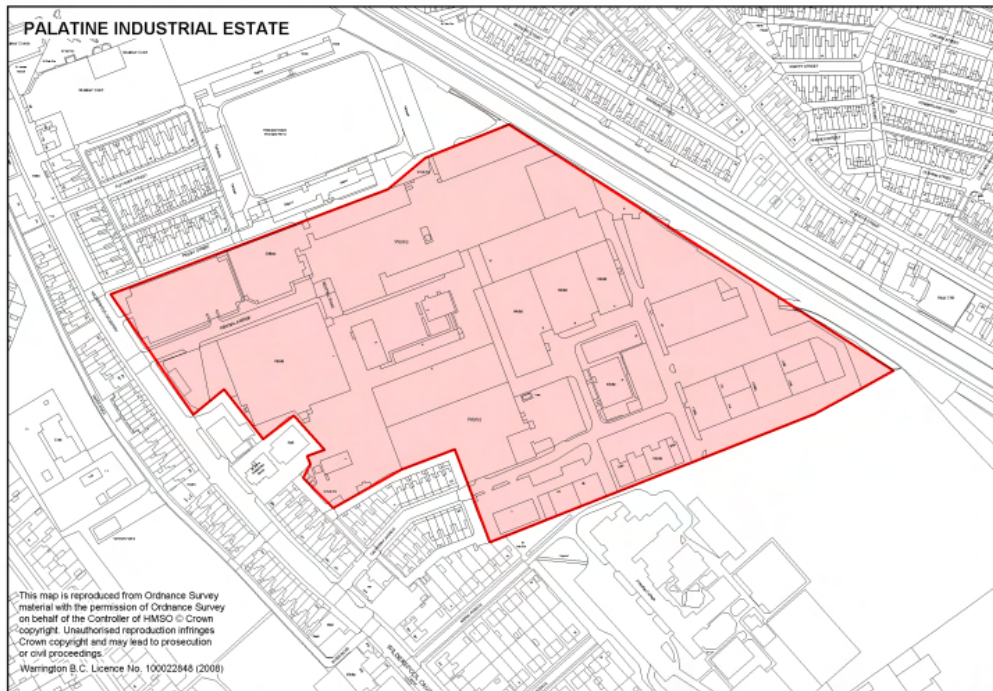
There are a range of workshop/ warehouse accommodation with some trade counter provision and ancillary office space. Occupiers include, Howdens, The Plumb Centre, Woolston recycle and household waste centre, Budget car rentals and Dawson Motors.



**New Cut Lane Woolston**

## Palatine Industrial Estate, Causeway Avenue

The industrial estate is situated behind Wilderspool Causeway and covers a large area of approximately 6 hectares in size. The site is bounded by sidings to the north east, Priestley College to the south and the now redundant Wilderspool Stadium to the north west. Uses on the site generally consists of B1, B2 and sui generis.

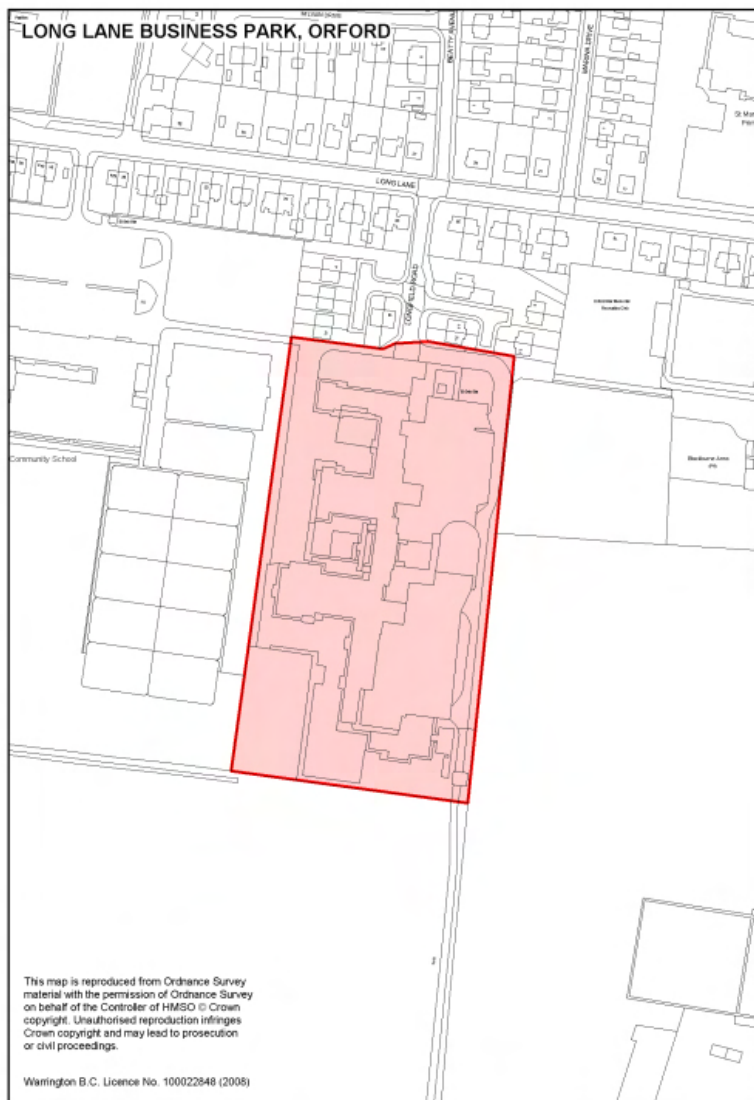


**Palatine Industrial Estate, Causeway Avenue**



## Long Lane Business Park, Orford

The site is located off Long Lane in Orford and comprises one main buildings which has been subdivided into smaller business units. The area caters for small office units and workshops mainly B1 and B2 uses. The park has ample car parking provision and is bounded by residential properties to the north of the site.



Long Lane Business Park, Orford

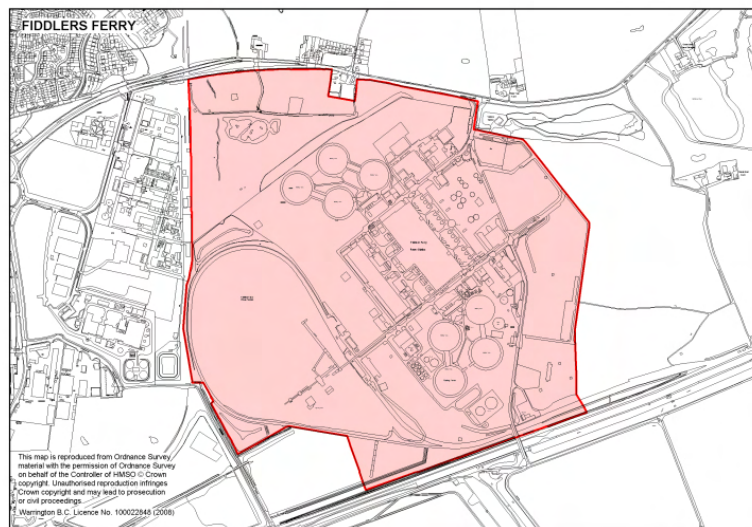
## Fiddlers Ferry Power Station

The Power Station is primarily accessible from Widnes Road (A562) and is one of the biggest power stations in the north of England and was commissioned in 1971. The site is bounded by the A562 to the north and the disused St Helens canal and mineral railway to the south. The site comprises 4 turbines and 4 generators, a 198 metre high chimney and 8 cooling towers which are 115 metres high. Fiddlers Ferry Power Station uniquely enjoys a combination of good access to power, water, rail and road and is a major brownfield site situated on the edge of the borough adjoining Halton Borough.

The site is now owned and operated by Scottish and Southern Energy and recent investment of £300 million has created a long-term business which delivers high levels of reliability. A sustained investment programme has removed doubts about the operational future of the station and the company is seeking to promote additional business ventures which can be attracted by and benefit from the resources, skills, and services it has at its disposal, to the benefit of the local economy. The company can supply electricity, rail access, surplus energy in the form of heat, and is a major source of secondary aggregate for projects utilising PFA (Pulverised Fuel Ash), a product of coal combustion.

