

M61 J6 | UK  
Great Bank Road  
Bolton  
BL5 3XN

/// [scans.comet.prom](http://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**

 PANATTONI

[panattoni.co.uk/bolton45](http://panattoni.co.uk/bolton45)



# THE SCHEME

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



PANATTONI PARK  
BOLTON 45

EVri

EVri

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.

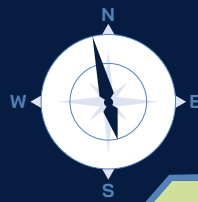
Bolton 45 is the final opportunity at this well-established and successful industrial and logistics location, easily accessible to a large and suitably skilled workforce. Bolton has the second highest employee base in Greater Manchester, with wages below the regional average.

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          |
| <b>TOTAL (GIA)</b> | <b>47,336 sq ft</b> | <b>4,397 sq m</b> |



THE OPPORTUNITY

## LOCAL, REGIONAL & NATIONAL



### HGV DRIVE TIMES

1.5 HOURS

3 HOURS

UP TO 4.5 HOURS

Source: [www.drivetimemaps.co.uk](http://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

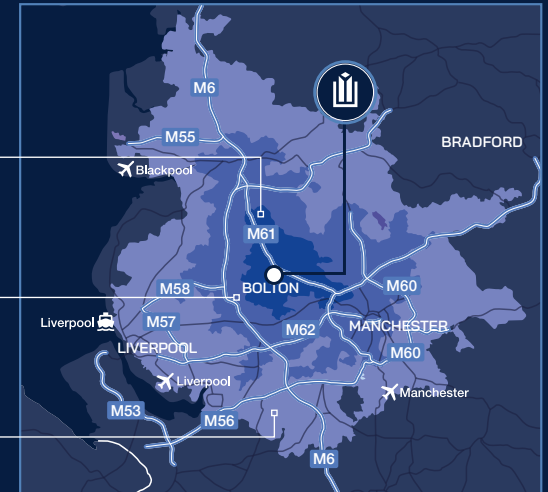


### WORKFORCE

3.05 million

ADDRESSES WITHIN 30 MILES

Source: Royal Mail



### 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 Park 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 'Excellent'



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 275 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](http://www.panattoni.co.uk/economy)

**70**  
offices  
worldwide

**2,500**  
international  
customers

**275 million+**  
sq ft developed across  
Europe & Asia

**28 million**  
sq ft currently  
under construction

PANATTONI

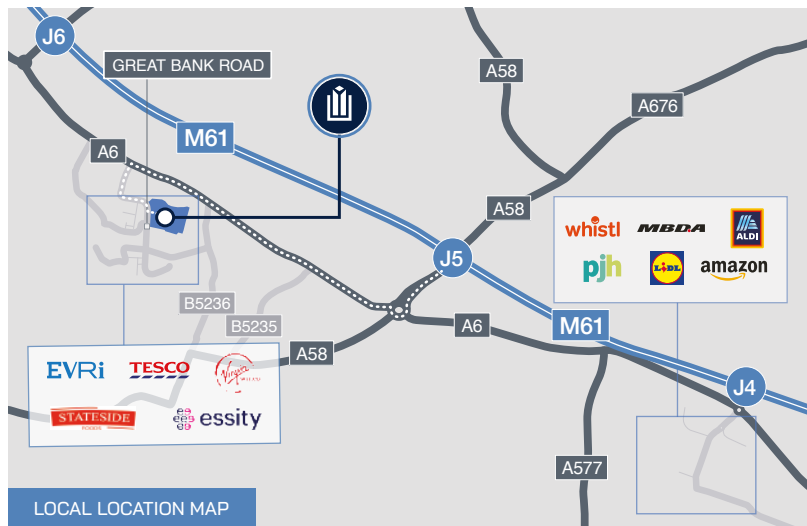
LARGEST IN THE UK • LARGEST IN EUROPE



# 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.



For directions,  
scan the QR code:



**Nathan Khanverdi**  
nathan@cpp.uk  
+44 7472 269 245

**Laurence Davies**  
laurence@cpp.uk  
+44 7385 410 942



**Henry Farr**  
henry.farr@cbre.com  
+44 7780 225 359

**Stephen Capper**  
steve.capper@cbre.com  
+44 7825 862 770



**Joe Bostock**  
joe.bostock@jll.com  
+44 7933 516 465

**Richard Johnson**  
richard.johnson@jll.com  
+44 7980 837 328

To find out more,  
scan the QR code:



[panattoni.co.uk/bolton45](https://panattoni.co.uk/bolton45)