

M61 J6 | UK
Great Bank Road
Bolton
BL5 3XN

/// scans.comet.prom

PANATTONI PARK

BOLTON45

AT THE HEART OF GREATER MANCHESTER

INDUSTRIAL/WAREHOUSE OPPORTUNITY

47,336 sq ft

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

 PANATTONI

panattoni.co.uk/bolton45

THE SCHEME

GRADE-A UNIT
AVAILABLE NOW
GRADE-A UNIT



PANATTONI PARK
BOLTON 45



PANATTONI PARK
BOLTON 45 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.

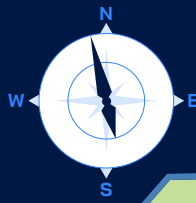
Bolton 45 is the final opportunity at this well-established and successful industrial and logistics location, easily accessible to a large and suitably skilled workforce. Bolton has the second highest employee base in Greater Manchester, with wages below the regional average.

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®
★★★★★
BREEAM
RATING OF
'EXCELLENT'



EPC
RATING OF
'A+' -13



THE OPPORTUNITY

LOCAL, REGIONAL & NATIONAL



WORKFORCE
3.05 million
 ADDRESSES WITHIN 30 MILES

Source: Royal Mail



HGV DRIVE TIMES

1.5 HOURS

3 HOURS

UP TO 4.5 HOURS

Source: www.drivetimemaps.co.uk

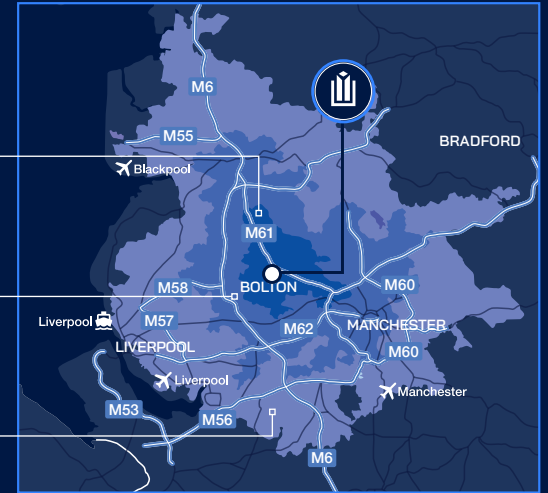


DRIVE TO WORK

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

DESIGNED FOR EFFICIENCY. BUILT FOR TOMORROW.

Panattoni 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 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 270 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

270 million+
sq ft developed across
Europe & Asia

28 million
sq ft currently
under construction

PANATTONI

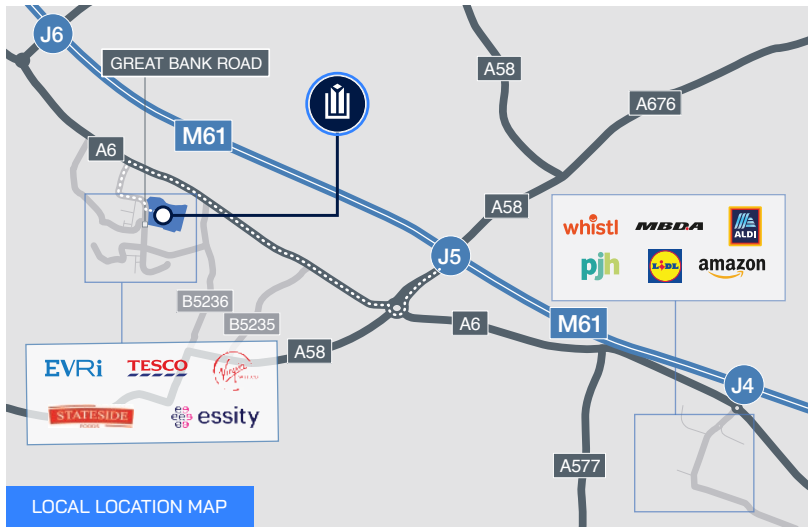
LARGEST IN THE UK • LARGEST IN EUROPE



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.



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To find out more, scan the QR code:

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