



INDURENT

TRIDENT BUSINESS PARK

WARRINGTON WA3 6BX
///RUBBLE.CONSPIRE.CONVEYING

Two new high quality warehouses

UNIT T83: 83,211 SQ FT (7,730.6 SQ M)

UNIT T45: 45,486 SQ FT (4,225.8 SQ M)

Available from Q1 2025



PV panels included
at no extra cost



BREEAM Excellent
target accreditation



Warehousing that Works.

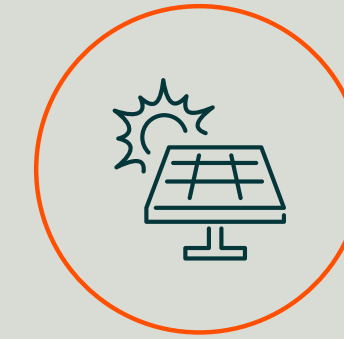
High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Units T83 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.



Rooftop solar panels included 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 target 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.



Warehousing that Works.



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



Warehousing that Works.

*Source: ONS



AN ECONOMICALLY ACTIVE POPULATION.

80% in Warrington as opposed to national average of 75.5%.



HIGHLY SKILLED WORKFORCE.

Over 40% of the local workforce educated to degree level and above.



STRONG LOCAL LABOUR.

Nearly 2.5 million economically active people within 30 minute drive.



Source: ONS



Warehousing that Works.

You're well-connected.

