

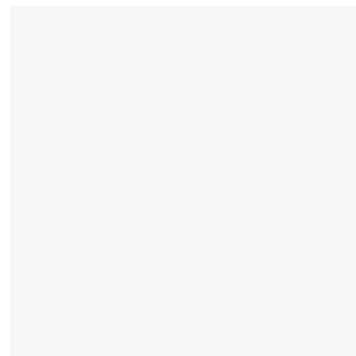
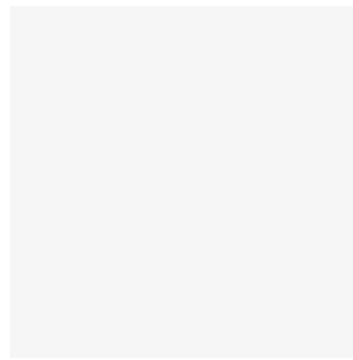
Building a brighter future together.

→ Annual Property Review 2019



9,000

people now work at Omega, four years ago this land was a disused former airfield

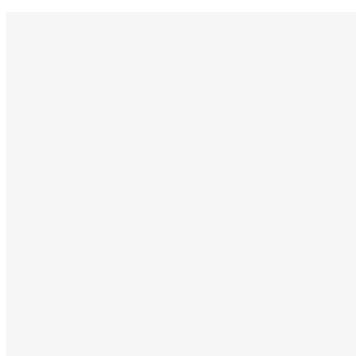
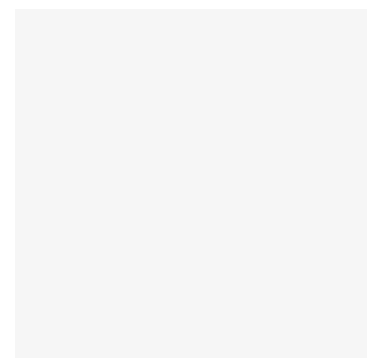
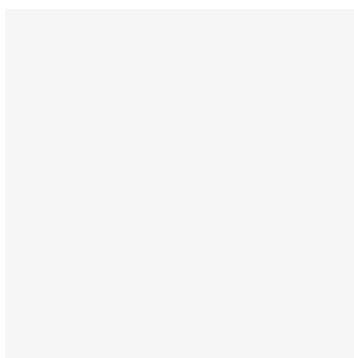


£1.8m

private sector-led investment approved for Warrington town centre Business Improvement District

£140.2m

investment deals completed in 2018



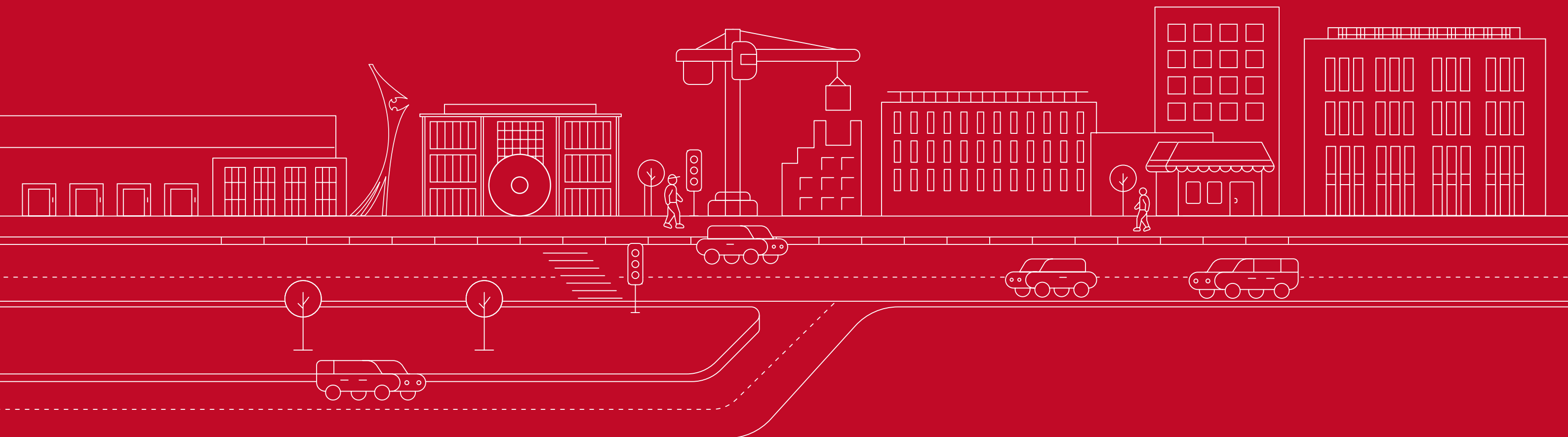
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Warrington

2019 Review

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Foreword

2019 MARKS THE 21ST YEAR OF WARRINGTON'S ANNUAL PROPERTY REVIEW AND WHILST WE CONTINUE TO WORK IN UNCERTAIN ECONOMIC TIMES, WARRINGTON'S ECONOMY CONTINUES TO PROVE ITSELF STRONG, THRIVING AND RESILIENT AS THIS YEAR'S STATISTICS ONCE AGAIN SHOW.



24,985sqm

OFFICE FLOORSPACE TAKE-UP IS AN UPLIFT OF ALMOST 10,000 SQM ON LAST YEAR, WITH A TOTAL OF 37 DEALS COMPLETED



As you'll see in the report, take up of office floorspace is the best since 2014 and almost 10,000 sqm more than last year. Industrial floorspace is the best since 2015 and not far off double last year's total, thanks largely to the Mountpark deal on Omega.

Needless to say our Property Review findings echo a raft of recent independent statistics that show the Warrington economy continuing to shine regionally and nationally. We are the beacon for the Northern Powerhouse.

Cheshire and Warrington now boasts a £30.9bn economy, with every person in Cheshire and Warrington producing goods and services worth an average of £33,384 per year. This is almost 40 per cent higher than the North West average and more than 21 per cent higher than the UK average.

Furthermore these figures follow on from the recent release of findings produced by the Office for National Statistics which showed the Cheshire and Warrington economy as having grown faster than anywhere else in England with Warrington announced as the most productive town in the North.

The Cheshire & Warrington Local Enterprise Partnership is soon to launch its Local Industrial Strategy which will set out in more detail not only the strengths of the Warrington economy, and more broadly that of Cheshire, but also areas that require greater attention to ensure that our economy growth continues throughout what are undoubtedly uncertain economic times.

In figures released in February by think tank, Centre for Cities, Warrington (referred to as a city for economic analysis purposes) showed the fastest year on year growth in business stock per 10,000 population with a 26.5 percent increase. The findings also placed the borough 4th highest nationally in terms of the ratio between privately funded jobs and public, which means the economy is less reliant on public sector jobs than other areas of the UK. This position marks an increase of four places on the previous year.

As for 'Residents with high level qualifications', Warrington was ranked 13th highest in the UK and 11th highest in England. This marks another increase, Warrington was 15th highest in 2018.

Another recent indicator showing the strength of the local economy came from findings produced by company credit checking specialists, Creditsafe which scored business economies on a number

of factors including key financials, how prompt a business was in paying suppliers and adverse information. Warrington topped the table having the highest average business credit score in the UK. Warrington scored 79, Aberdeen was second with a score of 78 and London scored 75.7. No other town or city in the North West was listed in the top 10.

Within the next 12 months the Time Square development will open – Warrington town centre's flagship project – a mix of a multiplex cinema, restaurants, council offices, new market and other leisure amenities which will join the multi storey car park. Warrington is already on the up and I am sure that continued local authority lead investment, regeneration and partnership working will drive the transformation that is making the town centre an attractive place to live, work and relax.

Warrington & Co. continues to work smartly and with vigour to continue our strong momentum. Our relationships with the Local Enterprise Partnership and Homes England are excellent and we have maintained good, effective and productive relationships with the private sector.

At a time when there are few good economic stories, Warrington is an exception and our economic and inward investment performance remains outstanding. **Thanks for your support.**

Professor Steven Broomhead
Chair Warrington & Co.

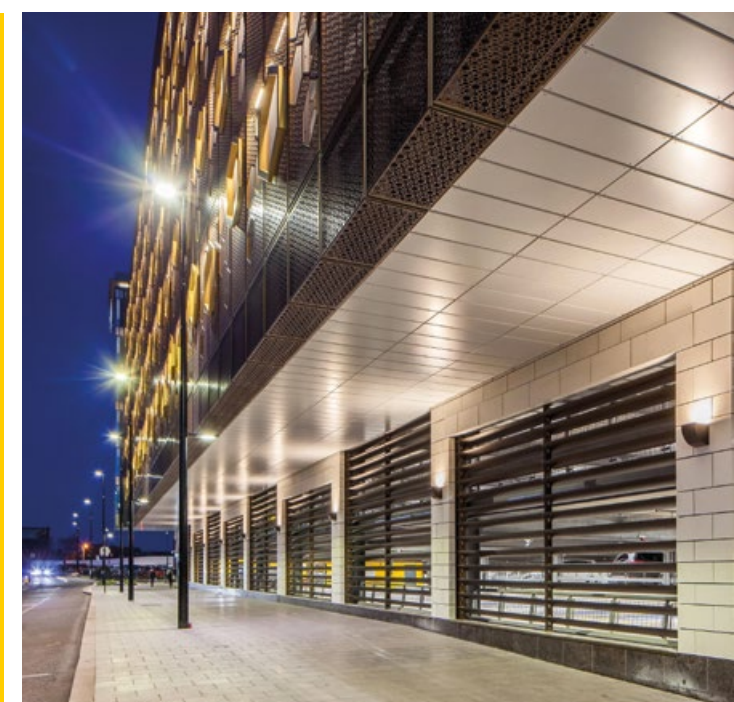
£30.9bn

ECONOMY IN CHESHIRE AND WARRINGTON WITH EVERY PERSON PRODUCING GOODS AND SERVICES WORTH AN AVERAGE OF £33,384 PER YEAR



£19.7m

TO DELIVER WARRINGTON WEST STATION IS ONE OF MANY KEY ECONOMIC DRIVERS WHICH SHIFTED INTO FOCUS THIS YEAR



Executive Summary

A STRONG LEVEL OF ACTIVITY MARKED LAST YEAR'S 20TH ANNIVERSARY OF THE WARRINGTON ANNUAL PROPERTY REVIEW, AND THIS YEAR SAW NOTHING BUT IMPROVEMENT AS WARRINGTON CONTINUES TO CATER TO THE GROWING DEMAND OF THE COMMERCIAL PROPERTY MARKET ACROSS ALL SECTORS.

A sharp increase in office take-up and a further step towards a historic 2 million sqm of industrial take-up characterised commercial activity in Warrington throughout 2018. New activity at Omega, as well as a growing appetite for larger premises across the board continued to demonstrate Warrington's enduring appeal.

It is no surprise then that 2018's Centre for Cities update placed Warrington fourth in regards to cities with the highest proportion of private sector jobs, at 111,000 in 2017. Warrington was also designated as the city with the fastest year-on-year growth in business stock per 10,000 population between 2016 and 2017.



