

2025

Warrington  
& Co.



Warrington Annual Property Review

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## & Foreword



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Welcome to Warrington's 2025 Annual Property Review, looking back on the last 12 months of activity within our property development and investment market.

The past year has been a period marked by major political change and economic uncertainties. I'm pleased to say that these are challenges Warrington is meeting head-on, with our fantastic entrepreneurial spirit helping to drive forward significant progress and deliver success for our town.

In a landscape so often defined by uncertainty, Warrington continues to demonstrate exceptional resilience. This year's review, supported by independent statistics, underscores our continued ability to generate growth and attract investment, despite the challenges being faced regionally, nationally and globally.

**"Warrington's economic resilience has, once again, been recognised by the Centre for Cities in their annual 'Cities Outlook' report"**

Warrington's economic resilience has, once again, been recognised by the Centre for Cities in their annual 'Cities Outlook' report, which shows that we continue to outperform many of our national peers in several key areas, including salary levels, and the number of businesses based here who are technological innovation leaders.

This success is born of strong, deeply rooted partnerships between our business sector, residents, the council, and a range of committed partners. Working together, we are fostering an environment where businesses can thrive, and where innovation is encouraged and celebrated.

The achievements of the past year reflect this collaborative success. We have witnessed our highest property investment levels in five years, signalling a strong vote of confidence in Warrington as a great place to do business. Our hotel sector has seen major transactions, strengthening our work to make Warrington a first-class visitor destination, while strong housing completion figures underscore our commitment to sustainable growth.





Investment in our retail sector continues, including the return of TJ Hughes, a welcome boost to our town centre. And a strong year of activity at our Riverside and Junction 9 retail parks, along with the addition of several new restaurants in the town, has further enriched our retail and leisure offering.

We continue to invest in the health and wellbeing of local people, with the success of our new Living Well Hub particularly pleasing. Our 'one-stop shop' for health has attracted thousands of visitors in its first year, supporting our commitment to the holistic wellbeing of our communities.

**“We continue to invest in the health and wellbeing of local people, with the success of our new Living Well Hub”**

Looking ahead, there's plenty to be optimistic about. Our new Digital Enterprise Hub at St James Business Centre, opening later this year, will provide a vital platform for innovation, learning and growth. We're also looking forward to the completion of work, in the summer, to transform the Pyramid theatre into a vibrant new cultural hub, ready to cater to a diverse range of artists, performers and audiences for generations to come.

We're also pro-actively engaged in the discussions over improving rail connectivity between Liverpool and Manchester. We're strongly advocating for a new low-level station at Warrington Bank Quay station, which would make our town a focal point of connectivity. This would provide huge potential for transformational improvements to rail capacity and services, and would help drive economic growth, as well as wider employment and regeneration opportunities through the proposed Bank Quay Gateway project.

Furthermore, our investment in sustainable transport schemes is transforming travel in Warrington. The replacement of all our diesel buses with a 105-strong fleet of electric buses will be completed by the summer - a significant milestone in our journey towards a greener future, improving air quality and tackling the climate emergency.

At the same time, ongoing highways schemes, such as the enhancements to the A49 Winwick Road and Sankey Street are creating safer and more welcoming gateways to our town centre, with improved infrastructure for walking, cycling and public transport.

It's clear that Warrington's economy remains strong, and we continue to lead the way in business, investment and innovation. Our ongoing success, achieved amidst national economic headwinds, is something we can be proud of.

Warrington's resilience and collaborative approach continue to attract investment and fuel opportunity, and this can give us great confidence as we work together to navigate future challenges and drive forward our continued growth.

**“investment in sustainable transport schemes is transforming travel in Warrington”**

Of course, the biggest news of all is the confirmation of the Cheshire and Warrington region as part of the Government's devolution priority programme, which puts us at the front of the queue for significant power and funding. It could be transformational for the region's residents, communities and businesses, giving us stronger decision-making powers to deliver more jobs, better transport and smarter investment.

There's every reason to be excited about the future and we remain committed to working with you to build a prosperous and sustainable Warrington for all.

Thanks for your continued support.

**Professor Steven Broomhead MBE,**  
Chair, Warrington & Co.





# & Executive Summary

In what had the potential to be quite a turbulent year, amongst global economic and political upheaval, Warrington once again demonstrated its ability to cut through the noise.

