

TRIDENT BUSINESS PARK



WARRINGTON WA3 6BX

///RUBBLE.CONSPIRE.CONVEYING



PV panels included
at no extra cost



Placing this building
in the top 10% of
UK warehouses for
sustainability

TWO NEW HIGH QUALITY WAREHOUSES

UNIT T80: 79,702 SQ FT (7,405 SQ M)

UNIT T45: 45,278 SQ FT (4,206 SQ M)

High performance **space** for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **Units T80 and T45** are **highly sustainable warehouses** that will deliver benefits for your business, your people and the environment.

An ideal location

Trident Business Park is located in Birchwood, one of the North West's most successful and vibrant business communities, Trident Business Park is situated immediately South East of the M6 and M62 motorway intersection with direct access to the M62 at Junction 11, giving easy access to Manchester to the East and Liverpool to the West and the regional airports.

Available from Q1 2025



Rooftop solar panels provided as standard.



Smart LED lighting helping you reduce energy consumption by **up to 75%**.



10% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent accreditation places this warehouse in the top 10% of warehouses in the UK for sustainability.



With an **EPC A rating**, customers can lower their energy bills, all whilst delivering net zero carbon offices.



Why choose Trident Business Park?



Less than 2 miles from J11 M62



Average full time weekly wage of £511 (15.45% lower than the UK average)*



Excellent road, rail, air and sea links, with the town served by nearby Liverpool and Manchester



Highly skilled workforce
with over 40% of the local workforce
educated to degree level and above



Strong and diverse labour pool
with nearly 2.5 million economically active people
within 30 minute drive



An economically active population
of 80% in Warrington as opposed to national average of 75.5%

You're well-connected

**TRIDENT
BUSINESS
PARK**



1.5 MILES

to junction 11 of the M62



2 MILES

from Birchwood Station



4.5 MILES

from Warrington centre



17 MILES

to Manchester Airport

Drive times

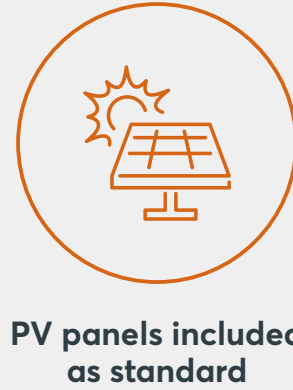
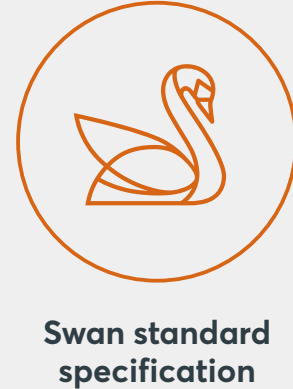
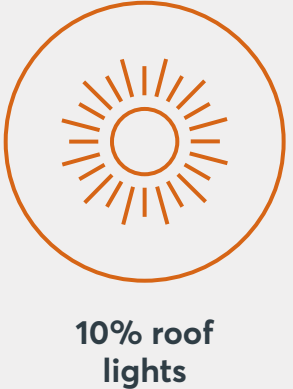
- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