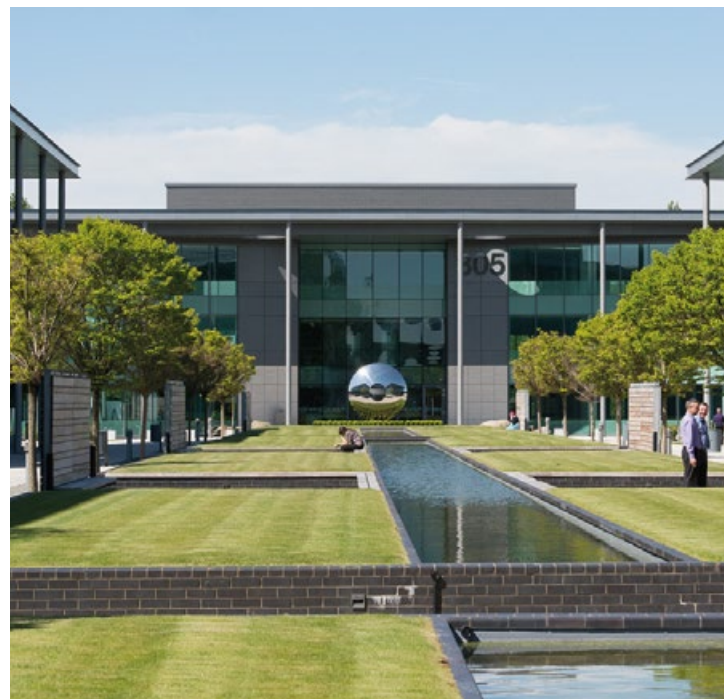
26

INVESTMENT DEALS, COMPRISING A TOTAL SPEND OF £140.2 MILLION, COMPLETED IN 2018. HIGHER THAN RECORDED IN BOTH 2015 AND 2016.



£2bn

INVESTMENT SPEND IN WARRINGTON SINCE THE INCEPTION OF THE WARRINGTON ANNUAL PROPERTY REVIEW



Investment

Total investment spend in Warrington this year reached above £2 billion since the inception of the Warrington Annual Property Review. Bolstered by further Council acquisitions and a strong appetite for industrial opportunities, Warrington enjoyed another strong year of investment activity.

- 26 investment deals, comprising a total spend of £140.2 million, completed in 2018. Whilst this total spend does not account for industrial properties which formed a part of portfolio sales, the figure is higher than that recorded in both 2015 and 2016. The total number of deals is also well above the average per year across the last 21 years.
- The industrial sector accounted for the largest total investment spend by sector in 2018, at £64.10 million. This was in part due to the major acquisition by Warrington Borough Council of the Eddie Stobart HQ building at Stretton Business Park. The Council also spent over £25 million in the office sector, acquiring 9,850 sqm of space comprising three buildings in Birchwood – Stanford House, Atlantic House and Appleton House.
- The largest single investment deal of 2018 was however the acquisition of Taylor Business Park in Risley by Ribston. The 22 ha site was purchased for £18.2 million. With an annual rental income of approximately £1.49 million, the deal represented a Net Initial Yield of 7.07 percent.

Office

Since 1998, over 500,000 sqm of office space has been taken-up by occupiers. The total reported for 2018 marked a 10,000 sqm increase on the previous year, with a much improved average deal size and record prime rent of £236 per sqm, cementing an excellent year of activity in Warrington.

- 37 deals above 200 sqm were completed in 2018, comprising 24,985 sqm. This included nine deals above 1,000 sqm, which accounted for just over half of all floorspace transacted.
- 2018 again saw a strong focus on 10-year lease terms, which proved to be the case for seven of the year's biggest leasehold deals. In addition, seven freehold deals were completed, representing property in Birchwood, Westbrook and the town centre.
- The year's largest office deal saw Orbit Developments lease Unit 1, Daten Park in Birchwood to Bilfinger. The deal was agreed on a 10-year lease term at a rate of £171 per sqm.

ADVISORS FOR

84%

OF ALL OFFICE DEALS IN WARRINGTON IN 2018



Warrington's number one commercial property team

FOR PROFESSIONAL COMMERCIAL PROPERTY ADVICE CONTACT US TODAY



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2,500

SEAT, 13-SCREEN CINEMA
FACILITY WITH A ROSTER OF
RESTAURANTS LOCATED
ON THE GROUND



8.6%

HOUSE PRICES INCREASE IN 2018
WHEN COMPARED WITH THE PREVIOUS
YEAR, MARKING THE FOURTH-LARGEST
INCREASE OF ANY UK TOWN OR CITY



Industrial

Omega was brought back into the headlines this year, with take-up in Warrington doubling on the previous year. As with office occupiers, 2018 demonstrated a clear appetite towards 1,000 sqm plus options, as the running total of take-up since 1998 heads towards 2 million sqm.

- 49 deals above 200 sqm were completed in 2018, comprising 99,683 sqm. This includes 17 deals above 1,000 sqm, which accounted for over 85 percent of all floorspace take-up for the year.
- All ten of the year's biggest deals were completed on a minimum of a 10-year lease term, with two deals at Gemini Business Park completed on 15-year lease terms.
- Prime industrial rents on premises larger than 9,000 sqm have soared by 32 percent since 2013, from £51 per sqm to the current high of £67 per sqm achieved for the year's largest deal to Royal Mail on the 32,158 sqm Mountpark unit at Omega.

Leisure

Across the UK net spending was up or stable across all leisure sectors in 2018, with restaurants, bars and pubs seeing the biggest uplift. Within this context, Warrington's flagship Time Square development continues at a pace, with major groundworks and infrastructure already in place.

- Cineworld will anchor the Time Square scheme, operating a 2,500 seat, 13-screen facility. A roster of restaurants will also be located on the ground floor of the cinema block, with units ranging in size from between 330 sqm and 620 sqm.

49

DEALS ABOVE 200 SQM WERE
COMPLETED IN 2018, COMPRISING
99,683 SQM. THIS INCLUDES 17
DEALS ABOVE 1,000 SQM



- Community interest company LiveWire published some positive statistics in 2018, with the confirmation that as well as welcoming 3 million visitors across all sites last year, the company now employs 78 percent Warrington residents and engages in £1 million worth of trade with Warrington-based suppliers.
- A study showed that the inaugural Neighbourhood Weekender generated £2.5 million for Warrington's economy. The May Bank Holiday festival last year welcomed 50,000 people to watch headliners Noel Gallagher and The Courteeners. The event marked 22 years since Victoria Park hosted the very first V Festival.

Retail

Despite an increasing level of economic uncertainty, UK retail sales increased by 2.7 percent in 2018 over the previous year. In line with this modest growth, Warrington continues to attract retail occupiers as the Town Centre gears up for a period of rapid growth.

- More than 400 businesses voted in favour of establishing a Business Improvement District (BID) in the Town Centre. A five-year, £1.8 million private sector-led investment was approved in a bid to increase the economic vibrancy of the area.
- Golden Square reported a flurry of openings including The Disney Store, Menkind, Gray New York and Patisserie Valerie. Shoe retailer Deichmann also reopened its doors following a £260,000 refurbishment.
- The Old Market Place also welcomed new Irish bar Flanagan's and west country-based Loungers into the former Jessops and Post Office units respectively.

Residential

House prices in Warrington jumped 8.6 percent in 2018 when compared with the previous year, marking the fourth-largest increase of any UK town or city. It is no surprise then that Warrington Borough Council continues to greenlight residential developments across the borough.

- 2,628 residential sales were completed in 2018, achieving an average sale price of £201,438. 41 percent of these sales were semi-detached properties.
- 385 homes were completed in Warrington in 2018, across 75 individual sites. 86 of these were affordable. The majority of completions took place in Latchford East, with 3-bedroom homes accounting for most by type.
- This year's Annual Monitoring Report identifies an increased number of 59 sites, allowing for 3,175 completions in 2022/23. The majority of these sites are designated on previously developed land.

Economy

2018 BROUGHT ABOUT THE POSITIVE NEWS OF WARRINGTON'S ECONOMIC GROWTH AS THE REGENERATION OF THE BOROUGH MOVES FORWARD, WITH WARRINGTON BOROUGH COUNCIL ALREADY MAKING GOOD PROGRESS ON KEY ECONOMIC INVESTMENTS.

The funding allocation of £19.7 million to deliver Warrington West Station is one of many key economic drivers which shifted into focus this year, with other schemes including Time Square and the Stadium Quarter beginning to attract a number of key anchor tenants, as well as some significant inward investment.

Data published by the Office for National Statistics in 2018 showed that Cheshire and Warrington's economy grew faster than anywhere else in England. The figures illustrate that Cheshire and Warrington now boast a £30.9 billion economy, with every person in Cheshire and Warrington producing goods and services worth an average of £33,384 per year. This is almost 40 percent higher than the North West average and more than 21 percent higher than the UK average.

In addition, a 2018 business performance report, completed by company credit checking specialist Creditsafe, named Warrington as the city with the most trusted businesses in the UK. The statistics showed that Warrington had the highest average credit score, with the figure based on a number of

factors including key financials and punctuality in paying suppliers. The report hailed Warrington as leading the way in trustworthiness in a time of great economic uncertainty, as no other town in the North West figured in the Top 10.

It is timely then that in March 2018 Warrington & Co. saw the launch of The Business Exchange, a new networking group for business in and around Warrington. Warrington & Co. describe the group as a place for business of all sizes and sectors, individual entrepreneurs, established business networks and trade associations to collaborate, resulting in a better connected, more cohesive and stronger economy in Warrington. In its first year, the Business Exchange has recruited almost 200 members.

The need for a vibrant business forum has been put into sharp focus with the unveiling of Warrington's favourable position within the 2019 Centre for Cities update. The most recent report placed Warrington fourth in the list of cities with the highest proportion of private sector jobs, at 111,000 in 2017. Warrington was also designated the city with the fastest year-on-year growth in business stock per 10,000 population (26.5 percent) between 2016 and 2017.

Elsewhere Warrington Borough Council continues to regenerate key areas across the borough, with a number of logistics schemes completing in 2018.

A £34 million flood scheme was completed last year, designed to benefit more than 2,000 homes and businesses, across nine residential and public areas of Warrington. The scale of the works are such that



£34m

FLOOD SCHEME WAS COMPLETED
LAST YEAR, DESIGNED TO BENEFIT
MORE THAN 2,000 HOMES
AND BUSINESSES



the project has been completed in three phases which now leaves 5 km of flood walls and 2.2 km of embankment. The first phase of the works, on Knutsford Road, was put to the test during high tides in December 2013, preventing some 200 homes from being flooded. £29 million in funding for the scheme came from a number of sources, with the majority being made available by the Government's Grant-in-Aid. Warrington Borough Council contributed £4 million and Scottish Power a further £2 million.

Following the completion of the first phase of pinchpoint works for the Warrington East project, phase two began in earnest in 2018 through funding from the Cheshire and Warrington Growth Deal and Warrington Borough Council's Capital Investment Programme. The works are designed to improve overall traffic flow along the A574 Birchwood Way and are due to complete in December 2019.