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2024 was a year characterised by several positive headlines across all commercial property sectors. But with that came some salient reminders of the volatility inherent within all corners of these markets. However, with industrial investors demonstrating a strong appetite, a thriving serviced and SME office market, and a number of residential schemes either completing or achieving planning status, Warrington continued to stand firm as a place that encourages both inward investors and the continued growth of those who already call the town home.

**“Warrington continued to stand firm as a place that encourages both inward investors and the continued growth of those who already call the town home.”**

## Investment

**As market sentiment points towards investors increasingly looking to diversify their portfolios, Warrington demonstrated a strong level of activity across 2024. With investment spend at its third-highest level in the last decade – thanks in part to a strong showing in the industrial sector – several high-profile portfolio sales in the hotel sector also demonstrated Warrington’s diversity of assets.**

— 18 deals were reported in total across all sectors, amounting to a total reported investment spend of almost £140 million. This was the largest transactions total reported since 2019

— The largest transaction saw the trading of Mountpark Omega II to KKR / Mirastar for £110 million. Home to Asda and Gousto, the scheme comprises three units totalling almost 68,500 sq m

— Three hotel properties traded as part of separate UK-wide portfolio sales. The Pentahotel in Birchwood, Village Hotel on Centre Park and Travelodge in the town centre were all acquired in sales that amounted to 350 properties across all three portfolios.



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## Office

**The office market rode out a challenging year with a disappointing lack of deals above 2,000 sq m setting the tone for an overall reduction in take-up. A holistic analysis of the entire market however, including smaller and serviced transactions, provides a reason to be positive moving into 2025.**

— Total take-up above 200 sq m was almost 13,000 sq m, comprising 26 deals. This included 9,855 sq m of leasehold transactions, with freehold sales accounting for 23 percent of both deals and take-up – just above the long-term average of 20 percent.

— Whilst the average deal size and lease length dropped slightly, the prime rent rose to £236.81 per sq m via the 10-year lease to nuclear fuel-focused company Urenco at 303 Bridge-water Place on Birchwood Park

— The office market was bolstered by a strong showing in the both the sub-200 sq m range and serviced office sector. This included several serviced office providers reporting occupancy levels well in excess of 90 percent.

## Industrial

**Just over 78,500 sq m of floorspace was transacted in 2024, comprising 45 deals. These figures are reassuringly robust in comparison to 2023, when accounting for another period of economic uncertainty and following an unpredictable period of industrial activity in Warrington from 2019 to 2023.**

— The three largest deals of the year were all above 8,000 sq m, including the sale of two premises on Chesford Grange in Woolston totalling 21,114 sq m

— The year’s average rent was £103.58 per sq m, rising to £107.84 per sq m on deals of 1,000 sq m or below. The year’s prime rent of £139.93 per sq m was once again achieved at Gemini8



## Retail and Leisure

— 30 percent of take-up was accounted for by Woolston. There was however a diverse showing across Warrington, including sometimes underrepresented areas such as Howley and Penketh where activity was reassuringly strong.

**Work is well underway on the Cockhedge Shopping Centre, comprising the partial demolition of the site and complete refurbishment of the remaining retail premises. It is also fitting that in the year in which this scheme – which has kept a steady focus on the rich industrial history of the site – that retailer TJ Hughes also returned to the Town Centre having last closed its doors in Warrington back in 2011.**

— TJ Hughes, Footasylum and B&M all opened their doors in Golden Square during 2024. East Asia-inspired lifestyle brand Kenji also doubled its footprint, now occupying 300 sq m in the town's flagship shopping centre

— Several restaurant openings were reported, including two new faces added to the roster of suppliers at Warrington Market's Cookhouse. Stockton Heath welcomed two new occupiers to the high street, fine-dining Juniper and Indian eatery Hungamaa

— Riverside Retail Park and Junction Nine Retail Park also boasted a strong year of activity, with several relocations and incoming tenants – including the reported inward move of furniture specialist SCS to the latter.