The settlement lagoons which form part of the station's operational area, but which are included within the proposed green belt in the UDP, are of major importance for nature conservation. All operational activities are carried out in the context of an annual management plan prepared by Groundwork Merseyside to ensure no net loss of the ecological resource while enabling the company to operate efficiently.

The area is covered by a specific policy within Warringtons UDP (EMP9- Employment development opportunity area: Fiddlers Ferry Power Station)

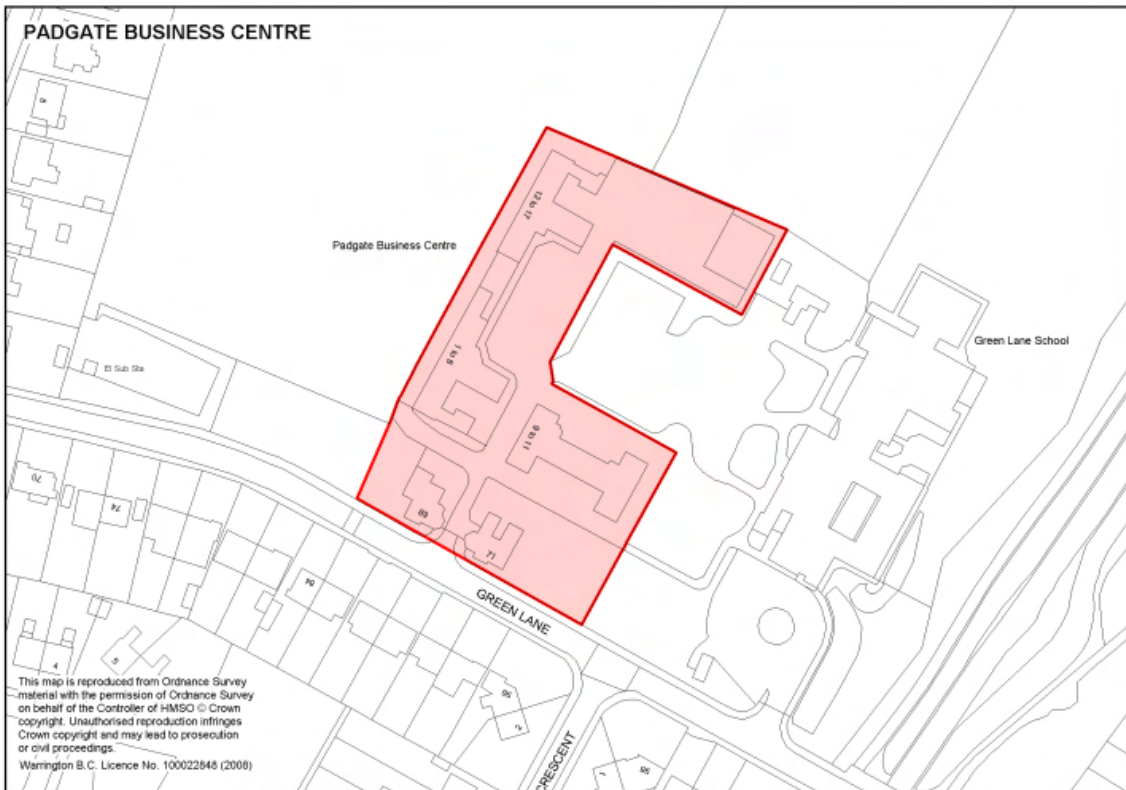


**Fiddlers Ferry Power Station**



## Padgate Business Park

Padgate Business Park is located off Green Lane in Padgate and is easily accessible from Junction 21 of the M6 and the M62 and M56 motorways. The park consists of three attractive buildings, known as Rowan House, Maple House and Beech House - each with plenty of parking. Nineteen accommodation units of varying sizes are contained in the Park. Recent renovations have been completed and most of the new units pre-let. Units on the business park range in size from approximately 200sqft (18sqm) to 1700sqft (165sqm).



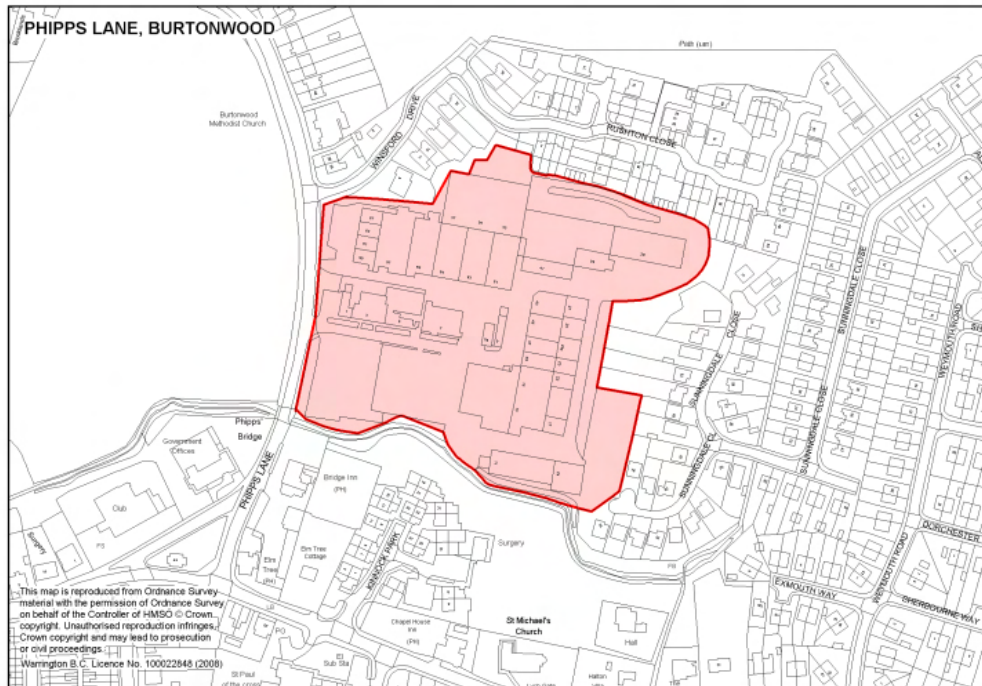
**Padgate Business Park**

## Main Employment Locations in Warrington

### Burtonwood Industrial Estate, Phipps Lane

Burtonwood Industrial Centre is a well established business location lying centrally between Manchester and Liverpool. Warrington town centre is situated approximately 6 miles to the South East of the units. The site is ideally situated and is located approximately 1.5 miles from Junction 8 of the M62 and 3.5 miles from Junction 22 of the M6.

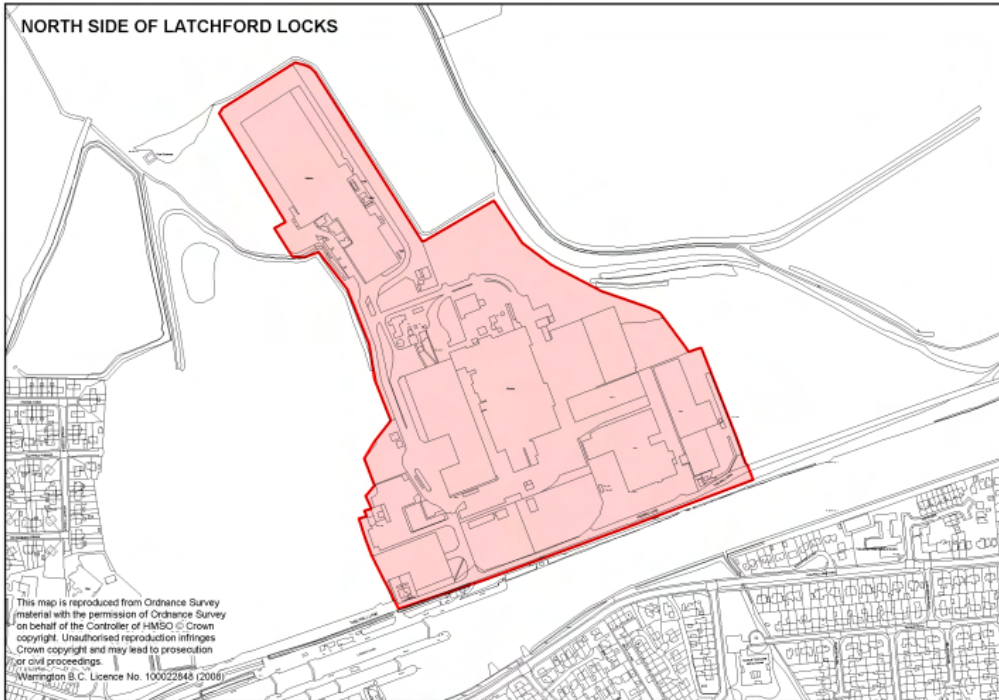
The area has a range of industrial and warehouse units with some ancillary office accommodation. Office and industrial from 1500sq ft warehousing and industrial uses.