The planned third phase of works will transform the section of Birchwood Way from the Daten Avenue/Moss Gate junction to the M62 Junction 11 into a dual carriageway. The aim is to provide additional traffic capacity whilst reducing congestion in and out of Birchwood. Phase three will be funded via the National Productivity Investment Fund (£4 million), funding transfer from Warrington East Phase 2 (£2.65 million) and Warrington Borough Council capital borrowing (£2.75 million).

Warrington Borough Council has given approval to commence works on the first stage of road improvement works linked to the Omega development. As part of the planning process for the development, the junctions of Burtonwood Road/Westbrook Way and Whittle Avenue/Lingley Green Avenue were identified as areas of the West Warrington highway network prone to heavy traffic. Construction on the preferred options began in winter 2018, with the total cost of the works approximately £8.2 million via funding from the developer, Omega Warrington Ltd.

Money from the National Lottery this year contributed to seven projects in Warrington as more than £550,000 of funding was distributed across the whole of Cheshire. Projects including Burtonwood in Bloom; Cromdale Way Pre-School, in Great Sankey; 12th Warrington East Scout Group, in Birchwood; and MacIntyre Care, in Orford, which received £10,000, all benefitted from grant funding via the Big Lottery Fund.



111,000

PRIVATE SECTOR JOBS IN 2017,
PLACING WARRINGTON 4TH
NATIONALLY IN THE CENTRE
FOR CITIES REPORT



Investment

FOLLOWING LAST YEAR'S RECORD-SETTING FIGURES, 2018'S RELATIVELY STRONG LEVEL OF ACTIVITY SAW WARRINGTON REACH OVER £2 BILLION IN TOTAL INVESTMENT SPEND SINCE THE INCEPTION OF THE WARRINGTON ANNUAL PROPERTY REVIEW.

With the Council's acquisition of the flagship Birchwood Park in 2017, last year was always going to be a tough act to follow. However, a total of £140.2 million in investment spend across 2018 is higher than 2015 and 2016 and a total of 26 deals across all sectors is still well above the average from across the last 21 years. It should also be noted that this total spend is not inclusive of portfolio sales, which accounted for four industrial property sales in 2018.

This positive level of market activity closely resembles the national picture. Notably, a UK-wide investment report published by Lambert Smith Hampton in Q4 2018 postulates that the healthy investment volume at the end of the year was clear testimony to the resilience of UK real estate, regardless of the political and economic uncertainty surrounding the country.

A total of approximately 137,598 sqm traded in investment deals in 2018. The industrial sector accounted for the largest total investment spend by sector in 2018, at £64.10 million. This was in part due to the major acquisition by Warrington Borough Council of the Eddie Stobart HQ building at Stretton Business Park. The Council also contributed once more to £42.9 million total spend in the office sector through a number of acquisitions in Birchwood. Notably however, after 2017 saw a number of multi-let schemes traded, 2018 saw a real decrease in activity within the retail sector, with just over £1 million in spend reported, comprising three deals.

The largest deal across the whole year saw the sale of Taylor Business Park in Risley, a 22 ha site comprising 26,456 sqm of industrial and office space. The transaction was completed at £18.2 million and bought by Ribston, who exchanged with Taylor Business Park Ltd as a result of plans issued by the latter to diversify their portfolio of sites. Ribston maintain a number of schemes across the North West, whilst Taylor Business Park Ltd have expressed their intentions to reinvest into Warrington and the wider region. With a rental income of approximately £1.49 million, the deal represented a Net Initial Yield of 7.07 percent.

US-based real estate investment trust Liberty Property Trust purchased a logistics portfolio from commercial property investor Leftfield Properties for £111 million. Comprising over 92,900 sqm of property, the portfolio includes seven warehousing and distribution facilities across the UK, including a 13,080 sqm warehouse on Daten Avenue, Birchwood, currently occupied by Fujitsu.

Albion Park in Glazebury, an 8,383 sqm industrial scheme, was sold to W Howard Ltd for £2.7 million. T&T (Holdings) Ltd sold the 2 ha site whose tenants include East Lancashire Commercials. The scheme currently comprises seven units, however new owner W Howard Ltd intend to expand operation on the site as they move to occupy the remaining 6,503 sqm vacant unit.

Following 2017's headline acquisition of Birchwood Park, Warrington Borough Council added to its growing portfolio with the acquisition of three prime office buildings in Birchwood. The 5,091 sqm Stanford House was sold by Texton Property Fund for £13 million in what was the largest office investment sale of 2018. The building is let to Talk Talk with a rental income of just over £1 million per year. The deal represented a Net Initial Yield of 7.80 percent.

Elsewhere, the Council acquired two buildings on Birchwood Point - Atlantic House and Appleton House - let to Highways England and New Balance, with a total annual income of £843,156 for £12.4 million. These deals represented Net Initial Yields of 6.53 and 7.00 percent respectively.

Outside of Warrington's major office hubs, Padgate Business Park was purchased by Osborne & Co (Warrington) Ltd from a private investor. The 1,226 sqm site benefits from an annual rental income of £127,360. Sold for £0.85 million, the deal reflected a Net Initial Yield of 14.2 percent.

£140.2m

IN INVESTMENT SPEND ACROSS 2018 IS HIGHER THAN 2015 AND 2016 AND A TOTAL OF 26 DEALS ACROSS ALL SECTORS IS STILL WELL ABOVE THE AVERAGE





£1.8M INVESTMENT IN THE NEXT FIVE YEARS INTO TOWN CENTRE ENHANCEMENTS THROUGH THE BUSINESS IMPROVEMENT DISTRICT



£900m

OF REGENERATION ACTIVITY IN THE TOWN WITH THE INVOLVEMENT OF WARRINGTON & CO.





1,910sqm

ATLANTIC HOUSE IS LET TO HIGHWAYS ENGLAND, WITH AN ANNUAL RENTAL INCOME OF £352,500



Warrington Investment

INDUSTRIAL

Property	Vendor	Purchaser	Size (Sqm)	Price (£M)	Income (£Pa)	Tenant	Net Initial Yield (%)	Agent
Taylor Business Park, Risley	Taylor Group	Ribston	26,456	18.20	1,448,000	Multi-Let	7.07	CBRE / Cushman & Wakefield
12-14 Kingsland Grange, Woolston	Property Alliance	Valor Real Estate	18,205	Portfolio Sale	Undisclosed	Various	Portfolio Sale	CBRE / ADS
Eddie Stobart HQ, Stretton Business Park, Stretton	Ropemaker Properties	Warrington Borough Council	15,054	26.10	1,213,292	Eddie Stobart	4.35	HSM
Warehouse, Daten Park, Birchwood	Leftfield Properties	Liberty Property Trust	13,080	Portfolio Sale	Undisclosed	Fujitsu	Portfolio Sale	DTRE
Albion Park, Warrington Road, Glazebury	T & T Thompson (Holdings) Ltd	W Howard Ltd	8,383	2.70	Undisclosed	Various	Undisclosed	Morgan Williams
Units 1-4, Risley Ind. Estate, Raglan Court, Risley	Helical (Six) Ltd	M7 Real Estate LLP / Blackstone	8,096	6.10	Undisclosed	Fujitsu	Portfolio Sale	Lambert Smith Hampton
22 Leacroft Road, Birchwood	LaSalle	CCLA	7,497	8.90	465,000	Topgrade Sports & Ceva Logistics	4.90	Gerald Eve
Unit 1, Kingsland Grange, Woolston	Aviva	M&G	6,609	Portfolio Sale	307,000	A Shulman Thermoplastic	Portfolio Sale	Gerald Eve
Unit 1, Milner Street	Aviva	M&G	3,701	Portfolio Sale	258,902	Selco	Portfolio Sale	Gerald Eve
23 Kingsland Grange, Woolston	Grange Packaging	Cara Investments Four Ltd	3,623	2.10	195,000	Grange Packaging	8.50	Legat Owen

RETAIL

Property	Vendor	Purchaser	Size (Sqm)	Price (£M)	Income (£Pa)	Tenant	Net Initial Yield (%)	Agent
41-43 Sankey Street	Private Investor	Private Investor	166	0.34	22,500	Speed Loan Finance	6.71	WT Gunson
12-16 Horsemarket Street	Starcrester Properties Ltd	Penbale Pension Scheme	214	0.40	49,176	Various	11.80	Morgan Williams
15-21 Orchard Street	Glaze Developments Ltd	CDM Developments	289	0.27	18,400	Various	6.60	Morgan Williams

OFFICE

Property	Vendor	Purchaser	Size (Sqm)	Price (£M)	Income (£Pa)	Tenant	Net Initial Yield (%)	Agent
Stanford House, Science Park South, Birchwood	Texton Property Fund	Warrington Borough Council	5,091	13.00	1,007,276	Talk Talk	7.80	Riddell TPS
Unit K2, Kelvin Close, Birchwood	Regional Reit Ltd	North West Portfolio (3) Ltd c/o Orbit	4,696	6.06	£607,190	Hewlett-Packard	9.40	Zaman Roberts / Gerald Eve
Units C/D, Lakeside Drive & Unit 1, Firecrest Court, Centre Park	DIB	Squarestone Growth LLP	3,391	4.53	Undisclosed	Various	9.91	Cushman & Wakefield / Avison Young
Appleton House, Birchwood Boulevard, Birchwood	CEG	Warrington Borough Council	2,849	7.00	490,656	New Balance	7.00	Avison Young
Atlantic House, Birchwood Boulevard, Birchwood	CEG	Warrington Borough Council	1,910	5.40	352,500	Highways England	6.53	Avison Young
Claremont House, Birchwood	CGI Ltd	Private Investor	1,442	2.30	212,179	Claremont	8.67	BE Group / Lambert Smith Hampton
Padgate Business Park, Green Lane, Padgate	William D Unsworth	Osborne & Co (Warrington) Ltd	1,226	0.85	127,360	Various	14.20	Morgan Williams
3 Clearwater, Lingley Mere	JWF Investments	Plus Dane Housing	1,005	1.70	162,255	Asics	8.99	BE Group / Zaman Roberts
20 Winmarleigh Street	Abrigo Developments Ltd	Private Investor	247	0.35	Undisclosed	Undisclosed	Undisclosed	Roger Hannah & Co
Unit 7B, Birchwood One Business Park, Dewhurst Road, Birchwood	Private Investor	Zenith House Developments Ltd	274	0.72	Undisclosed	Undisclosed	Undisclosed	Source: Radius Data Exchange
Aquila House, Delta Crescent, Westbrook	Private Investor	Praedius UK (No.1) Ltd	713	0.95	Undisclosed	Various	Undisclosed	Source: Radius Data Exchange

LEISURE

Property	Vendor	Purchaser	Size (Sqm)	Price (£M)	Income (£Pa)	Tenant	Net Initial Yield (%)	Agent
First Floor, 101 Westbrook Centre, Westbrook	LondonMetric	Ropemaker Properties Ltd	3,381	13.23	670,663	Various	4.75	Knight Frank
Park Royal International Hotel, Stretton Road	Private Investor	Delta Park Op Co Ltd	146 beds	19.00	Undisclosed	Undisclosed	Undisclosed	Source: Radius Data Exchange



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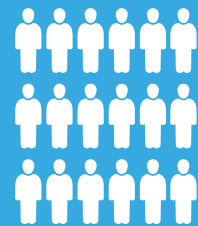
DEALS COMPLETED, COMPRISING 24,985 SQM. THIS FLOORS-SPACE TAKE-UP IS AN UPLIFT OF ALMOST 10,000 SQM ON LAST YEAR



WARRINGTON WAS THE 'CITY' WITH THE FASTEST YEAR ON YEAR GROWTH IN BUSINESS STOCK BETWEEN 2016 AND 2017, WITH A 26.5 PER CENT INCREASE

96%

RECORD OCCUPANCY LEVEL OF BIRCHWOOD PARK. SINCE 1998, THE PARK HAS ALMOST TRIPLED IN SIZE



240

STRONG HIGHWAYS ENGLAND WORKFORCE ARE EXPECTED TO OCCUPY ATLANTIC HOUSE, OVER THREE-STOREYS, BY APRIL 2019



Office

WARRINGTON'S OFFICE MARKET CELEBRATED ANOTHER MILESTONE IN 2018 AS TAKE-UP TIPPED OVER A TOTAL OF 500,000 SQM SINCE THE INCEPTION OF THE PROPERTY REVIEW.