## Residential

**Warrington's average house price fell much in line with the wider UK average in 2024, according to data from residential search portal Rightmove. The town's average house price of £264,640 was only one percent below the national average in a year where "buyers and sellers returned to the housing market in larger numbers."**

— 1,534 sales were recorded across 2024, with semi-detached accounting for 39 percent of all transactions. Detached sales accounted for just less than one-quarter of all transactions last year

— Warrington Borough Council's (WBC) housing figures point to buoyant completion activity, most especially in the Bewsey & Whitecross planning area. This is in large part due to the completion of The Steelworks – a £56 million, eight-storey apartment facility situated in the Stadium Quarter.

— Liverpool-based developer Caro has submitted a planning application concerning the 4,868 sq m Hilden House on Sankey Street in the town centre. The proposed works would see the building transform into 100 one-bed apartments, with amenities including a gym and wellness room, residents' lounge and co-working area. Built in 1977, the building sits within the Town

Hall Conservation Area and was previously occupied by the Department for Work and Pensions. The sale of the building is pending completion.

— Warrington's residential market was otherwise bolstered by several approvals and the commencement of further schemes across the town. These include The Wireworks on Winwick Street in the town centre and Neptune in Croft, where housebuilder Bellway is currently under construction on 90 new homes.





# & Economy

**In each year of the Warrington Annual Property Review, the town's dynamic economic activity has never failed to produce positive headlines. With the commencement of further Town Deal Funding schemes and a step into the future of public transport, alongside another stellar showing in this year's Centre for Cities Outlook Report, 2024 proved to be no different as Warrington continues to demonstrate its role as an integral part of the Northern Powerhouse.**

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The Centre for Cities Outlook Report provides an annual overview of the economic performance of the UK's 63 largest cities and towns. Warrington always performs well in the leading Think Tank's annual review and the 2025 Outlook Report was no exception. With a change of government leading political headlines in 2024, this year's Report highlights the importance of the next 12 months "for both urban and economic growth policy through the Government's focus on devolution, planning and the Industrial Strategy."

One of the new Government's six milestones is "raising living standards in every part of the United Kingdom, so working people have more money in their pocket" or, as Centre for Cities states "increasing local wages." To this end, Warrington was in a group of only seven cities with weekly pay above the national average. Warrington's other notable inclusions are:

- Ranked 8<sup>th</sup> in Cities with the highest number of businesses  
**- 388.9 per 10,000 population**
- Ranked 8<sup>th</sup> in Cities with the highest New Economy Firm  
**- 32.8 per 10,000 working age population**
- Ranked 6<sup>th</sup> in Cities with the lowest unemployment  
**- 2.7 percent benefit claimant count rate**
- Ranked 3<sup>rd</sup> in Cities with the highest housing stock growth  
**- 1.6 percent.**

Further evidence of Warrington's £22.1 million Town Deal Funding was on display in 2024 as work commenced on the refurbishment of the Pyramid Arts Centre. The £4.9 million scheme is due for completion in Summer 2025, intending to create "flexible, accessible, and fit-for-the-future facilities, which will cater to a diverse range of artists, performers and audiences and help drive cultural growth." While still protecting and retaining the historic features of the Grade II listed building, the works will comprise:

- A new layout to the Studio Theatre
- A new bar and refreshments area in main foyer
- A higher-capacity Exhibition Hall (for up to 380 people) opening it up to different shows and making it more attractive to up-and-coming bands and performers

- A new box office, and improved dedicated gallery space for exhibitions
- Upgraded toilet and changing facilities, accessibility enhancements and improved internal and external signage.

Having moved its operations to the new £10 million facility near the Halliwell Jones Stadium, 2024 saw the roll-out of Warrington's Own Buses 105-strong fleet of electric buses, to entirely replace the previous diesel vehicles. The scheme is in place via £21.5 million of funding from the Department of Transport and powered through WBC's solar farm in Cirencester. WBC has also formed an agreement with EO Charging — provider of electric vehicle charging points — to supply the chargers at the Dallam Lane depot.

Following a Government statement issued in early 2024, reiterating its commitment to repurpose Phase 2B of previous HS2 plans, drawings were released early in the year showing redevelopment plans for Warrington Bank Quay station. Warrington looks set to be central to the proposed development of the Liverpool to Manchester route and the plans comprise details of a shopping and leisure plaza overlooking the River Mersey. This would give Warrington significantly more connectivity to Manchester Airport, Liverpool, Chester and North Wales, as well as the West Coast Main Line more widely.