 **1.5 MILES**
to junction 11 of the M62

 **2 MILES**
from Birchwood Station

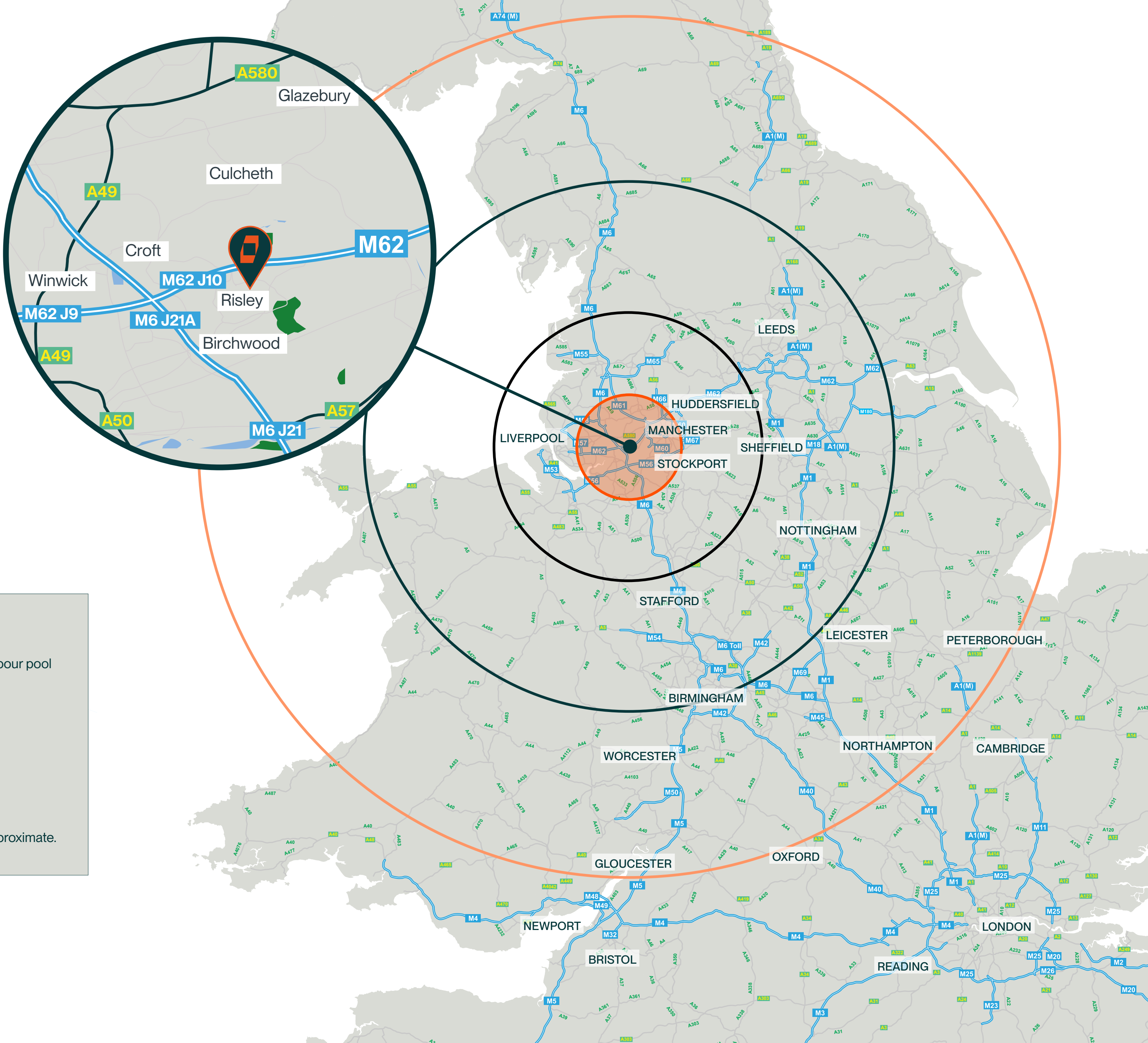
 **4.5 MILES**
from Warrington centre

 **17 MILES**
to Manchester Airport

Drive times

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

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



Warehousing that Works.

Schedule of accommodation

	UNIT T83	UNIT T45
WAREHOUSE INC. GF CORE	76,896 SQ FT (7,143.9 SQ M)	43,218 SQ FT (4,015.1 SQ M)
FF OFFICE	3,091 SQ FT (287.2 SQ M)	2,268 SQ FT (210.7 SQ M)
PLANT DECK	3,224 SQ FT (299.5 SQ M)	N/A
TOTAL	83,211 SQ FT (7,730.6 SQ M)	45,486 SQ FT (4,225.8 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	16	11
MOTORCYCLE PARKING	8	4
BICYCLE PARKING	24	12
POWER SUPPLY	700kVA	400kVA
FLOOR LOADING	50KN SQ M	50KN SQ M



BREEAM Excellent target rating



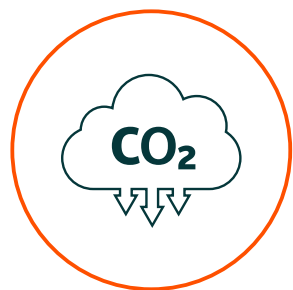
EPC A rated



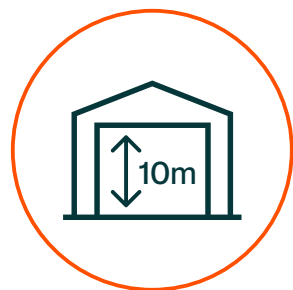
10% roof lights



EV car charging



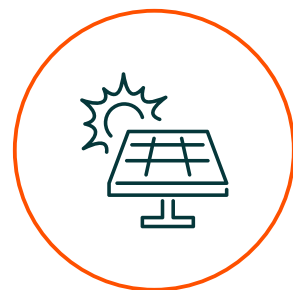
Operationally net zero carbon to offices



Up to 10m clear internal height



Indurent standard specification



PV panels included as standard

All floor areas are approximate gross internal areas and subject to final plan.



Warehousing that Works.



Units T45 and T83.





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 Indurent 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



HANNAH BRYAN-WILLIAMS

Senior Customer & Leasing Manager

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Warehousing that Works.