2018 saw a real improvement over the previous year's figures, with a total of 37 deals completed, comprising 24,985 sqm. This floorspace take-up is an uplift of almost 10,000 sqm on last year, with deals above 1,000 sqm coming into sharper focus, following a tendency towards smaller deals in recent years. Nine deals above 1,000 sqm were recorded in 2018, comprising 13,866 sqm, or just over half of all floorspace transacted.

It is no surprise then that 2018 also benefits from a greatly improved average deal size, up to 675 sqm from 504 sqm, and a prime rent of £236 per sqm, setting a record for Grade-A office stock in Warrington. Seven freehold deals were completed last year, reflecting an appetite for purchases across the whole of the town, with representation in Birchwood, Westbrook and the town centre. The largest of these saw the 1,394 sqm former Werfen building on Kelvin Close in Birchwood sell for £538 per sqm.

As has characterised recent reports, a sharper focus was put on five year lease terms this year, however notably 2018 saw a strong number of transactions completing on 10-year terms, including the seven largest leasehold deals.

The largest office deal of the year saw Bilfinger occupy Unit 1, Datten Park through Orbit Developments. The industrial services provider agreed to a 10-year term on the space, which completed at £171 per sqm. The letting marked one of two deals on Datten Park last year, following IESA's move to Exchange House on a nine year term earlier in the year.

In a fitting move, Highways England this year agreed a deal to take space at Atlantic House in Birchwood, a site that overlooks one of the busiest sections of the M6 motorway. The Government-owned company, which is responsible for the maintenance of the country's highways, agreed a 10-year lease on the recently refurbished space from the then landlord, CEG. The building itself stands at three-storeys and extends to 1,920 sqm. By April 2019 it is expected that the building will be home to a 240-strong workforce.

The milestone 20th anniversary of MEPC's purchase of Birchwood Technology Park was celebrated in March with what is now Birchwood Park reporting a record occupancy level of 96 percent. Since 1998, the Park has almost tripled in size, providing over 102,000 sqm of office and warehouse space, as well as being home to over 165 businesses and 6,000 employees. Over 20 years, a total of 33 new buildings have been developed and the last 18 months has seen significant deals completed to international businesses, including Ricoh, Müller and Dr. Schär. The Park is also one of the key sites in the Cheshire Science Corridor Enterprise Zone and is nationally recognised as the UK's hub for the Nuclear Services industry.



Office (cont.)

Birchwood Park boasted two of the year's largest deals, as it welcomed Countryside Properties to 301 Bridgewater Place and WHP Telecoms to 401 Faraday Street. Countryside took 1,894 sqm across the first and second floors on a 10-year term, achieving the year's prime rent of £236 per sqm. The national telecoms infrastructure business WHP Telecoms moved 190 employees into 1,755 sqm on the first floor of 401 Faraday Street, having also relocated from elsewhere in Warrington.

International sportswear brand Asics found a new home in Warrington this year, taking 1,005 sqm of offices at Clearwater, Lingley Mere. Otherwise known as the long-established headquarters office park of United Utilities. Clearwater is a development of five, self-contained office buildings totalling 6,735 sqm. Previously based on Europa Boulevard, Asics, a long-time Warrington tenant has now outsourced distribution and committed to a five-year lease for its new premises at Clearwater.

Ibis Court on Centre Park was the focus of much activity this year with the freehold sale of both Units 2 and 4. Moorhouse purchased the 565 sqm Unit 2 for £915 per sqm, with Unit 4 selling to Sisk Marlin Developments later for £942 per sqm. The contractor is set to occupy the 770 sqm building, which will be used as the company's North West base, complementing an existing facility in Old Trafford.

Yorkshire-headquartered Caddick Group completed on a three-year lease at Chepstow House at Trident Business Park. The construction company will occupy the 272 sqm ground floor space which will house 31 members of staff. The company's Warrington office was established in 2015 at Olympic Park in Birchwood, but 14 contracts worth a total of £56 million later, a more expansive office was required. The company has also recently overtaken work on Moda's £154 million Angel Gardens scheme in Manchester from the collapsed contractor Carillion.

Wilderspool Business Park, on the site of the former Greenalls Brewery, also posted some new occupants in 2018, with the Quayside building welcoming four new tenants. Owned and developed by regional property company Bruntwood, the new names include Handelsbanken; PR company No Brainer; international healthcare product manufacturer Medline; and customer acquisition agency Enjoy. Bruntwood also this year introduced a pop-up coffee amenity at Wilderspool Business Park, with Second City Coffee opening on the ground floor of Quayside. This reflects a similar scheme rolled-out by the prolific Landlord across other buildings in the North West.



190

WHP TELECOMS EMPLOYEES
MOVED INTO 1,755 SQM ON
THE FIRST FLOOR OF 401
FARADAY STREET



BIRCHWOOD PARK BOASTED
TWO OF THE YEAR'S LARGEST
DEALS, AS IT WELCOMED
COUNTRYSIDE PROPERTIES
TO 301 BRIDGEWATER PLACE
AND WHP TELECOMS TO
401 FARADAY STREET.

1,005sqm

OF OFFICE SPACE AT CLEARWATER,
LINGLEY MERE WAS TAKEN BY
INTERNATIONAL SPORTSWEAR
BRAND ASICS



INTERNATIONAL
COMPANY
LOCAL
KNOWLEDGE

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AT IBIS COURT ON CENTRE
PARK BOUGHT AND OCCUPIED
BY SISK MARLIN DEVELOPMENTS



WARRINGTON'S TIME FOR CHANGE

In late 2017, VINCI Construction UK broke ground on the latest phase of a £107M construction project which will help Warrington Borough Council realise its plans to regenerate a large swathe of the town centre. Almost 18-months on and already the company has demonstrated its capabilities and skill in addressing the project's many technical and logistical challenges.



VINCI Construction UK, Warrington Borough Council, Warrington & Co and Muse Developments: working together for Warrington Time Square Regeneration

REAL
SUCCESS
IS THE
SUCCESS
YOU SHARE



THE CHALLENGES

Multi-faceted, multi-stakeholder

Warrington's Time Square Development is located in the centre of the Town Centre. The 30-month construction programme is highly complex and multi-faceted, comprising a new 13-screen multiplex cinema, council offices, market building and extensive works to the Public Realm including a new square.

To complicate matters further, the programme calls for works to be carried out around ongoing town centre activities. The site team have been very keen to ensure that the retail community continue their day to day activities irrespective of the major construction works on-going around them.

As a development containing so many diverse and interconnected elements, the project is surrounded by key interfaces. For example, the project is bordered by the existing Bridge street and a temporary Market Place. The neighbourhood also comprises some residential, and the team has had to consider the people living beside the site. Balancing the needs and wishes of

all these stakeholders has been a defining challenge of the project.

Project complexities

From a construction perspective, the development presents numerous technical challenges. The new market hall, for example, was designed to incorporate the façade of the existing Boots building. This required major temporary works and extensive building façade retention works, with Tilt & Vibration sensors installed along the structure to measure lateral movement tolerance between 0.5 to 1mm.

Service diversions

On a project of this size, scope and centrality, utility services are always likely to be an issue, VINCI's team were responsible for undertaking enabling works on site around the high voltage electrical supplies and sewerage system.

The team worked to re-divert services to a new substation, built at an early stage of the development which connected to the High Voltage network. This involved transferring circuitry and lowering of services whilst maintaining power supplies to adjacent

properties. Existing substations were then decommissioned.

This was particularly challenging given the level of uncertainty of previously recorded information. In order to mitigate risks, the team commissioned detailed ground surveys with 3D computerised modelling to deliver the works without impacting on ongoing activities.

THE SOLUTIONS

Communication, consultation, coordination

Given the proximity of the surrounding residents and other key stakeholders, it has been essential for VINCI Construction UK to keep disturbance to a minimum. To do this, the team has set up stations around the site to monitor vibration and noise.

The project team has also conducted extensive consultation with the local community enabling people to ask questions, raise concerns, and hear how work is progressing. In addition, VINCI

Construction UK representatives have been using internally developed 4D Business Information Modelling (BIM) technology to show stakeholders how the scheme will develop and what the development will finally look like. This serves as a great engagement tool and really brings the project to life.

Additionally, regular monthly newsletters provide up-to-date information, while leaflets are distributed to announce any potentially impactful developments. As with most of VINCI Construction UK's major programmes, the development has been registered with the Considerate Constructors Scheme, and is being audited twice a year with scores to date exceeding compliance.

Engaging with the local community was also a fundamental objective of the team, with a supplier engagement event held at the Halliwell Jones Stadium to attract local businesses to work on the project, and regular site visits held through The Business Exchange' by Warrington & Co, providing 'open door' events for local businesses.



The team was also fundamental in raising £10,000 for the Walton Lea Partnership, to create a portable modular building 'Learning Hub' to enable delivery of accredited BTEC and C&G learning for adults and young people with learning disabilities and complications.

"What VINCI are doing for the Charity is helping transform what we're able to provide. Through generous donations we can buy a wooden classroom at Walton Lea and run new programmes of accredited learning. VINCI's team have really put their hearts into making change happen."

Viv Lacey, Trustee and Change Director for the Walton Lea Partnership

PROJECT PERSPECTIVES

"We're proud to be involved in the Time Square development, a project which will transform Warrington's retail and leisure scene, whilst providing a new state-of-the-art office accommodation for Warrington Borough Council.

We're currently on programme to complete the development by Spring 2020, which is providing 400 construction opportunities, for many small / medium sized businesses in and around Warrington."