Following the granting of outline planning in 2022, the proposed new M62 service station at Birchwood took a huge leap forward last year as design plans were approved in December. Applicant Extra MSA intends to carry out works in two phases — the first covering 'enabling' works and the second the construction of the hotel and other facilities. This includes the diversion of Silver Lane Brook and the creation of a 'peat habitat zone', along with other landscaping and parking facilities across the 15 ha site.

Overall the service area will comprise a 4,000 sq m facilities building containing restaurants, toilets and shops; a fuel filling station; and 536 car parking spaces, with capacity for HGVs, coaches, caravans and motorcycles. Extra MSA estimate that the scheme could create up to 300 construction jobs, between 200 and 250 full-time jobs once the site is operational, and around £1.2 million per year in business rates.

WBC have elsewhere approved plans for a facility that would enable lorries to transition from diesel to 100 percent renewable fuel. Located at Omega, between units occupied by Brakes and Evri, the plot of land now has approval for the development of a Bio-CNG HGV fuelling station, containing 14 pumps and associated technology, which will serve all manner of haulage and logistics operations at Omega and beyond. The plans dictate that the facility will be a low-carbon facilitator, enabling converted HGVs the ability to reduce carbon and air pollutant emissions.

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**"... flexible, accessible, and fit-for-the-future facilities, which will cater to a diverse range of artists, performers and audiences and help drive cultural growth."**







October saw the approval of plans for Warrington Wolves to move their training facility to Victoria Park. The rugby club is currently located at the Chester University Padgate Campus Crab Lane, however this has been under a Tenancy Agreement following the University's departure in 2021. With the sale of the site imminent on development grounds, the new plans run in tandem with the termination of this agreement.

Approved plans include the conversion of some existing buildings into a gymnasium and changing facility, along with the erection of modular classrooms and offices for the Warrington Wolves Foundation. The existing community use at the facility will not alter.

**“Warrington featured on a list of the top 10 places in the UK where graduates are most likely to stay after finishing their studies”**

Warrington featured on a list of the top 10 places in the UK where graduates are most likely to stay after finishing their studies. Student recruitment agency Think Orion published the list, following analysis of government data on students which calculates the percentage of university graduates who remain in the same region post the completion of their GCSEs. The data — which grouped Warrington and Wigan boroughs together — also collects employment statistics and income figures for each area. The average earnings of £39,659, alongside an employment rate of nearly 60 percent among adults, correlates to a graduate retention figure of 70 percent — which the study quotes as an ‘impressively high rate.’



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# & Investment

The Investment sector has been hard to characterise in recent years, with the national picture illustrating a tempered appetite amongst investors in light of fluctuating interest rates, yet with Warrington always seeming to present a notable level of investment activity. 2024 was no different, with investment spend in the town's industrial sector at the third highest yearly total across the last decade.

The following table provides a breakdown of how this spend was split across the sectors. Interestingly, the number of transactions in each sector are very similar to those recorded in last year's report, but much more high profile and value transactions in the industrial sector made a significant difference to the total investment spend.

**“Warrington once again performed well in a number of sectors, including high-profile transactions in the industrial and hotel markets”**

## Warrington Investment Deals (2024)

PROPERTY TYPE	NUMBER OF TRANSACTIONS	FLOORSPACE TRANSACTED (SQ M)	INVESTMENT SPEND (£)
Office	2	1,431	2.71
Industrial	5	127,565	134*
Retail	5	5,390	2.404
Other	6	N/a	0.515*

\*SOME SPEND DATA KEPT CONFIDENTIAL / PORTFOLIO SALES

The year's largest investment transaction saw the trading of Mountpark Omega II. The scheme, which completed in 2021, comprises three logistics assets totalling 68,471 sq m, all benefiting from EV charging points, solar panels, electricity battery storage and – unsurprisingly given this specification – BREEAM Excellent certification and EPC 'A' ratings. Playing home to both Asda and Gousto, the facilities were sold in March for £110 million by developer Mountpark to private equity firm KKR and Mirastar, the KKR Real Estate's industrial and logistics platform in Europe.