**Burtonwood Industrial Estate, Phipps Lane**

## North Side of Latchford Locks

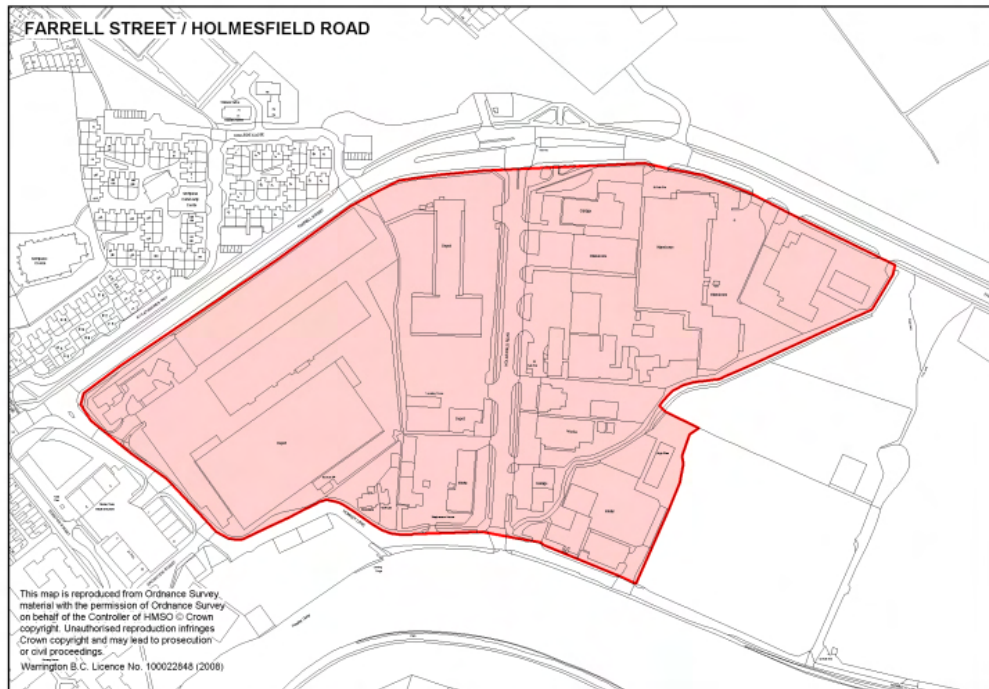
This area is primarily occupied by Beers Timber yard and Alcan Novelis. Directly adjacent to the area is a site which has recently been acquired by Morris Homes. Planning permission has been granted for 485 homes, many of which are under construction or completed.



North Side of Latchford Locks

## Farrell Street/ Holmesfield Road

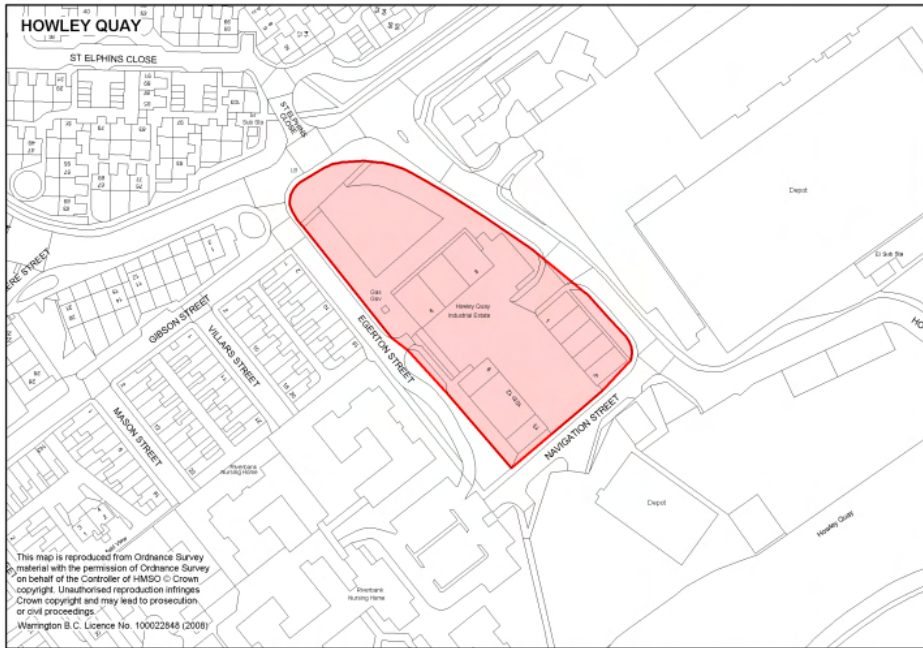
This area is within close proximity to Warrington town centre and is a well established industrial area. It occupies over 5 hectares and a range of B1, B2, B8 and sui generis businesses are located there. Occupiers include NTL and Magnet. The existing Mercedes Benz car show room is relocating from this area to Juniper Lane.



Farrell Street/ Holmesfield Road

## Howley Quay

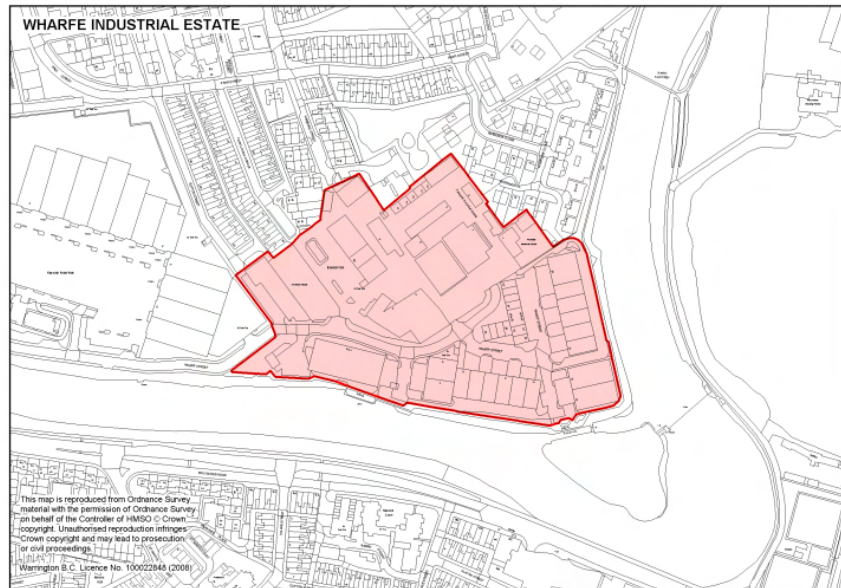
The area is adjacent to Farrell Street/Holmesfield Road industrial area and is approximately 0.5 hectares in size. The area is bounded by Howley Lane to the east and Navigation Street to the south. The area offers small B2 type workshop units with some trade counter operations. Industries include plumbers, printers and MOT services.



Howley Quay

## Wharf Industrial Estate

The area is situated to the west of Riverside Retail Park and the River Mersey lies to the south with Victoria Park to the east. There is residential development surrounding the estate to the north. The industrial estate is a well established area and there are a range of different sized B2 and sui generis type units and take up rates are generally good. The whole area covers around 5 hectares in size. Occupiers of the units include small workshops, car repair businesses and small wholesalers.