Paul Turner, Senior Project Manager, VINCI Construction UK Ltd

Office

Property	Vendor/Landlord	Tenant/ Purchaser	Size (Sqm)	Rent/ Price (£/Sqm)	Lease Term (Years)	Agent
Unit 1, Daten Park, Kelburn Court, Birchwood	Orbit Developments	Bilfinger	2,054	£171.69	10	BE Group / CBRE
Atlantic House, Birchwood Boulevard, Birchwood	CEG	Highways England	1,920	£188.37	10	Avison Young
First and Second Floor (Part), 301 Bridgewater Place, Birchwood Park, Birchwood	Warrington Borough Council	Countryside Properties Plc	1,894	£236.81	10	BE Group / JLL
First Floor, 401 Faraday Street, Birchwood Park, Birchwood	Warrington Borough Council	WHP Telecoms	1,755	£156.08	10	BE Group / JLL
Former Werfen Building, Kelvin Close, Birchwood	Smith Nicholas	North Cheshire Holdings	1,394	£538.20	Freehold	BE Group / Savills
Ground Floor (Part), Washington House, Birchwood	Pin Properties	Tech Data	1,392	£166.84	10	BE Group / Cushman & Wakefield
Unit 2, Cinnamon Park, Crab Lane	Aberdeen Standard Investments	Blue Prism	1,340	£156.08	10	BE Group / JLL / Canning O'Neill
First Floor, 302 Bridgewater Place, Birchwood Park, Birchwood	Warrington Borough Council	Hoover Candy	1,112	£215.28	10	BE Group / JLL
Unit 3, Lingley Mere Business Park, Clearwater, Great Sankey	Plus Dane Housing Group Ltd	Asics	1,005	£161.46	5	BE Group
Warrington Collegiate, Museum Street	Warrington Collegiate	Private Individual	887	£559.73	Freehold	BE Group
63 Mersey Street	AOM Investments Ltd	Private Individual	880	£538.20	Freehold	Read Property Associates
Unit 4, Ibis Court, Centre Park	The District Estates	Sisk Marlin Developments	770	£941.53	Freehold	BE Group / Savills
First Floor Suite, Chadwick House, Birchwood Park, Birchwood	Warrington Borough Council	Go Car Credit Ltd	630	£145.31	5	BE Group
7 Webster Court, Westbrook	DRC Properties	Xafinity Pension Trustees	622	£1,194.80	Freehold	JLL / Altus Eileen Bilton
Unit 2, Station Court, Stockport Road, Thelwall	Smith Bros	Lane End Developments	608	£118.40	10	BE Group
401 Faraday Street, Birchwood Park, Birchwood	Warrington Borough Council	URS Aecom	604	£177.61	5	BE Group / JLL
2 Ibis Court, Centre Park	District Estates	Moorhouse	565	£914.95	Freehold	BE Group / Savills / Altus Eileen Bilton
Balfour House, Thelwall New Road, Thelwall	M A Osborne SIPP	Cheshire Day Nursery	465	£96.88	20	Morgan Williams
Third Floor, Quayside, Wilderspool Park	Bruntwood	Medline Ltd	418	£188.37	5	BE Group / JLL

Property	Vendor/Landlord	Tenant/ Purchaser	Size (Sqm)	Rent/ Price (£/Sqm)	Lease Term (Years)	Agent
Suite E, First Floor, Darwin House, Birchwood Park, Birchwood	Warrington Borough Council	Callidus Software Ltd	395	£123.79	5	BE Group / JLL
Exchange House, Daten Park, Birchwood	Orbit Developments	IESA	345	£161.46	9	BE Group / Savills
303 Bridgewater Place, Birchwood Park, Birchwood	Warrington Borough Council	MHI Vestas	314	£215.28	5	BE Group / JLL
104 (West Wing), Dalton Avenue, Birchwood Park, Birchwood	Warrington Borough Council	Tessella	310	£191.06	5	BE Group / JLL
Suite 114, Newton House, Birchwood Park, Birchwood	Warrington Borough Council	Eccleston Homes Ltd	304	£134.55	5	BE Group / JLL
Ground Floor, Chepstow House, Trident Business Park, Birchwood	St Modwen	Caddick Ltd	272	£156.08	5	BE Group
First Floor (Part), Quayside, Wilderspool Park	Bruntwood	Handelsbanken	264	£188.37	5	BE Group / JLL
First Floor, Sedgefield House, Trident Business Park, Birchwood	Private Landlord	Saint-Gobain	257	£156.08	10	BE Group
The Maltings, 98-100 Wilderspool Causeway	Private Landlord	CTIA Ltd	251	£147.47	5	BE Group
Ground Floor, Unit 3, Olympic Park	Prime Properties Ltd	Bedaro Ltd	238	£156.08	5	BE Group / Cushman & Wakefield
Unit 3, Olympic Park, Olympic Way, Birchwood	Prime Properties Ltd	DPS	238	£156.08	5	BE Group / Cushman & Wakefield
Ground Floor (Part), The Centre, Birchwood Park, Birchwood	Warrington Borough Council	Undisclosed	235	£139.93	5	BE Group / JLL
Unit 1, Bankside, Crosfield Street	M&A Property Management Ltd	The Home Improvers Group Ltd	230	£129.17	5	Morgan Williams
Suite 2, 920 Birchwood Boulevard, Birchwood	Frankel Brow	Poyry Energy Ltd	214	£145.31	5	BE Group / Knight Frank
Unit 831, Birchwood Boulevard, Birchwood	Frankel Brow	GexCon UK Ltd	203	£156.08	5	BE Group / Knight Frank
Suite 114, 401 Faraday Street, Birchwood Park, Birchwood	Warrington Borough Council	Servelec Controls Ltd	200	£172.12	5	BE Group / JLL
First Floor, Unit 3, Birchwood One Business Park, Birchwood	Frankel Brow	Salboy Ltd	200	£156.08	5	BE Group
Median House, Barbauld Street	Median Developments Ltd	Faith Property	200	£1,356.26	Freehold	Morgan Williams

Industrial

A RETURN TO ACTIVITY AT OMEGA THIS YEAR SAW THE AMOUNT OF INDUSTRIAL FLOORSPACE TRADED RISE, AS WARRINGTON HEADS TOWARDS 2 MILLION SQM IN TAKE-UP SINCE 1998.

A total of 49 deals were completed in 2018, comprising a strong take-up of 99,683 sqm. This figure is almost double the take-up reported in 2017 as the number of deals above 1,000 sqm continued to grow, illustrating a consistent appetite for larger industrial premises in Warrington.

17 deals above 1,000 sqm were completed, accounting for just over 85 percent of all floorspace take-up reported. The year's Top 10 leasehold deals were all completed on a minimum of 10-year lease terms, including two deals at Gemini Business Park on longer, 15-year terms.

Rents for prime industrial and logistics locations of more than 9,000 sqm in Warrington have soared by 32 percent in five years, from £51 per sqm in 2013 to the current high of £67 per sqm achieved on the year's largest deal at Mountpark, Omega. Royal Mail leased a new 32,158 sqm unit, which will act as an additional base complementing the existing facility just off Junction 21a of the M6, as well as a smaller facility as part of the first phase of Omega.

The new Royal Mail unit forms one of three new facilities planned by Mountpark Logistics EU Sarl as part of the first phase of development. A further two units of 13,000 sqm and 8,500 sqm make up the first phase, with a fourth unit of 17,000 sqm completed in early 2019. The units have been constructed at the Omega South site by Omega Warrington Ltd for Mountpark, who has agreed to forward fund the speculative development.

Unsurprisingly then, a report into the national big box industrial market for 2018 showed that last year continued to demonstrate a strong level of activity. Take-up to September reached almost 1.9 million sqm, with the first half of the year seeing approximately 50 percent of all space acquired taken by retailers. Online retailers and grocers were particularly active and 60 percent of all leased space showed a clear preference by occupiers towards new or design and build options. There is, however, a reported shortfall of less than one year's supply remaining of big boxes on the market, making the new Mountpark development on Omega particularly pertinent.

Essex-based listed housebuilder Countryside Properties this year started construction on their new £6 million 11,979 sqm unit, having signed the lease on the site in May. The new industrial facility, located at Zodiac 1060 on Gemini Business Park, is due to complete in March 2019. Once operational, it will service Countryside's northern and West Midlands regions with a total capacity of approximately 1,500 of timber frame units per annum as part of plans to secure the company's supply chain for the longer term. Countryside already operates in Warrington having this year moved their office base from Centre Park to Birchwood Park.

Packaging company IFCO has established its first site in the North West with a move to Kingsland Grange in Woolston. The company has agreed to lease 7,934 sqm of industrial space, the former Amazon unit, owned by Property Alliance Group. Online-retailer Amazon had left the space with its move to a new, purpose-built fulfilment centre at Omega, however IFCO has now committed to the unit for 10 years at £63 per sqm. A comprehensive refurbishment was completed prior to IFCO's occupation, the subject of which will focus on the cleaning and storing of reusable plastic containers for the retail sector.

Relocating from previous premises on Gemini Business Park, commercial and residential door specialist Teckentrup has taken 2,512 sqm of industrial space at Opus 9 Industrial Estate on Winwick Quay. A 10-year deal was agreed at £64 per sqm, which will see Teckentrup consolidate its operations into one building.

A couple of deals at Eagle Park rendered the scheme fully-occupied in 2018. Deals to Rix Motor Company and drywall distributor Penlaw & Co filled the scheme, with both companies committing to 10-year leases. Penlaw & Co will occupy a 1,251 sqm unit as a trade counter facility, while Rix Motor Company has taken additional space to supplement its existing unit on Hawleys Lane. Hermes Investment Management owns the scheme, which comprises approximately 5.7 ha and is already home to Eddie Stobart, Fiat, Royal Mail and Toyota.

Logistics company DX Network Connections leased 520 Europa Boulevard from Demac Properties at Gemini Business Park. The deal was completed on a 10-year lease at £62 per sqm, which will see DX Network Connections replace Steinhoff Group as tenants. The single-storey unit measures 4,135 sqm, including 510 sqm of office space.



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MOUNTPARK OMEGA
UNIT LEASED TO ROYAL MAIL,
LARGEST DEAL OF 2018



OMEGA

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The North West's premier logistics location

Over 4.5m sq ft constructed

Units from 100,000 - 750,000 sq ft available on a build to suit basis

Occupiers at Omega include:

Royal Mail	346,000 sq ft
Mountpark Logistics	416,000 sq ft
Amazon	1,000,000 sq ft
Dominos	117,000 sq ft
Plastic Omnium	240,000 sq ft
The Hut Group	685,000 sq ft
Asda	620,000 sq ft
Travis Perkins	700,000 sq ft
Hermes Parcelnet	155,000 sq ft
Brakes	200,000 sq ft

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Omega is being delivered by Omega Warrington Ltd (OWL), a Miller Developments company, in partnership with landowner Homes England and supported by Warrington Borough Council and the Cheshire and Warrington LEP.