Elsewhere, Firethorn Trust purchased a 8.7 ha logistics facility on Hardwick Grange in Woolston. Acquired from the British Steel Pension Fund for an undisclosed sum, the site comprises three units totalling 40,149 sq m – a cold store, ambient storage facility and ancillary office space – all occupied by supermarket chain Morrison on a long-term lease. The acquisition follows the practical completion of Firethorn's Link Logistics Park in Ellesmere Port.

Evidence of investment transactions collected for 2024 demonstrates that Warrington once again performed well in a number of sectors, including high-profile transactions in the industrial and hotel markets. 18 deals have been collated for this year's report, amounting to a total reported investment spend of almost £140 million. Not only is this the largest transactions total reported since 2019, but it is also the largest investment spend reported since 2018 and the third largest in the last decade.

Given the confidential nature of investment deals, as ever the data represented in this chapter should be considered a snapshot of activity, rather than a comprehensive overview. Some deals may not be reported and of those that are, some details on value and Net Initial Yields have been kept confidential.

CBRE's 2025 outlook report further highlighted a growing trend towards investors seeking to diversify their portfolio with "increased investment into the hotel, healthcare, and 'other' sectors in 2024." This is a sentiment very much reflected in the acquisitions reported across Warrington last year. CBRE's report further includes reference to investment in "real estate debt [as well as] purpose-built student accommodation, data centres, and life science assets" which, while not represented here, nevertheless provided some indication of which sectors may see continued interest in the years to come.

Research published by OBI in Manchester detailed that "the investment market remained in a state of flux throughout 2024 due to uncertainty over pricing, high interest rates, change in buyer profiles and wider geopolitical events." With the Bank of England Base Rate remaining at 5.25 percent from August 2023 until July 2024 and only dropping to 5.00 percent in August 2024 and 4.75 percent in November, "this resulted in continued expensive debt markets which in turn has made funding investment deals challenging."



Chester-based industrial investor Warehouse REIT offloaded a unit at Warrington South Industrial Estate at the start of the year, having first acquired it in 2019. The sale formed part of a two-headed transaction, comprising a second, multi-let asset in Halifax at a combined value of £13.4 million and Net Initial Yield of 5.3 percent. Warrington South Industrial Estate is a 9,848 sq m single-let asset sold for £11.6 million. The unit is let to self-storage provider Iron Mountain, who took up a 10-year lease renewal in 2020.

Only two office investments were reported throughout 2024, the largest of which was the sale of 1 Kestrel Court on Lakeside Drive, Centre Park. Retail Property Investments acquired the 1,058 sq m property for just over £2 million at a Net Initial Yield of 8.76 percent. Tenant NHS Cheshire & Merseyside are in occupation until 2035.

The leisure sector otherwise demonstrated a strong level of activity, with three notable Warrington hotel properties trading as part of separate portfolio sales. The Pentahotel on Birchwood Park was traded by Capital Bay GmbH & Aroundtown in a portfolio comprising five properties across the country. Similarly, the Village Hotel on Centre Park was one of 33 properties in a £170 million portfolio purchased by investment management giant Blackstone. The third was the Travelodge on Kendrick Street in the town centre which formed part of a 313-strong portfolio of properties purchased by LondonMetric Property.