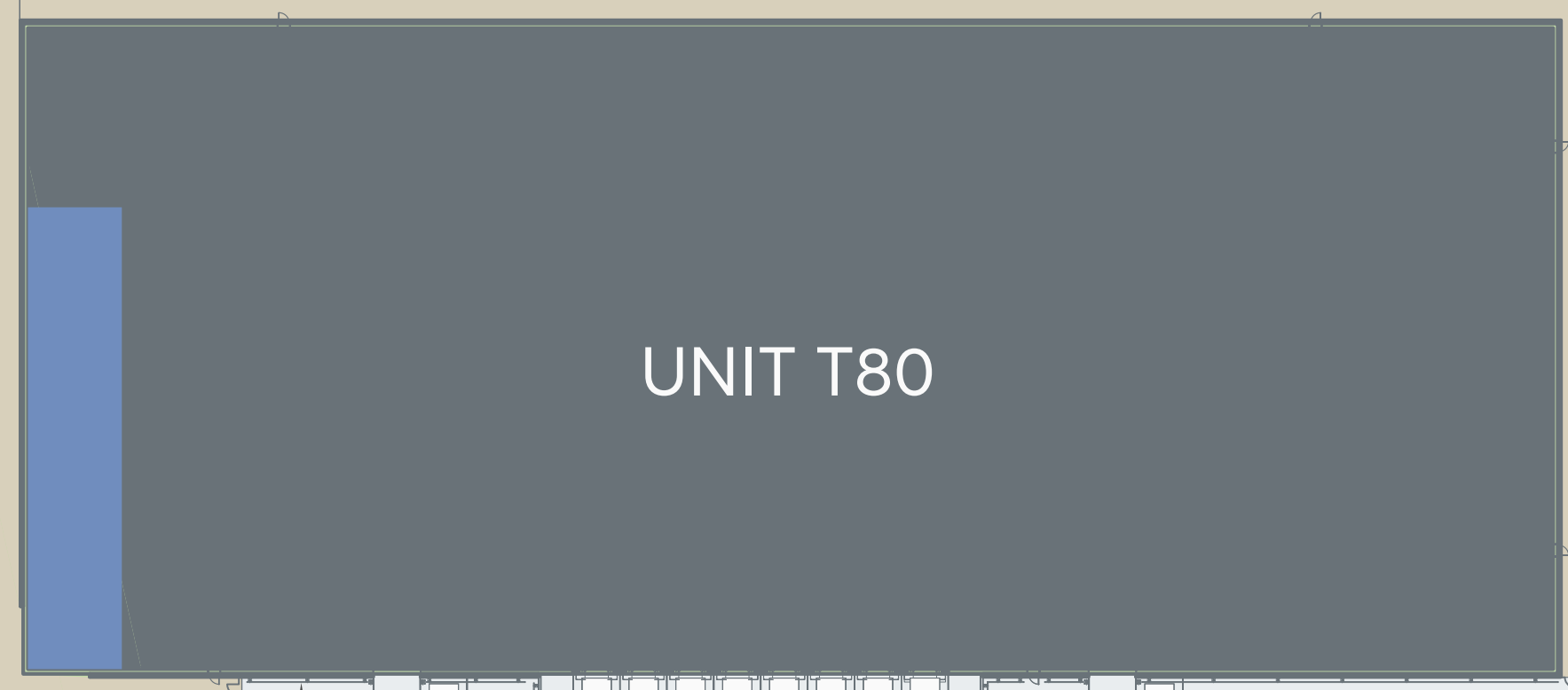
Schedule of accommodation

| | UNIT T80 | UNIT T45 |
|--------------------------------|----------------------------------|----------------------------------|
| WAREHOUSE INC. GF OFFICE | 75,926 SQ FT (7,054 SQ M) | 42,331 SQ FT (3,933 SQ M) |
| FF OFFICE | 3,776 SQ FT (351 SQ M) | 2,947 SQ FT (274 SQ M) |
| PLANT DECK | 3,189 SQ FT (296 SQ M) | N/A |
| TOTAL (EXCLUDING PLANT) | 79,702 SQ FT (7,405 SQ M) | 45,278 SQ FT (4,206 SQ M) |
| YARD DEPTH | 48 M | Max 50 M / Min 27 M |
| CLEAR INTERNAL HEIGHT | 10 M | 10 M |
| LOADING DOCKS | 6 | 2 |
| EURO DOCKS | 2 | 0 |
| LEVEL ACCESS LOADING DOORS | 2 | 2 |
| HGV PARKING | 26 | 0 |
| CAR PARKING | 64 | 35 |
| ELECTRIC CAR CHARGING POINTS | 15 | 10 |
| MOTORCYCLE PARKING | 8 | 4 |
| BICYCLE PARKING | 24 | 12 |
| POWER SUPPLY | 700KVA | 400KVA |
| FLOOR LOADING | 50KN SQ M | 38KN SQ M |