Industrial

Property	Vendor/ Landlord	Tenant/Purchaser	Size (Sqm)	Rent/ Price (£/Sqm)	Lease Term (Years)	Agent
Unit 1, Mountpark Warrington, Omega	Mountpark Logistics EU Sarl	Royal Mail	32,158	£67.28	Undisclosed	JLL / CBRE
Zodiac 1060, Europa Boulevard, Gemini	NFU Mutual Insurance Society	Countryside Properties	11,979	£64.05	15	B8 Real Estate / Knight Frank
Unit 14, Kingsland Grange, Woolston	Property Alliance Group	IFCO Systems UK Ltd	7,934	£62.97	10	B8 Real Estate
Unit 3A/3B, Warrington South Distribution Park, Stretton	M7 Real Estate	Network Rail	5,074	£59.20	11	JLL / B8 Real Estate
Europa Point, Europa Boulevard, Gemini	Undisclosed	Undisclosed	4,274	Undisclosed	15	B8 Real Estate
520 Europa Boulevard, Gemini	Demac Properties Ltd	DX Networks	4,135	£61.89	10	Avison Young
Units 2-4, Opus 9, Woburn Road, Winwick Quay	Aberdeen Standard Investments	Teckentrup	2,512	£64.05	10	BC Real Estate
Unit 1, Europa Boulevard, Gemini	Canmoor	National Grid Gas Plc	2,462	Undisclosed	10	B8 Real Estate
Unit 14, Leacroft Road, Birchwood	Zurich Assurance	Utilita Energy Ltd	2,253	£64.05	10	B8 Real Estate
Unit 3, Europa Boulevard, Gemini	Canmoor	Ideal Industries Ltd	1,858	Undisclosed	10	B8 Real Estate
Unit 2, Westway 21, Chesford Grange, Woolston	Threadneedle	Edward Cheshire Ltd	1,814	£59.20	3	B8 Real Estate / Knight Frank
Unit 3, Heaton Court, Birchwood	Undisclosed	Fresh Food Cash & Carry Ltd	1,676	£53.28	5	B8 Real Estate
Unit 19/20, Europa Boulevard, Gemini	Quilton Properties	Warrington Truck	1,540	£53.28	10	Altus Eileen Bilton
Unit 3, Eagle Park, Hawleys Lane	Hermes Investment Management	Rix Motor Company Ltd	1,535	£69.97	10	JLL / Davies Harrison
Unit 10, Stretton Green Distribution Centre, Stretton	Threadneedle	Chester Bathrooms Supplies	1,347	£51.13	3	Altus Eileen Bilton / JLL
Unit 9, Eagle Park, Hawleys Lane	Hermes Investment Management	Penlaw & Co	1,251	£72.66	10	JLL / Davies Harrison
Unit 3G, Warrington South Distribution Park, Appleton	M7 Real Estate	Agrovista	1,106	£67.28	10	JLL / B8 Real Estate
Barleycastle Trading Estate, Lyncastle Way, Appleton	Ryder Ltd	Smith Brother Services Ltd	968	£1,136.68	Freehold	Savills
Unit 4/5, Tatton Court, Kingsland Grange, Woolston	Minton Bletchley LLP	Bridgestone Tyres UK	944	£64.58	5	Altus Eileen Bilton
28 Rufford Court, Woolston	Peter Stevens Estates Ltd	Xylem Water Solutions UK Ltd	942	£53.82	10	Altus Eileen Bilton
Warrior House, Slutchers Lane	Undisclosed	Jones Lighting Ltd	739	£64.05	8	B8 Real Estate
Unit 3A, Penketh Business Park, Penketh	M20 Capital Ltd	Homemart Kitchens and Interiors Ltd	708	£54.36	3	M20 Capital Ltd
300 Winwick Road	Undisclosed	Linde Sterling Ltd	697	Undisclosed	0.5	B8 Real Estate
Unit 4, Guardian Street	Mr & Mrs J Higham	Evans Brothers Ltd	689	£463.71	Freehold	Morgan Williams
Unit 4D, Penketh Business Park, Penketh	M20 Capital Ltd	Cemps (UK) Ltd	661	£42.63	2	M20 Capital Ltd

Property	Vendor/ Landlord	Tenant/Purchaser	Size (Sqm)	Rent/ Price (£/Sqm)	Lease Term (Years)	Agent
First Floor, Unit 3B, Penketh Business Park, Penketh	M20 Capital Ltd	Willpower Gyms Ltd	611	£38.75	3	M20 Capital Ltd
Unit 212, Europa Boulevard, Gemini	Canmoor	Dante FS Group Ltd	600	£80.73	10	B8 Real Estate
Unit 3F, Appleton Thorn Trading Estate, Appleton	Undisclosed	Reclaimed Bricks	557	£59.20	5	B8 Real Estate
Unit 3A, Barleycastle Trading Estate, Lyncastle Way, Appleton	Ryder Ltd	Totus Environmental Ltd	557	£59.20	5	B8 Real Estate
Unit 3C/D, Penketh Business Park, Penketh	M20 Capital Ltd	Doyle's Beds	500	Undisclosed	3	M20 Capital Ltd
Front Unit 3B, Penketh Business Park, Penketh	M20 Capital Ltd	Wagtail UK Ltd	483	£28.85	1	M20 Capital Ltd
Unit 21, Grosvenor Grange Business Park, Woolston	Undisclosed	TLK Automotive Solutions Ltd	472	£56.51	5	B8 Real Estate
Unit 8, Easter Court, Europa Boulevard, Gemini	Picton Capital	Charleston Builders	380	£75.35	5	Altus Eileen Bilton / CBRE
Unit 26, Gateway Trade Park, Kerfoot Street	Network Space	James Hargreaves Ltd	353	Undisclosed	Undisclosed	Network Space
Unit 254, Europa Boulevard, Gemini	Canmoor	MAG 45	345	£72.66	5	B8 Real Estate
22 Cameron Court, Winwick Quay	Coal Pension Properties Ltd	FP Herting & Sons	321	£64.05	5	JLL / Knight Frank
Unit 11, Easter Court, Europa Boulevard, Gemini	Picton Capital Ltd	LCI Industries UK Ltd	320	£78.04	5	Altus Eileen Bilton / CBRE
Unit 133, Bewsey Industrial Estate, Hoyle Street	Cowell & Norford Financial Services Ltd	Private Individual	289	Undisclosed	7	WT Gunson
Unit 11, Grosvenor Grange Business Park, Woolston	Undisclosed	Eat Clean Cuisine Ltd	286	£56.51	3	B8 Real Estate
Unit 4, Ravenhurst Court, Birchwood	Orbit Developments	Bespoke Crates	282	£56.51	5	Altus Eileen Bilton
Unit 1B, Palatine Industrial Estate	Branches (Warrington Ltd)	WVG (North West) Ltd	271	£55.33	5	Morgan Williams
Unit 12A, Penketh Business Park, Penketh	M20 Capital Ltd	Ascendancy Fitness Ltd	256	£67.38	1	M20 Capital Ltd
Unit 1, Willow Court, Winwick Quay	Northern Trust	Blue Bay Technical	248	£74.49	5	Altus Eileen Bilton
Unit 23, Tatton Court, Woolston Grange	Smith Nicholas	Auto Seven 7	232	£60.28	5	Altus Eileen Bilton
121 Hoyle Street	Morbaine	Leading Edge Flexo	232	£49.51	3	Altus Eileen Bilton
125 Hoyle Street	Morbaine	C & H Lifts	232	£51.67	5	Altus Eileen Bilton
Unit 7, Howley Quay Industrial Estate, Howley	Northern Trust	The Locker Group	200	£71.58	3	Altus Eileen Bilton / Northern Trust / BE Group
Unit F, Appleton Industrial Park, Appleton	High Row S torage Ltd	O'Connor Utilities Ltd	200	£50.38	6	Morgan Williams
Unit 4A, Penketh Business Park, Penketh	M20 Capital Ltd	Universal Wholesale Drinks	200	£107.21	1	M20 Capital Ltd
Unit 4D, Penketh Business Park, Penketh	M20 Capital Ltd	Cemps (UK) Ltd	661	£42.63	2	M20 Capital Ltd

Leisure

FIGURES PUBLISHED BY DELOITTE IN Q4 2018 ILLUSTRATE THAT ONCE AGAIN NET SPENDING ON LEISURE GREW BY TWO PERCENT IN THE LAST THREE MONTHS OF THE YEAR, COMPARED TO THE SAME PERIOD IN 2017.

Whilst the figures do suggest that consumers' attitudes generally reflect the national picture of political and economic uncertainty, net spending was up or stable year-on-year in all leisure categories with restaurants, bars and pubs seeing the biggest uplift.

It is timely that Warrington continues to move forward with its flagship leisure development, as the regeneration of the town centre moves forward at pace. The Time Square development has so far been well-documented and work continues, with recent completions including the 1,100-space car park and the temporary new market building.

Central to the new development will be the new civic headquarters office building for Warrington Borough Council. The U-shaped building is now out of the ground, with construction well advanced and will eventually be home to around 1,100 staff. As well as ensuring that activity at Time Square commences immediately upon opening, the project also opens up other sites for development, including a council-owned site on the corner of Academy Street and Buttermarket Street.

It was announced last year that Cineworld will be the anchor tenants for the retail and leisure element of the development. The company, Europe's second-largest cinema chain, will operate a facility with 2,500 seats across 13 screens, including a Superscreen. In addition, the Council has also confirmed that the new development will include a dining roster combining national high street brands with local independents. These restaurants will be based on the ground floor of the cinema block, with premises ranging from 330 sqm to 620 sqm.

The old market building will eventually be replaced by a more modern, 4,600 sqm market hall with a range of between 65 and 75 operators, after being housed in a temporary home on the site for the past two years. However, that is not to say that the Market has sacrificed any quality or atmosphere in the move to its 2,300 sqm temporary home, after being named 'Best Small Indoor Market' at the Great British Market Awards. Within 12 months approximately 1.3 million visitors have shopped in the market which is now establishing plans for a new and improved food court within the permanent facility. It is hoped that there will be room for 13 outlets, as opposed to the current seven, as well as room for 300 people plus an alfresco seating area for the summer months.

The impressive Old Treasury building on Palmyra Square saw two new openings in 2018, with Italian restaurant San Lorenzo and a new bar and grill, Smoke, opening their doors to the public. San Lorenzo occupies an impressive hall, with an open kitchen and an imposing, beamed ceiling, while Smoke boasts a more intimate dining room and a menu with a focus on Turkish and Eastern European dishes.

In other cinema-related news, Westbrook's long-standing Odeon Cinema has been sold by LondonMetric Property in a deal worth £13.7 million. The property previously formed part of a portfolio of ten Odeon cinemas, acquired in 2013.

LiveWire, the community interest company that has been managing leisure, library and lifestyle services in Warrington since 2012, is now the largest provider of such services in the town. 2018 revealed some positive statistics about the company, with highlights including:

- Over 3 million visits to LiveWire libraries and leisure sites
- 78 percent of staff employed by LiveWire are Warrington residents
- 2,550 volunteer hours supported across the company
- £1 million worth of trade done with Warrington-based suppliers.

This year LiveWire unveiled a £16 million community hub and leisure centre in Great Sankey. The Great Sankey Neighbourhood Hub has been designed to support people with dementia and includes a fully-accessible fitness suite featuring innovative equipment and technology.

22 years after Victoria Park saw Pulp and Supergrass headline at the inaugural V Festival, Warrington once again established itself as an integral part of the UK music scene as it played host to the first Neighbourhood Weekender. The festival, arranged by promoter SJM, saw 50,000 people attend across the May Bank Holiday weekend to see a stellar line-up including headliners Noel Gallagher and The Courteeners. A review into the event established that the weekend generated £2.5 million for Warrington's economy, a figure that looks set to grow with 2019's event already boasting acts including Richard Ashcroft, Primal Scream and George Ezra.