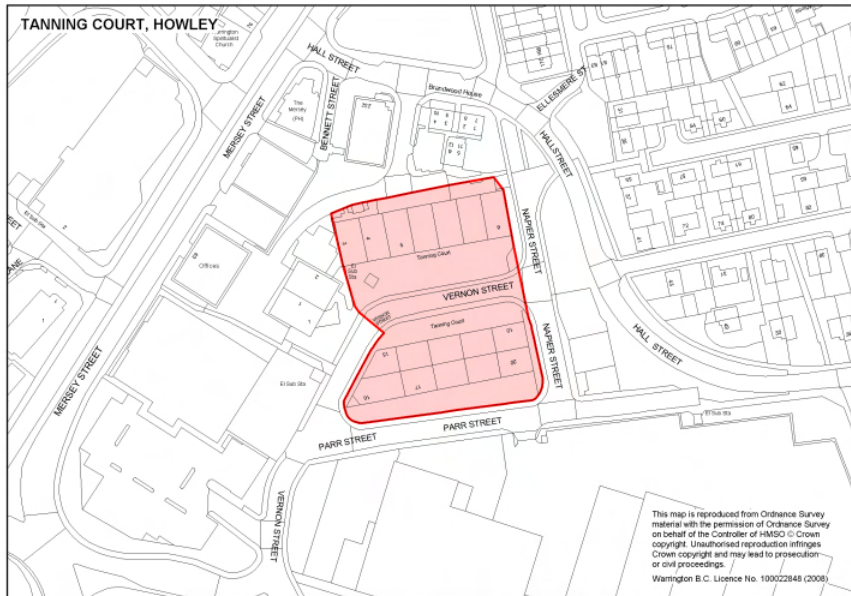


Wharf Industrial Estate



## Tanning Court, Howley

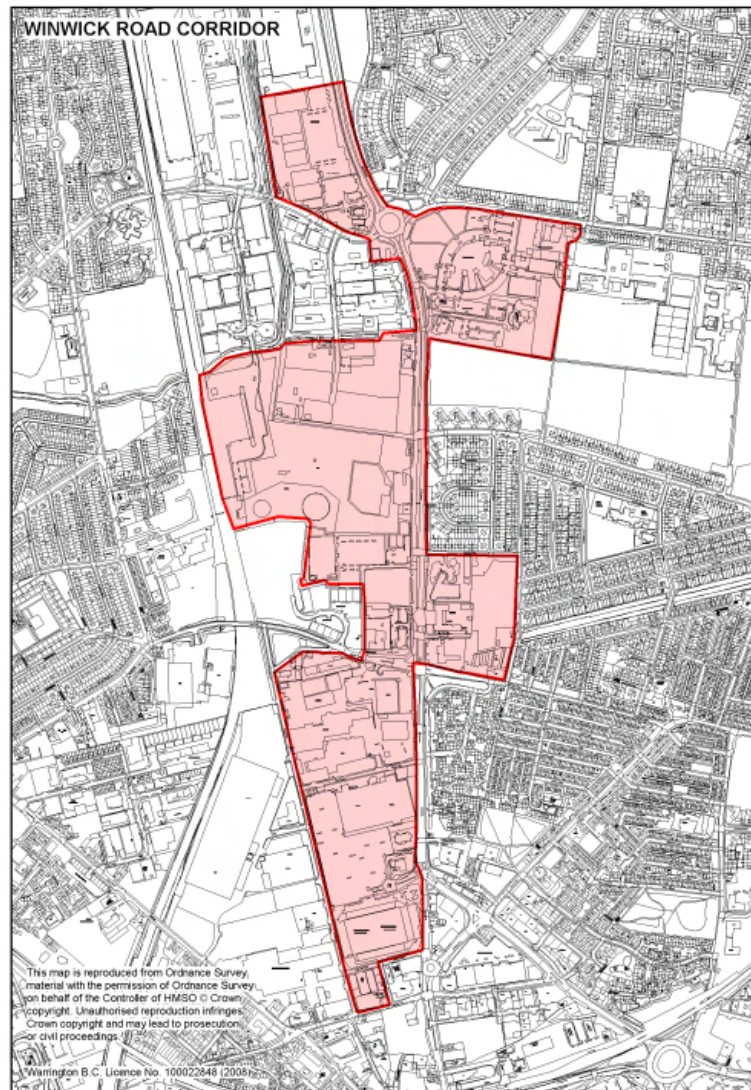
This small estate is situated to the north of Riverside Retail Park and can be accessed via Vernon Street and Parr Street. The area covers around 0.7 hectares in size. There are 17 units each with servicing yards to the front which generally provide B2 uses. Businesses here include wholesalers and kitchen/conservatory companies.



Tanning Court, Howley

## Winwick Road Corridor

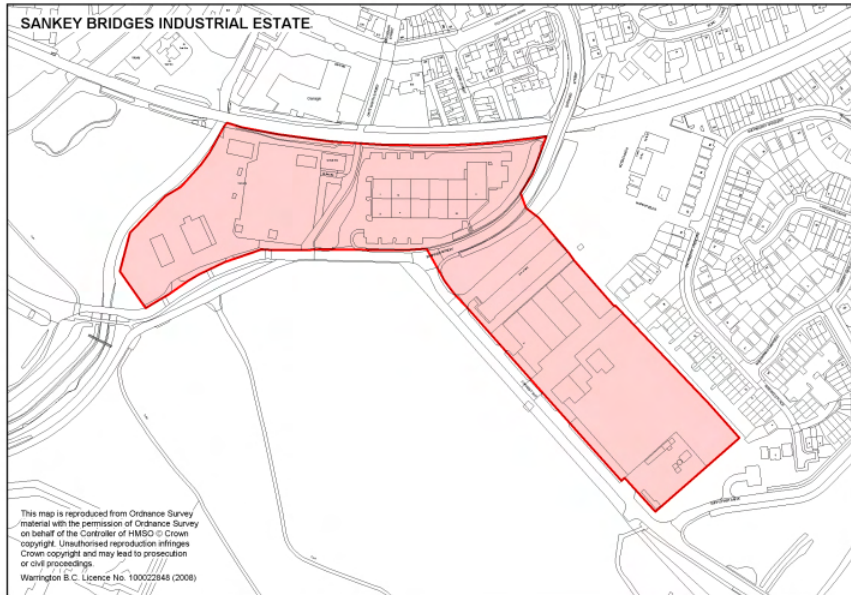
The A49 corridor is an area which has experienced significant growth over recent years with a number of businesses and uses along it. The road is also used to access other key employment locations in the borough including Winwick Quay, Calver Road and Hawleys Lane. There are a number of car showrooms along the corridor (sui generis use) and over recent years the area has seen the completion of the new Warrington Collegiate College, the Halliwell Jones Rugby Stadium and Tesco store.



Winwick Road Corridor

## Sankey Bridges Industrial Estate

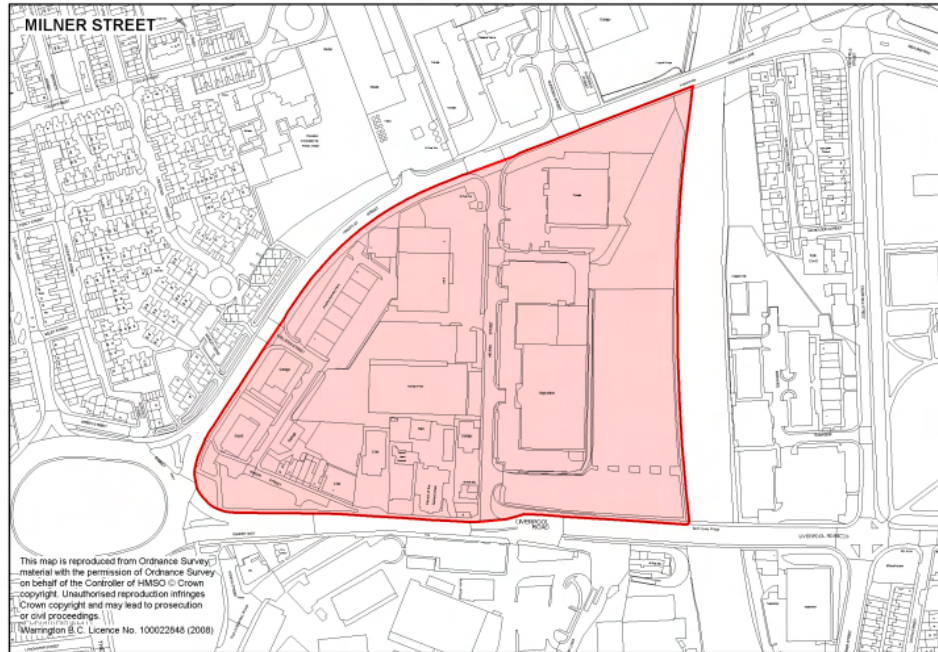
This is a small but well established industrial estate, situated on Liverpool Road in Penketh. The area primarily caters for B1 and B2 uses with a number of workshops and general manufacturing uses with some ancillary offices. Businesses include conservatory firms and glass workshops.