Property	Vendor	Purchaser	Size (Sq M)	Price (£M)	Tenant(s)	Income (£/pa)	Net Initial Yield (%)	Agent(s)
<b>OFFICE</b>								
Kestrel Court, 940 Lakeside Drive, Centre Park	Private Investor	Retail Property Investments	1,058	2.075	NHS	193,205	8.76	Dean Property Group / Carrick Real Estate / PK3
Unit 11b, Olympic Park, Birchwood	Pinnacle UK	Confidential Investor	373	0.635	LUV Financial Solutions	Undisclosed	Undisclosed	Read Property Associates
<b>INDUSTRIAL</b>								
Unit 2, Mountpark Warrington, Omega	Affinius Capital, Mountpark Properties	KKR, Mirastar	68,471	110	Amazon, Gousto	Undisclosed	Undisclosed	CBRE / JLL
Morrisons, Hardwick Grange, Woolston	British Steel Pension Fund	Firethorn Trust	40,149	Undisclosed	Morrisons	Undisclosed	Undisclosed	Colliers
Unit 1, Stretton Green Dist Park, Appleton	Warehouse REIT, Tilstone Partners	Blackstone	9,848	11.400	Iron Mountain	Portfolio Sale	Portfolio Sale	Savills / M1 Agency
Units 1-4, Opus9, Winwick	Warehouse REIT	Confidential Investor	4,940	6.775	Teckentrup UK, Verizon	Undisclosed	Undisclosed	Knight Frank
Unit 520, Europa Boulevard, Gemini	Bradda Capital Propco One	Melcombe Partners	4,157	5.400	DX Network Services	392,000	6.81	JLL / CBRE
<b>RETAIL</b>								
19-21 Sankey Street	Telereal Investment Properties	Confidential Investor	3,971	0.525	Poundland	70,000	12.72	Morgan Williams
278 Knutsford Road, Latchford	Co-operative Group Estates Services	Riverside Estates NW	571	0.245	Co-op Food	Undisclosed	Undisclosed	Source: EG Radius
88-94 London Road, Stockton Heath	Foden Enterprises	Edge Property Rentals	423	1.149	Sainsburys Supermarkets	Undisclosed	Undisclosed	Source: EG Radius
36 / 36a Common Lane, Culcheth	Confidential Investor	Confidential Investor	331	0.325	Various	35,500	10.56	Pugh & Co / Mark Jenkinson Auctions
710 / 728, Knutsford Road, Latchford	Alltrust SIPP	Black White Investments	94	0.160	Mucky Mutz Dog Grooming	Undisclosed	Undisclosed	Source: EG Radius
<b>OTHER</b>								
Pentahotel Warrington, Birchwood	Capital Bay GmbH, Aroundtown	B&B Hotels	103 Units	Portfolio Sale	N/a	Hotel portfolio comprising five properties totalling 562 units. SOURCE: MCSI Real Capital Analytics		
Village Hotel, Centre Park	Village Hotels	Blackstone	126 Units	Portfolio Sale	N/a	Hotel Portfolio comprising of 33 properties totalling 4,405 units. SOURCE: MCSI Real Capital Analytics		
Travelodge Warrington, Kendrick Street	LXI REIT	LondonMetric Property	62 Units	Portfolio Sale	N/a	Portfolio comprising 313 properties. SOURCE: MCSI Real Capital Analytics		
Callands Care Home, Callands	Private Investor	Dovehaven Care Homes	N/a	Undisclosed	N/a	SOURCE: MCSI Real Capital Analytics		
74 Bewsey Street	AJ Bell Trustees	Arc Trustees	234	0.215	Vacant	SOURCE: EG Radius		
152 Rushgreen Road, Lymm	Confidential Investor	K&M Estate Management	97	0.300	Warrington Dental Care	SOURCE: EG Radius		





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# & Office

It was undeniably a challenging year for the office market in 2024.

With a disappointing lack of larger deals above 2,000 sq m reported throughout the year, take-up for transactions above the standard benchmark of 200 sq m dropped dramatically. No doubt affected by political headlines both at home and abroad, larger occupiers in particular chose to delay decision-making in what became a tangibly nervous market.

This year in particular, we have taken a holistic approach to analysis across the whole market. Activity within the sub-200 sq m market certainly demonstrated a notable level of success, as occupiers focused on workspace efficiency and flexibility. Since the outset of the Warrington Property Review, only deals above this level have been recorded, highlighting the more 'high-profile' inward movers and relocations throughout the year. In recent years however it has been undeniable that the churn of activity at the smaller end of the market has, in real terms, kept Warrington's overall take-up at a stable level in instances where those larger deals have faltered.

This is equally the case for the serviced office market, in which several centres across the Borough reported incredibly positive years with regard to both take-up and overall occupancy levels. Both distinct markets are explored in more detail towards the end of this chapter.

**"almost 13,000 sq m was transacted in 2024, comprising 26 deals"**

In first looking at the traditional 200 sq m and above market, almost 13,000 sq m was transacted in 2024, comprising 26 deals. Despite the aforementioned challenges characterising the year, freehold transactions still accounted for 23 percent of both deals and take-up – just above the long-term average of 20 percent.

9,855 sq m of leasehold space was transacted last year, with the average deal size of 493 sq m and lease length of 6.65 years both marking a slight reduction on 2023 figures. Despite this, 30 percent of deals were completed on a 10-year basis. Notably, all but one of these deals were contained within the largest 10 deals of the year, demonstrating that the larger occupiers who did come to market, did so with the conviction to commit to the result of their decision-making.