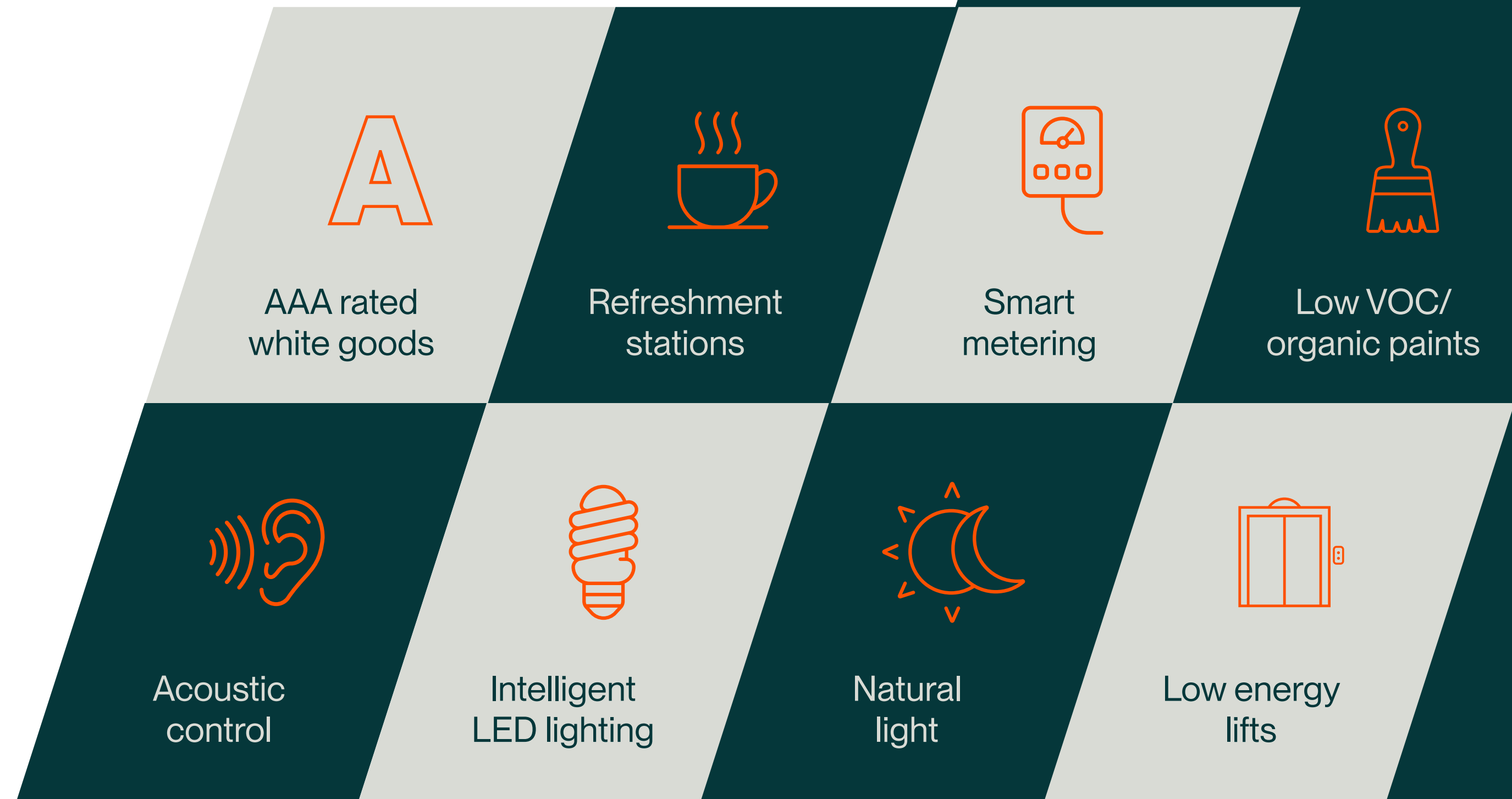
The Indurent standard.

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

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent 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.

- 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



Warehousing that Works.



Sustainability at the core.

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



Warehousing that Works.



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Warehousing that Works.

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