**Sankey Bridges Industrial Estate**

## Milner Street

Situated in between Priestley Street to the north and Liverpool Road to the south, Milner Street is a well established employment area with a car sales showroom, Royal Mail Delivery Office and more recently a retail furniture showroom. The area is well occupied with few vacancies.



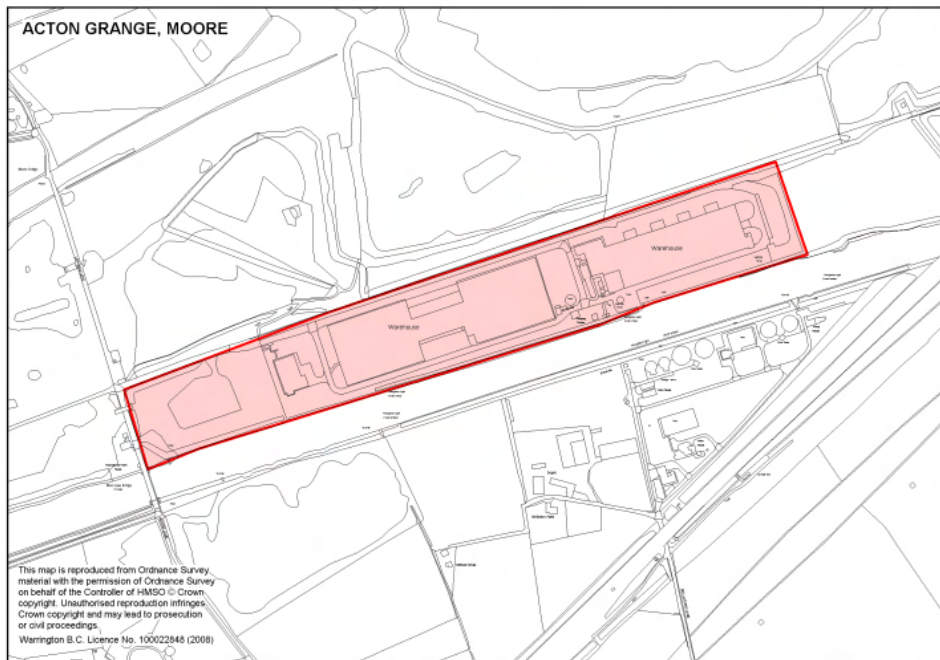
**Milner Street**

## Acton Grange, Moore

The site is located to the north of the Manchester Ship canal in Moore. The area is designated as a major developed site in the Green Belt. At present the area includes commercial development (including significant warehousing), open storage areas, and land partly associated with the Arpley Landfill site and Chemical/sewage works to the immediate south of the Manchester Ship Canal.

The site has been identified as having potential to become "Port Warrington" as part of Peel's wider aspirations for the Manchester Ship Canal Corridor.

A planning application has been approved which will use the land to the east of the existing site as hard standing and rail sidings constructed to serve the site.



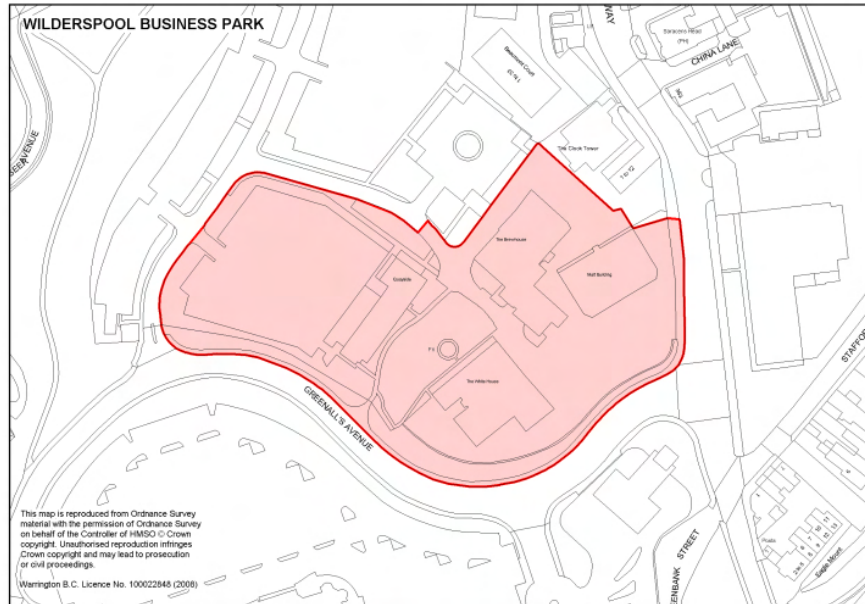
Acton Grange, Moore (Port Warrington)



## Main Employment Locations in Warrington

### Wilderspool Business Park, Greenalls Avenue

The Wilderspool Business Park is situated off Wilderspool Causeway and is an attractive office development. There 4 buildings on site, the Quayside, Brewhouse, White House and Malt Building providing B1 office accommodation. Take up rates are good in this location.