NEIGHBOURHOOD WEEKENDER SAW 50,000 PEOPLE ATTEND VICTORIA PARK OVER MAY BANK HOLIDAY WEEKEND, GENERATING £2.5 MILLION FOR WARRINGTON'S ECONOMY



Time Square, Warrington



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400

TOWN CENTRE BUSINESSES VOTED FOR A BUSINESS IMPROVEMENT DISTRICT (BID), A FIVE-YEAR £1.8 MILLION PRIVATE SECTOR-LED INVESTMENT



DESPITE ECONOMIC UNCERTAINTY RENDERING THE RETAIL INDUSTRY SECTOR UNDER PRESSURE, THERE IS STILL PLENTY OF ACTIVITY TO EVIDENCE THAT WARRINGTON'S ACTIVELY EVOLVING OFFER IS STILL APPEALING TO THE TOWN'S CONSUMERS



WARRINGTON MARKET NAMED 'BEST SMALL INDOOR MARKET' AT THE GREAT BRITISH MARKET AWARDS. WITHIN 12 MONTHS APPROXIMATELY 1.3 MILLION VISITORS HAVE SHOPPED IN THE MARKET



Retail

THE OFFICE FOR NATIONAL STATISTICS REPORTS THAT THE ANNUAL GROWTH IN RETAIL SALES SLOWED IN 2017, BUT INCREASED IN 2018 TO 2.7 PERCENT WHEN COMPARED WITH THE PREVIOUS YEAR.

Despite economic uncertainty rendering the retail industry sector under pressure, there is still plenty of activity to evidence that Warrington's actively evolving offer is still appealing to the town's consumers.

Warrington has joined more than 200 town and city centres across the UK who have chosen to implement a successful Business Improvement District (BID). Establishing a BID empowers businesses to undertake activities, projects and services that will make a town centre more economically vibrant, increase footfall and support the creation of a safer, cleaner and greener town centre. The BID was implemented in August 2018 following a vote from more than 400 businesses, in which the majority approved the five-year £1.8 million private sector-led investment.

The Golden Square took the lion's share of activity last year, with a flurry of openings. Earlier in the summer, café chain Patisserie Valerie opened at the Old Market Place, taking a 339 sqm unit. This was closely followed by news that The Disney Store would be creating 22 jobs by opening in a 376 sqm unit inside the Centre. Menkind and Gray New York then completed the list of new faces to sign up to space in 2018.

In addition to the new tenants, shoe retailer Deichmann reopened following a £260,000 refurbishment of its long-time home. The re-opening of the 306 sqm Golden Square unit commenced with an offer of free shoes for the first 25 shoppers. The Centre's WHSmith also took over the operation of its internal Post Office outlet as a franchise. Previously operated directly by the Post Office, the outlet has resided within the high street retailer since its move from the Old Market Place in 2015.

For those requiring some post-shopping refreshment, the Old Market Place also welcomed two new recruits. West Country-based Loungers transformed the former Post Office unit in the summer, bringing in a fresh menu which includes tapas, as well as British and American favourites. In addition, new Irish bar Flanagan's opened in the former Jessops unit. The bar opened just prior to the busy Christmas period, benefitting from the growing popularity of the Old Market Place as a destination for retail and leisure.

This historic area of town was also transformed in December to welcome a three-day Christmas market. The festive-themed Maker's Market saw stalls from award-winning artisan food and drink producers, artists and craftspeople, alongside independent Warrington traders. Over 150 traders passed through across three days, with organisers likening the scale of the event to their similar endeavour at The Lowry Outlet in Salford Quay.

The seasonal event built off the astounding success of the regular Maker's Market which is held at Palmyra Square on the second Sunday of each month and regularly comprises over 60 stalls from local traders.

Residential

WHILE UK HOUSE PRICES ROSE JUST 2.5 PERCENT YEAR-ON-YEAR IN 2018, MARKING THE SLOWEST ANNUAL GROWTH SINCE JULY 2013, WARRINGTON LEAPED 8.6 PERCENT, THE FOURTH-LARGEST JUMP OF ANY UK TOWN OR CITY.

Warrington maintained a healthy level of residential transactions last year, with data from Zoopla indicating that 2,628 sales completed in the last 12 months, achieving an average sale price of £201,438. 41 percent of all sales during this period were for semi-detached properties, at an average sale price of £184,453. Detached and terraced properties achieved an almost identical frequency of deals, with flats accounting for the remaining six percent of transactions. The following table details these findings:

Warrington House Sales (2018)		
House Type	Sales	Average Sale Price (£)
Detached	692	312,006
Semi-Detached	1,085	184,453
Terraced	688	138,529
Flats	163	112,493
Total	2,628	-

Source: Zoopla (as of 13th February 2019)

2,628

SALES COMPLETED IN THE LAST 12 MONTHS, ACHIEVING AN AVERAGE SALE PRICE OF £201,438. 41 PERCENT OF ALL SALES DURING THIS PERIOD WERE FOR SEMI-DETACHED PROPERTIES



The annual housing data, supplied by Warrington Borough Council, this year demonstrated that a total of 385 homes were completed in 2017/18, 86 of which were affordable. Completions across Warrington represented activity on 75 individual sites. The local area with the most activity was Latchford East, where 88 completions were reported across five schemes, including a site off Marsden Avenue which has now completed. This individual site has seen a total of 104 dwellings since construction began in 2015/16.

Elsewhere a significant number of completions are reported in Bewsey & Whitecross, with a single site in Westbrook, Gemini 16, recording 59 completions, comprising a development of three-, and four-bed properties. The table below illustrates a comprehensive breakdown of completions by local area:

Warrington Housing Completions (2017/18)		
Local Area	No. of Schemes	No. of Completions
Latchford East	5	88
Bewsey & Whitecross	11	68
Westbrook	1	59
Great Sankey North & Whittle Hall	4	32
Fairfield & Howley	4	24
Lymm North & Thelwall	7	22
Poulton South	3	20
Rixton & Woolston	6	16
Lymm South	8	16
Culceth, Glazebury & Croft	7	10
Grappenhall	3	9
Penketh & Cuardley	3	7
Appleton	5	5
Great Sankey South	1	2
Stockton Heath	2	2
Chapelford & Old Hall	2	2
Orford	1	1
Birchwood	1	1
Burtonwood & Winwick	1	1
Total	75	385

Source: Warrington Borough Council (2019)

The table below further breaks down completions in 2017/18 by house type. 67 percent of all completions were houses, of which the majority were three-bedroom properties. Of the 119 flats constructed, most were either one-, or two-bedroom, with a small handful of larger options completed in Bewsey & Whitecross and Latchford East.

Warrington Housing Completions (2017/18)		
House Type	No. of Completions	Percentage
House	1-bed	0.3
	2-bed	17.7
	3-bed	29.0
	4-bed+	20.0
Flat	1-bed	14.0
	2-bed	15.1
	3-bed	0.5
	4-bed	1.3
Park Homes	8	2.1
Total	385	100.0

Source: Warrington Borough Council (2019)

Warrington Borough Council’s Annual Monitoring Report for 2017 details Warrington’s Identified Deliverable Supply of Housing Land. The Report summarises the ‘deliverable’ supply of housing land as of 1st April 2018. This year’s update allows for the addition of two sites and a forecast completions total that rises from 2,239 (2016/17) to 3,175. As in recent years, the majority of these sites, and indeed the largest land area, are designated on previously developed land. These findings are detailed in the table below:

	Number of Sites	Area (Ha)	Forecast Completions						
			18/19	19/20	20/21	21/22	22/23	Total	Total as %
Previously Developed Land	40	133.42	256	173	387	670	450	1,936	61.0
Greenfield	14	69.3	67	231	318	292	242	1,150	36.2
Previously Developed Land / Greenfield	5	8.02	5	1	40	35	8	89	2.8
Total	59	210.74	328	405	745	997	700	3,175	100.0

Source: Warrington Borough Council, Annual Monitoring Report (2018)



67%

OF ALL COMPLETIONS WERE HOUSES, OF WHICH THE MAJORITY WERE THREE-BEDROOM PROPERTIES. OF THE 119 FLATS CONSTRUCTED, MOST WERE EITHER ONE-, OR TWO-BEDROOM



Residential (cont.)

Residential activity in Warrington continues at a pace, with a number of schemes having been granted approval in 2018.

Redrow has launched 'The Oaks', the second phase of Taylor's Chase as part of the larger development at Omega Warrington. Comprising a collection of larger, executive three-, four-, and five-bedroom homes. 'The Oaks' will join first phase 'The Brook', which launched in June, to total the more than 150 homes Redrow will have built off Sophia Drive in Great Sankey. Taylor's Chase has been named after William Taylor, one of two men who surveyed the line of the nearby Sankey Canal in 1754.

The Stadium Quarter took a further step forward last year with the Council's decision to approve plans for an eight-storey building comprising 362 apartments, alongside 585 sqm of retail and leisure space. Plans by developer Palmus include 263 one-bedroom apartments, 98 two-bed apartments, eight two-bed duplexes and three four-bed duplexes on the site bordered by Winwick Street and John Street. All will be available for private rent. Plans also include a nine-storey car park comprising nearly 800 spaces.

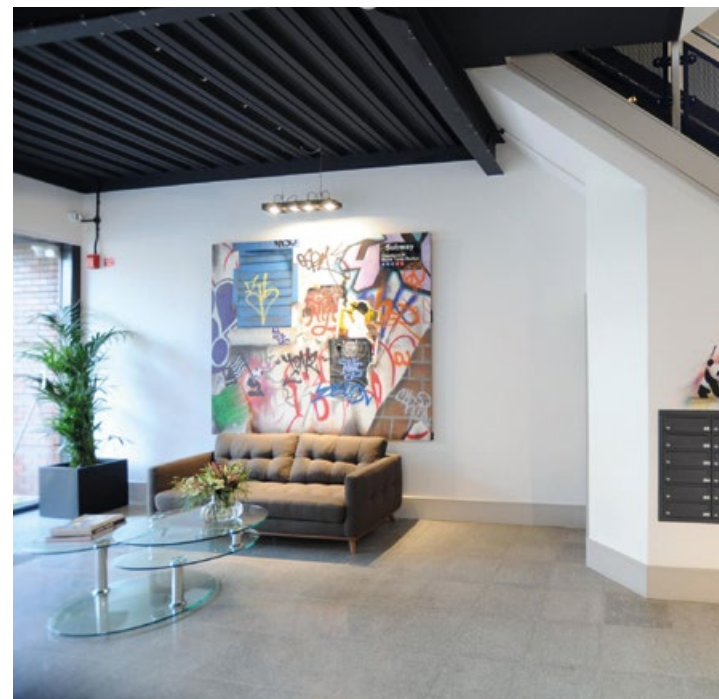
Progress is set to start on the first phase of the Southern Gateway following Wire Regeneration's submission of a planning application for 160 homes on the former site of the Warrington Wolves stadium. Wilderspool, the club's former home, closed

in 2003 and was demolished in 2014. The intended new development is to be named Bevan Mews after Warrington's legendary Australian winger. Wire Regeneration, the joint venture between Langtree and Warrington Council, will fund the development.

