

EVO 89

WARRINGTON

Warrington | Cheshire
Lingley Mere WA5 3LP

WARRINGTON

To Let

88,912 sq ft (8,260 sq m)
Logistics and HQ Unit

Available Spring 2023

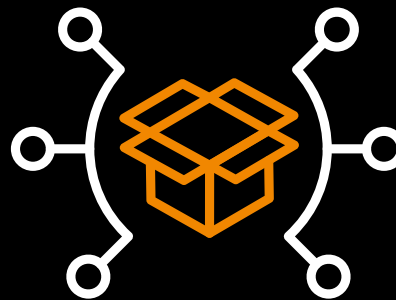


warrington89.evo-industrial.co.uk

LOCATION

EVO Warrington 89 is situated on Omega Boulevard in Lingley Mere.

- ≡ The location is great for logistics, with easy access to the M62, Manchester, Liverpool and beyond. Only 0.75 miles from Junction 8 of the M62 and just 3 miles from Junction 21a of the M6, so really convenient to get in and out of!
- ≡ Within 20 miles of Manchester Airport and John Lennon Airport.
- ≡ Other major occupiers include: Amazon, Asda, Brakes, Domino's Pizza, Hermes, Royal Mail, The Hut Group and Travis Perkins, so you will be in good company.
- ≡ Gemini Retail Park is within a mile.
- ≡ Oh, and the building looks cool too.



88,912 sq ft

That's nearly as big as Twickenham rugby pitch!



“**THIS IS A GREAT LOCATION FOR A LOGISTICS/HQ UNIT AND YOU SHOULD SEE THIS BUILDING!**”

Adam Courtenay

TO MANCHESTER 

**J8
M62**

AMAZON

GUSTO

EVRI

M62

ASDA

AMAZON

**ROYAL
MAIL**

**PLASTIC
OMNIUM**

**ROYAL
MAIL**

**THE HUT
GROUP**

**THE DELIVERY
GROUP**

**EVO89
WARRINGTON**

JUNGHEINRICH

**ROYAL
MAIL**



WARRINGTON
202,230
RESIDENTIAL
POPULATION

24.1%

A high proportion of residents employed in professional occupations (24.1%) compared to **AVERAGE OF 19.8%**

6.9 MILLION

the North West region has the largest resident and working population in the UK, outside London and the South East



SPECIFICATION

KEY FEATURES

FULLY FITTED FIRST FLOOR OFFICES

RAISED ACCESS FLOORS

COMFORT COOLING

HIGH SPEED FIBRE BROADBAND (UP TO 1Gbps)*

LED LIGHTING WITH PIR SENSORS

PHOTOVOLTAIC PANELS

2 LEVEL LOADING DOORS

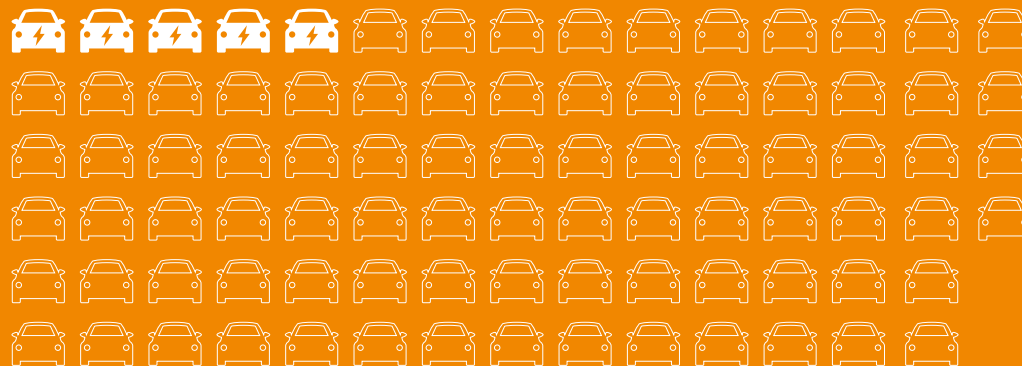
7 DOCK LEVEL LOADING DOORS

GATED FULLY SECURE DEVELOPMENT

5 EV CHARGING POINTS

*We provide a connection to the Openreach fibre network (FTTP - fibre to premises) which can offer speeds of up to 1Gbps

88
CAR PARKING SPACES
5 EV CHARGING POINTS



EV CHARGING POINTS





12.5m
EAVES HEIGHT

(in case you wanted to know, that's the equivalent height of 2 giraffes)

50kN
PER SQ M
FLOOR LOADING

PLANNING USE

E(g), B2 and B8 (industrial and warehouse) with ancillary trade uses included.

TERMS

Available To Let or a Sale may be considered.

ACCOMMODATION

Gross External Area (GEA)	Sq ft	Sq m
Ground Floor Warehouse and Ancillary	79,573	7,392.6
First Floor Fitted Offices	9,314	865.3
TOTAL	88,888	8,258

**PHOTOVOLTAIC
ROOF PANELS**





SUSTAINABLE

We know you want a building with low running costs and a low carbon footprint.

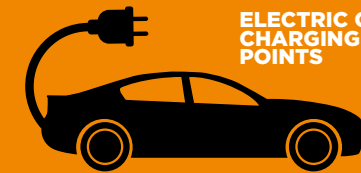
EVO Warrington 89 is **BREEAM Excellent** and **Net Zero Carbon** in use, so will boost your green credentials whilst reducing your environmental impact. We are targeting an A+ rating for energy performance, making it our first net zero carbon building. We've used recycled materials, installed solar roof panels and car chargers, and flooded the warehouse with natural light. The offices are good-to-go and a raised floor makes hardware installation easy.



PHOTOVOLTAIC ROOF PANELS



RECYCLED MATERIALS



ELECTRIC CAR CHARGING POINTS



GREEN BREAKOUT AREA



A+
TARGETED EPC RATING

“**CLEAN, GREEN AND LEAN**
(NOT MEAN)”

“
LILY LOVES EVO
WARRINGTON 89
AND THINKS YOU
WOULD TOO.
SHE CAN'T SHOW
YOU AROUND
THOUGH, SO
PLEASE TALK
TO ONE OF OUR
AGENTS ON
THE RIGHT”



OUR AGENTS

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. June 2022.



EVOINDUSTRIAL

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