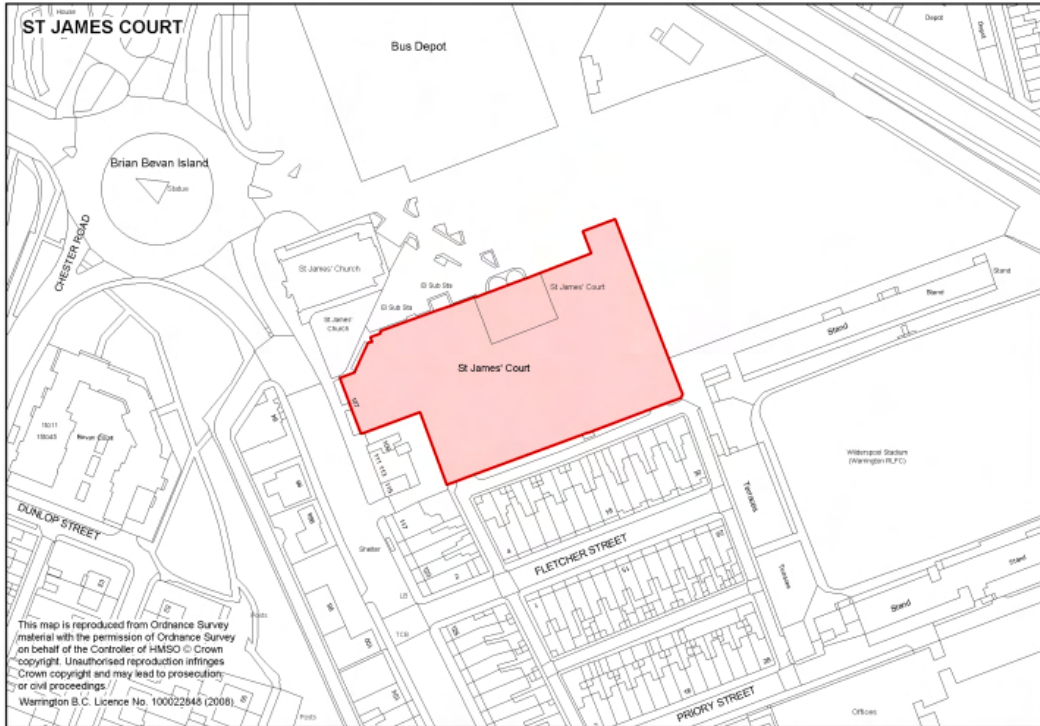


**Wilderspool Business Park**



## St James Court

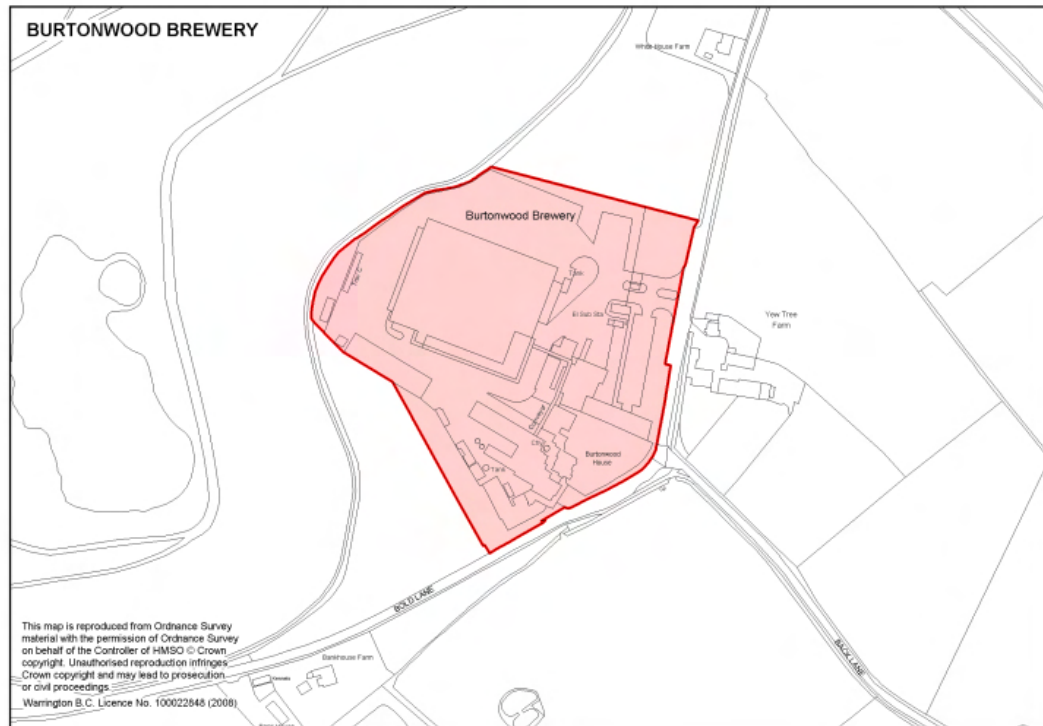
This is a well established office location and is situated off Wilderspool Causeway. The area of the St James Court building covers around 0.7 hectares in size.



**St James Court**

## Burtonwood Brewery Bold Lane

The site is a major developed site in the Green Belt. The brewery element of the site has now restarted under the "Thomas Hardy" banner and there is some small office activity on site. The site is accessible from Junction 8 of the M62 and benefits from extensive car parking provision.



**Burtonwood Brewery**

## Vacant Sites

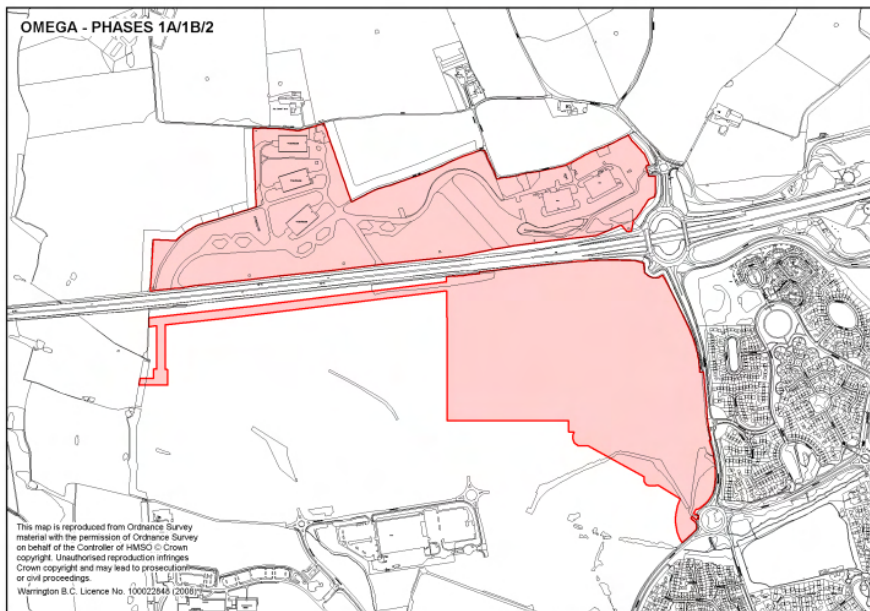
### Sites with Planning Permission/ Under Construction

#### Omega (Phases 1a & 1b)

Omega is located in the north west of Warrington. Omega North was allocated within Warrington's UDP as a Regional Investment Site for high quality strategic business developments and the site is identified in the NWDA's 2006 Regional Economic Strategy. Planning permission for phases one and two was granted in June 2007.

The site is easily accessible and benefits from a network of road, rail and public transport links from Manchester and Liverpool. However, issues on the future capacity at Junction 10 remain.

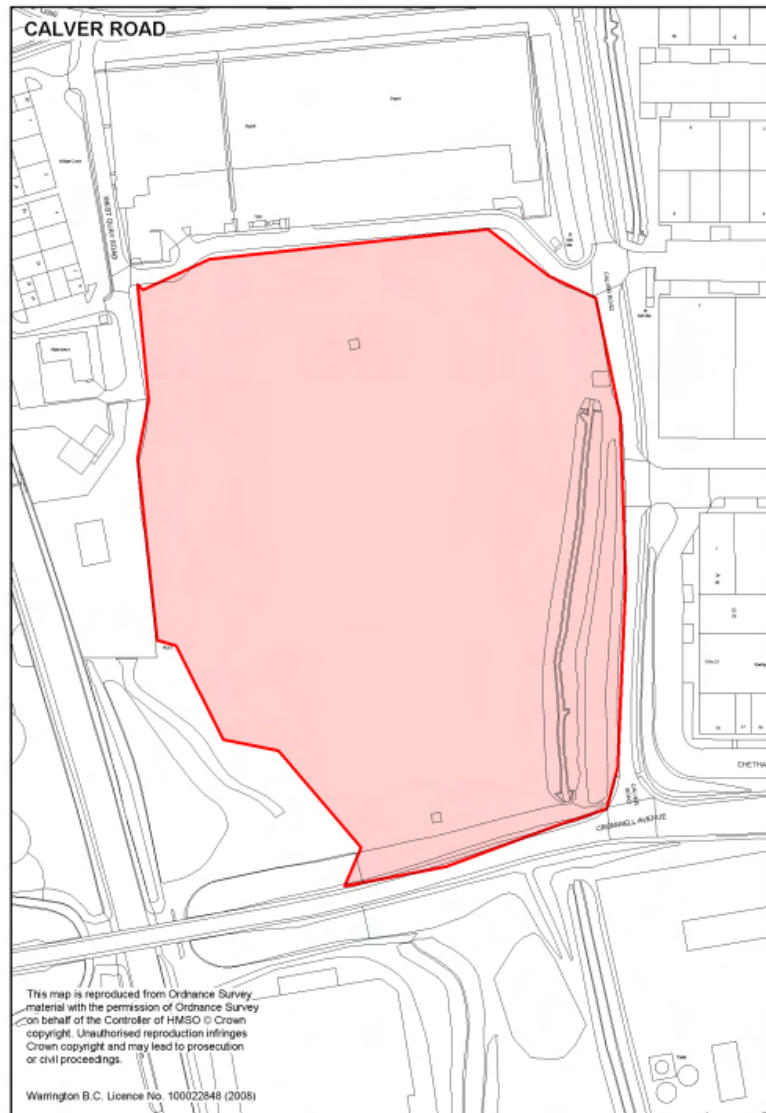
Omega North is expected to contribute to local employment growth.