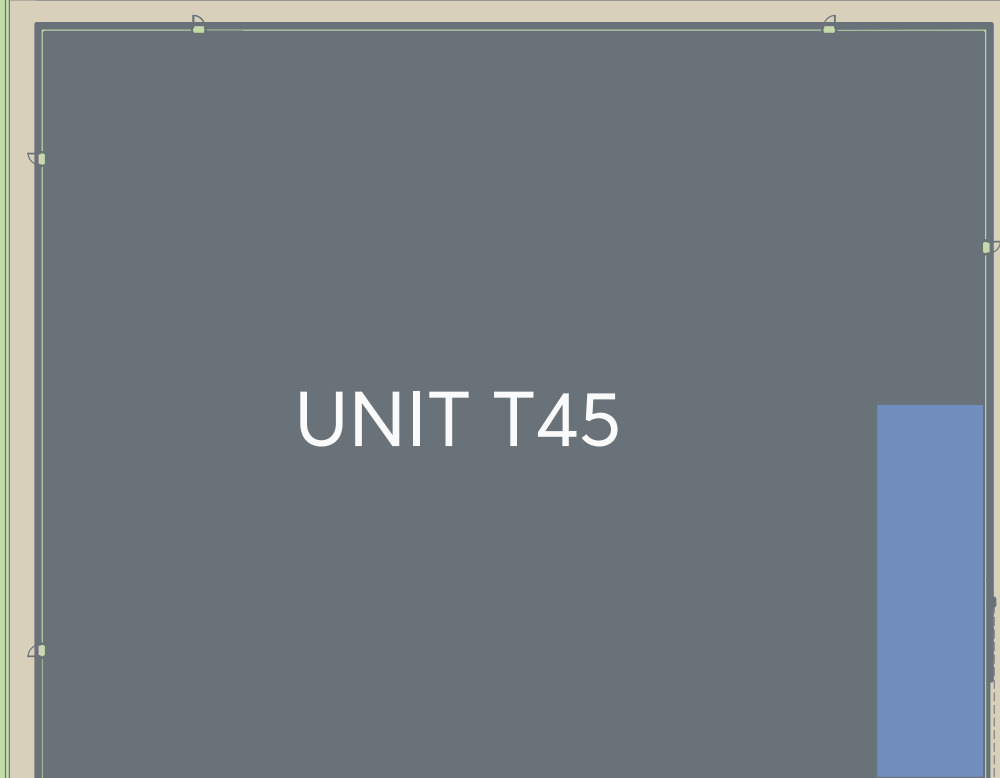
All floor areas are approximate gross internal areas.
*Subject to final plan.



TRIDENT BUSINESS PARK



UNIT T80



UNIT T45

 Additional Car Parking

 Dedicated car parking to the unit including 16 EV charging points

 Lorry parking

 Dedicated car parking to the unit including 10 EV charging points

No. Car Parking Spaces

45 No. Car Parking Spaces

26 No. Trailer Parking Spaces

48m

50m max / 27m min

Site plan is indicative.



Hannah Bailey
Development Manager

“

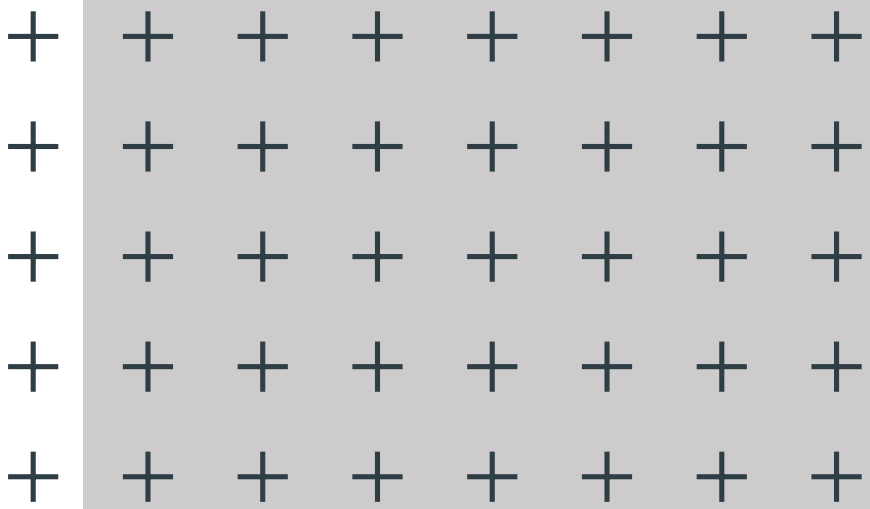
We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

Let's talk

07870 845650
hannah.bailey@stmodwen.co.uk





At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

Sarwjit Sambhi,
Chief Executive Officer

“With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work”.

Huboo, St. Modwen Park Chippenham



The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



AAA rated white goods



Refreshment stations



Smart metering



Low VOC/organic paints



Acoustic control



Intelligent LED lighting



Natural light



Low energy lifts

**TRIDENT
BUSINESS
PARK**



**SUSTAINABILITY
AT THE CORE**

**HIGH
SPECIFICATION
OFFICE AND
RECEPTION
SPACES**





HANNAH BAILEY

Development Manager

07870 845650

hannah.bailey@stmodwen.co.uk



HANNAH BRYAN-WILLIAMS

Development & Leasing Manager

07971 386 918

hannah.bryan-williams@stmodwen.co.uk

High performance space where you need it.

TRIDENT BUSINESS PARK



TRIDENT BUSINESS PARK
WARRINGTON
WA3 6BX

stmodwenlogistics.co.uk

@StModwenLL St. Modwen Logistics @stmodwenlogistics



Alex Palfreyman
M: 07870 999 773
E: apalfreyman@savills.com



Stephen Capper
M: 07825 862 770
E: steve.capper@cbre.com

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only.

ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. February 2024. TBDW 05164-02.