Plans have been approved to build 180 homes on Pewterspear Green Road in Stretton, one of seven projects being nationally piloted under the Government's Accelerated Construction model, which is an approach intended to share risk. It is being trialled in a bid to increase the pace of housing delivery. Outline planning consent was secured by Homes England in September 2017 and Barratt Homes has been selected as the delivery partner on the 7 ha site.

Nuvu Birchwood, a new development of two-, and three-bedroom homes is already posting early wins despite being set to complete in mid-2019. As of December 2018, 28 of the 66 constructed homes have been reserved, including 23 rented and five shared-ownership properties. The Nuvu scheme is being completed by MCI Developments in partnership with Warrington Borough Council and Homes England.

Following the launch of its luxury brand Residence in January 2018, Lane End Group secured a £5 million funding commitment to move forward with plans for a new housing development in Lymm. The Cotebrook scheme is located on Oughtrington Lane and will comprise six, six-bedroom homes designed by PRP Architects. Described by the developer



£5m

CONVERSION OF FORMER OFFICES AT KINGS COURT TO APARTMENTS COMPLETED AT THE START OF THE YEAR



as "a hidden gem", each dwelling at Cotebrook is set within exclusive private grounds, boasting uninterrupted views of the open Cheshire countryside.

A £5 million conversion of former offices at Kings Court to apartments completed at the start of the year. Located close to Warrington Central railway station and the Bus Interchange, the 32 loft-style apartments have been fitted out by interior design agency Gunter & Co and have been introduced to the market at between £500 and £950 per month. Emerald Bay Construction oversaw the conversion project which is due to act as the first phase of a larger residential development plan in the town centre.

Housing group Torus has been permitted to build three affordable homes on a site in Bewsey. The site at the junction of Troutbeck Avenue and Longshaw Street was previously occupied by private garages and a scout building, but is now clear and bounded on all sides by residential property. The new affordable, rented properties will comprise three, two-bedroom homes, each with a private amenity space and parking.

PLANS HAVE BEEN APPROVED TO BUILD 180 HOMES ON PEWTERSPEAR GREEN ROAD IN STRETTON, ONE OF SEVEN PROJECTS BEING NATIONALLY PILOTED UNDER THE GOVERNMENT'S ACCELERATED CONSTRUCTION MODEL

£5m

FUNDING COMMITMENT SECURED BY LANE END GROUP TO MOVE FORWARD WITH PLANS FOR A NEW HOUSING DEVELOPMENT IN LYMM



362

APARTMENTS, ALONGSIDE 585 SQM OF RETAIL AND LEISURE SPACE AT WARRINGTON'S STADIUM QUARTER HAS PLANS APPROVED



Looking Forward

2018 WAS ANOTHER YEAR OF ACHIEVEMENT AND PROGRESSION IN THE FULFILMENT OF WARRINGTON'S AMBITIOUS GROWTH FRAMEWORK, WARRINGTON MEANS BUSINESS BEING DRIVEN AND DELIVERED BY WARRINGTON & CO. ON BEHALF OF WARRINGTON BOROUGH COUNCIL.

Time Square continues apace with significant progress made and construction is on schedule for its grand opening early in 2020. Warrington Market, temporarily housed in an alternative building on Time Square, was declared 'Best UK Indoor Market' by NABMA which bodes well for its move to its new, bespoke home in the scheme. Later this Summer all external works on the scheme will be in place when the internal fit out will then get underway in earnest.

Omega – just a disused airfield only four years ago – is now home to circa 9000 employees.

The speculative Mountpark units on Omega are now complete with the largest being let to Royal Mail. There is strong market interest in all the remaining units. Planning permission has been granted for CNG Fuels to build a compressed natural gas refuelling station for HGVs on the north side of Skyline Drive (opposite ASDA) which is set to open later this year.



2020

WILL SEE THE GRAND OPENING OF TIME SQUARE, SIGNIFICANT PROGRESS HAS BEEN MADE AND CONSTRUCTION IS ON SCHEDULE



1,100

NEW HOMES ON OMEGA WILL BE COMPLEMENTED BY LOCAL SHOPS, RESTAURANTS AND CAFES, A PUBLIC HOUSE/BAR, CARE HOME AND A HOTEL.



Both Miller Homes and Redrow are on site and well underway in constructing 450 homes for which demand is high. The third phase of the residential element for a further 150 homes has been put out to market. Further residential sections will be released up to developers over the next eight years for a further 500 homes.

When complete the 1,100 new homes, will be complemented by local shops, restaurants and cafes, a public house/bar, care home and a hotel. The 14 ha Green Heart public park is approaching completion with all earthworks done, planting well underway and will open mid 2020.

Nearby Bloor Homes are constructing 264 two-, three- and four-bedroom homes at Lingley Green with the first going on sale in Spring, and Bellway are on site with their 140 home residential development at Dawson House.

Elsewhere, the construction of the Warrington West Station at Chapelford is nearing completion and on schedule for opening in Summer 2019, Warrington Borough Council having secured a funding allocation of £19.69 million to deliver the project.

Other key infrastructure works that will commence in the Summer include the commencement of a new road through Centre Park. The £19 million Centre Park Link project will connect the A5060 to Wilson Patten Street through the construction of a new bridge across the River Mersey and highway improvements to Slutchers Lane. This project will not only assist traffic flow but also open up land for the development of up to 500 homes.

Warrington Borough Council is currently developing plans for the former Cabinet Works site in central Warrington with a view to providing hotel and residential accommodation and a gateway link across from Bridge Street to the Cultural Quarter.

At Stadium Quarter plans are progressing towards the creation of a £6 million OnSide Youth Zone to be situated opposite Warrington Central Station and adjacent to UTC Warrington. Work is scheduled to start later this year.

A partnership between the council, national young people's charity OnSide and Warrington Youth Club will see a purpose-built facility which will seek to raise aspirations, enhance prospects and improve health and wellbeing for young people, particularly those from disadvantaged backgrounds in Warrington.

The Warrington Town Centre residential renaissance continues with the £40 million Cording Development Group residential scheme on Winwick Street underway.

The 0.85 ha site will become a nine storey mixed use complex which will include circa 595 sqm of retail and leisure space, a 796 parking space Multi Storey Car park and 362 contemporary apartments. On Horsemarket Street, Emerald Bay has just obtained planning approval for phase II of their Kings Court Scheme, Phase I having been fully let within three months of opening, and planning permission has also been granted for the residential development of the former skate park on Academy Street.

9000

PEOPLE NOW WORK AT OMEGA. JUST FOUR YEARS AGO THIS BARREN PIECE OF LAND WAS A DISUSED AIRFIELD



Acknowledgements

Altus Eileen Bilton
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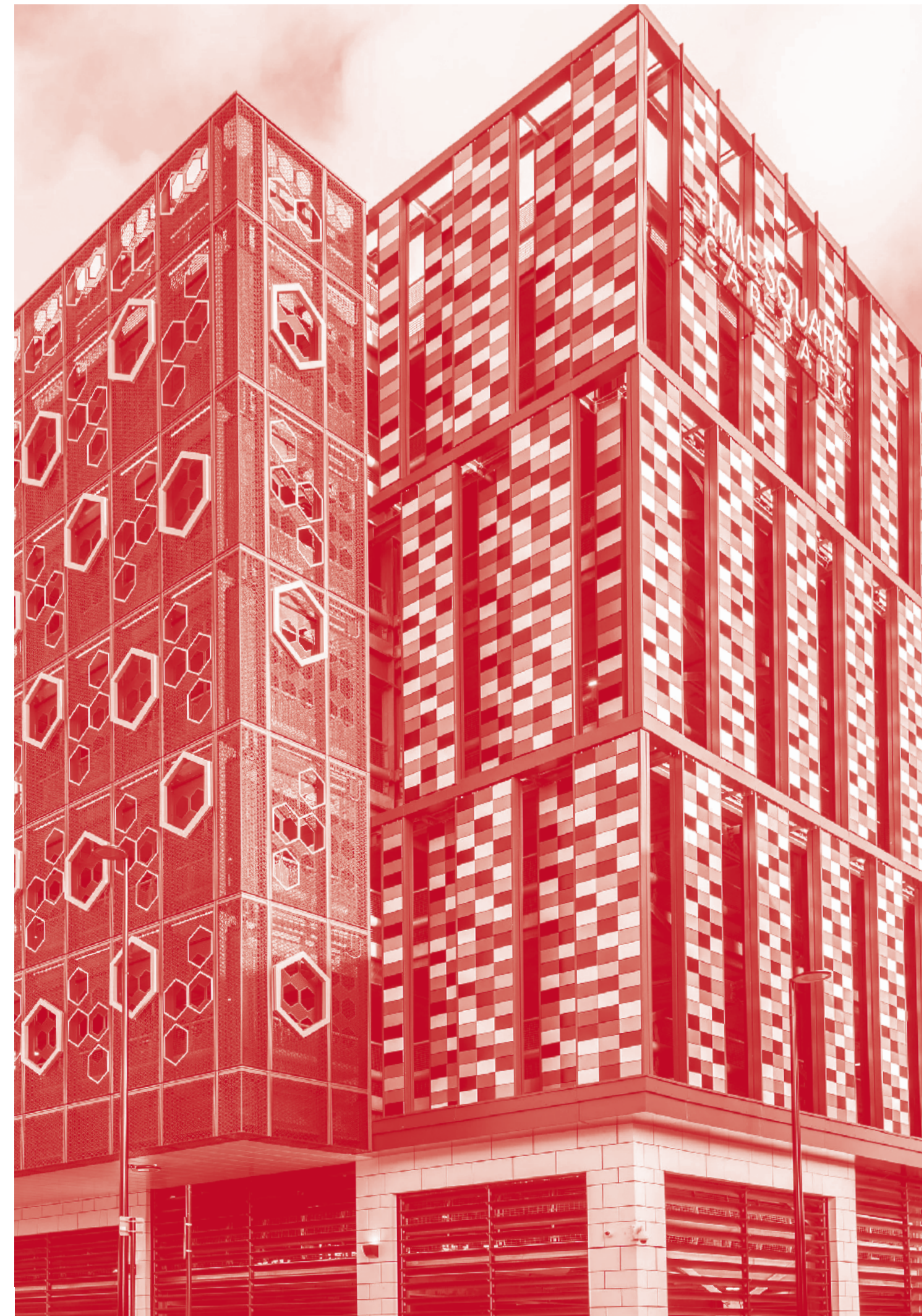
BE GROUP HAS BEEN THE PROUD AUTHOR OF THE WARRINGTON ANNUAL PROPERTY REVIEW FOR 21 YEARS.

BE Group is a property agency, regeneration and planning consultancy and has over 30 years' experience of working in the Warrington commercial property market. This report has been carefully prepared. However it is for general guidance only and Warrington Borough Council, Warrington & Co. and BE Group cannot guarantee that there are no errors or omissions. The information, forecast and opinions herein should not be relied upon to replace professional advice on specific matters. No part of this report should be published, reproduced or referred to without the prior permission of BE Group.



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