Omega North

## Calver Road

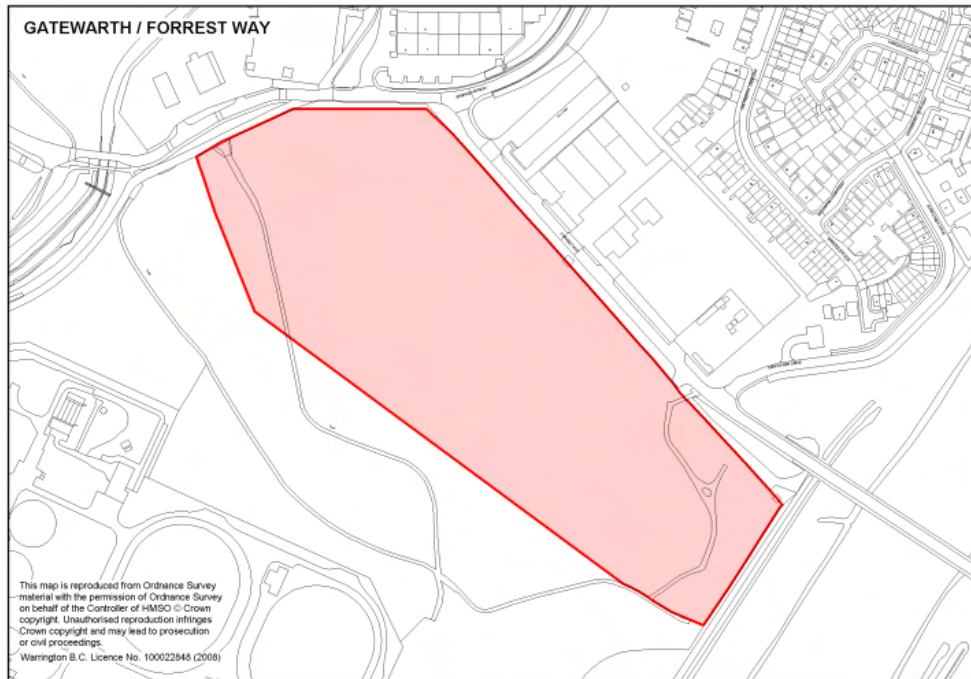
The Calver Park development on Cromwell Avenue is currently under construction. The masterplan illustrates the availability of 2.83 ha (7 acres) for automotive dealerships. The area can be easily accessed from the M62 motorway via Winwick Road.



Calver Road

## Gatworth Industrial Estate, Forest Way

Gatworth Industrial Estate is located and accessed off Liverpool Road via Forrest Way. The area is a well established employment location and comprises a number of industrial type workshops and building merchants. The United Utilities water treatment works is situated adjacent to the area. The site has consent for up to 250,000 sq ft to be brought forward in phases and directed to small business users and local companies.

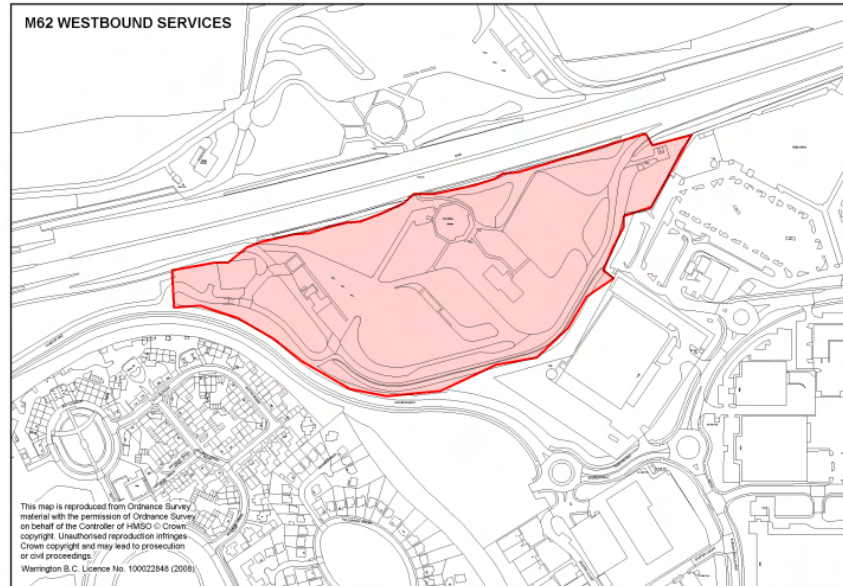


**Gatworth Industrial Estate**



## M62 Westbound Service Area

An outline application was approved in 2008 for B1, B2 and B8 uses, a Hotel (C1), and pub/restaurant (A3 / A4). A reserved matters application for half of the site was approved and the hotel, pub/restaurant and coffee shop element have been completed. The B use element has yet to be started.

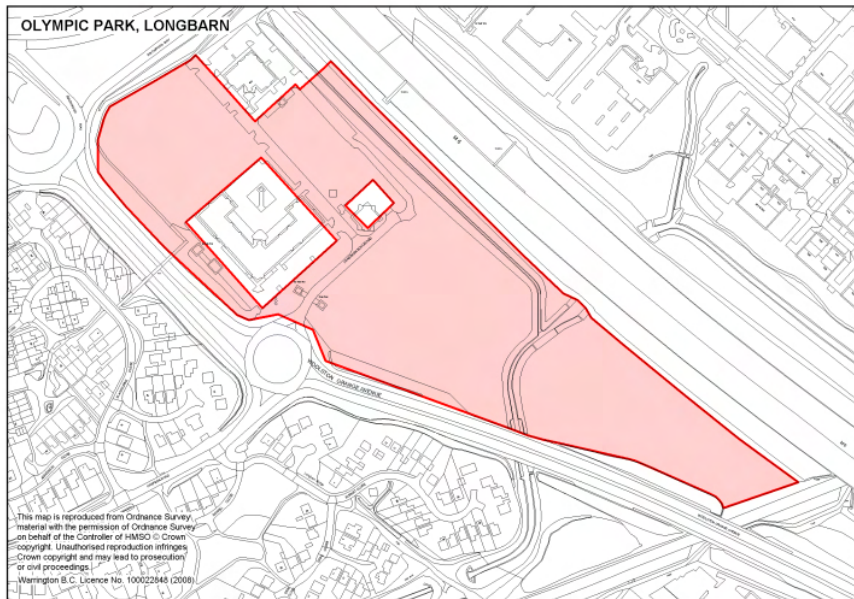


**M62 Westbound Service Area**

## Olympic Park, Longbarn

Olympic Park is situated within the Longbarn area, close to Birchwood and Woolston Grange employment areas. It is a new development which fronts onto the M6 motorway. A number of the high quality self contained office buildings to the east of the site are completed but many remain vacant.

The area is accessible from Junction 21 of the M6 and Junction 11 of the M62. Olympic Park is also with close proximity to Birchwood Shopping Centre.



Olympic Park



## 2 Location and Summary of Types Employment Accommodation

### Office (B1)

- Omega (allocated)
- Birchwood park
- Birchwood Boulevard
- Risley
- Lingley Mere
- Centre Park
- Longbarn
- Cinnamon Park
- Gemini
- Warrington Central Trading Estate
- Taylor Business Park
- Padgate Business Park
- Stockport Road
- Wilderspool Business Park
- Greenalls Avenue

### General Industry (B2)

- Omega
- Birchwood park
- Risley
- Woolston Grange
- Genimi Trade Park
- Warrington Central Trading Estate
- Bewsey Industrial Estate
- Taylor Business Park
- Hawleys Lane
- New Cut Lane, Woolston
- Palatine Industrial Estate
- Old Liverpool Road
- Athlone Road
- Burtonwood, Phipps Lane
- North side of Latchford Locks
- Farrell Street
- Sankey Bridges

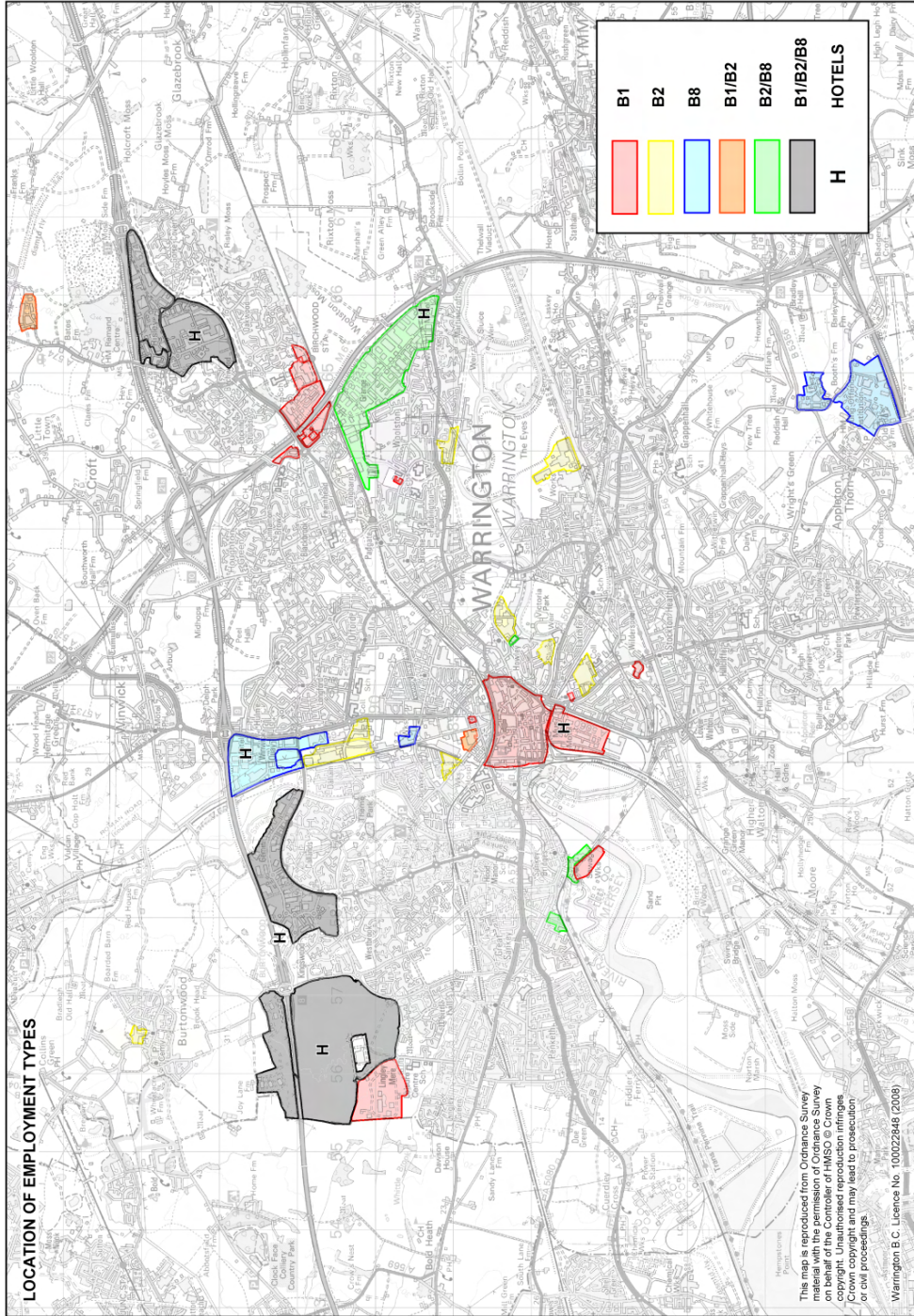
### Storage and Distribution (B8)

- Omega
- Woolston Grange
- Birchwood Park (coming forward)
- Risley
- Appleton/ Stretton Trading Estate
- Gateway 49, Kerfoot Street
- Calver Road

### Hotel Locations associated with employment areas

- Omega
- Birchwood Park
- Centre Park
- M62 Westbound Services
- Woolston Grange
- Winwick Quay





Locations of Employment Types

### 3 Schedule of Available Floorspace and Sites

Employment Area	Total available floorspace (sq m) 2011	Total available sites in hectares 2011	Total available floorspace (sq m) 2010	Total available sites in hectares 2010	Total available floorspace (sq m) 2009	Total available sites in hectares 2009
<b>Omega</b>		227.42 (Gross)		227.42 (Gross)		95.31
<b>Birchwood including Birchwood Park</b>	32504.11	20.24	31753.49		26642.24	10.32
<b>Birchwood Boulevard</b>	7760.04		9856.8		5255.22	
<b>Risley Industrial Estate</b>	15218.89		28992.55		17245.61	0.40
<b>Lingley Mere</b>		40.47	0			20.44
<b>Appleton/ Stretton</b>	56166.51	0.08	62997.15 <sup>*(1)</sup>		2401.51	0.57
			(2)			
			(3)			
			(4)			
<b>Olympic Park</b>	3281.13		10973.25		10085.46	
<b>Central Trading Estate Bewsey</b>	1743.9	1.09	1154.93		1280.06	0.75
<b>Gateway 49 Kerfoot Street</b>	1339.43		4502.68		4823.84	

- 1 Large floorspace availability figure at Appleton/Stretton due to the 3 large units below becoming recently vacant
- 2 Unit 1 Warrington South Distribution Park, Lyncastle Road-9754.5
- 3 Unit 2 Warrington South Distribution Park, Lyncastle Road-3146.24
- 4 Unit 3 Warrington South Distribution Park, Lyncastle Road-25053.27

## Schedule of Available Floorspace and Sites

Employment Area	Total available floorspace (sq m) 2011	Total available sites in hectares 2011	Total available floorspace (sq m) 2010	Total available sites in hectares 2010	Total available floorspace (sq m) 2009	Total available sites in hectares 2009
Hoyle Street Bewsey	0		1443.57		1759.06	
Cinnamon Park	1445.15		930.39		878.42	
Burtonwood Brewery	1286.94		1286.94		473.79	
Burtonwood Industrial Estate	283.81		0		1582.74	
Dallam Court	956.22		422.79		371.75	
Tannery Court	788.91		921.57		1189.98	
Gateworth Industrial Estate	39.02		390.46		1385.09	
Penketh Business Park Liverpool Road	0		0		139.35	
Tanning Court Howley	657.71		450.38		732.14	
Wharf Industrial Estate	5308.96		5327.73		6041.14	
Farrell Street including Mercedes Garage	0		0			0.73
Howley Quay Industrial Estate	224.54		1225.81		908.1	
Palatine Industrial Estate Wilderspool Causeway	0		795.22		2980.69	
St James Court	2835.56		2459.78		3132.11	
Eagle Park Hawleys Lane	2984.51		1733.89		3157.58	
Gemini	7860.74		9637.73		8054.88	

Employment Area	Total available floorspace (sq m) 2011	Total available sites in hectares 2011	Total available floorspace (sq m) 2010	Total available sites in hectares 2010	Total available floorspace (sq m) 2009	Total available sites in hectares 2009
Long Lane Business Park Orford	0		247.66		376.88	
Padgate Business Park, Green Lane Padgate	1077.43		633		1003.95	
Wilderspool Business Park	1740.29		882.55		0	
Town Centre	0		12436.19		10749.61	
Centre Park	31270.26		27525.97		3213.78	
Gemini Trade Park	4584.34		2269.74		3729.71	
Calver Park		5.67		5.67		
Winwick Quay	17297.63		17866.07		11315.5	3.04
Woolston Grange	35427.72	0.81	24782.61		23750.78	
Acton Grange, Birchwood Lane, Moore, Warrington			11451.32			

Table 1 Schedule of available floorspace and sites - 31st March 2011









Warrington Borough Council

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