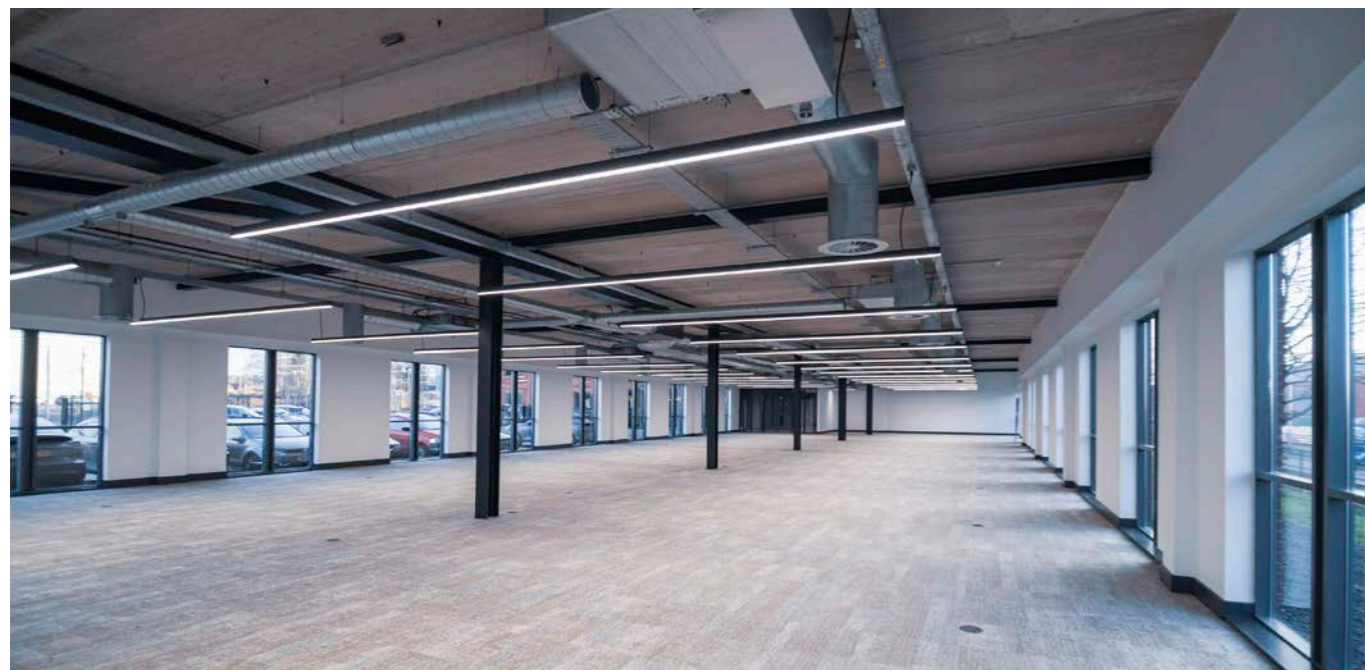
Unsurprisingly Birchwood's quantum of space proved to be appealing to occupiers as the area accounted for the majority of both transactions and total floorspace – almost three-quarters of take-up. All but one of the largest ten deals were found in Birchwood, with the outlier being the 10-year lease of 700 Mandarin Court on Centre Park to the Alder Hey Children's NHS Foundation.

**“rental levels remained robust with the prime rent actually increasing to £236.81 per sq m”**

Despite everything, rental levels remained robust with the prime rent actually increasing to £236.81 per sq m on the 10-year lease taken by nuclear fuel-focused company Urenco at 303 Bridgewater Place on Birchwood Park. Across the market £180.00 per sq m emerged as the average rent, demonstrating that a rich tapestry of other factors, not just general affordability, continue to drive decision-making amongst occupiers.

## Warrington Office Deals (2024) – Location

AREA	NUMBER OF TRANSACTIONS	FLOORSPACE TRANSACTED (SQ M)
Birchwood	15	9,263
Centre Park / Town Centre	4	1,608
Woolston	2	539
Winwick Quay / Gemini	4	1,261
Lymm	1	200



This proved to be the case elsewhere as, following the launch of Birchwood office Element in 2023, owner Bridge Properties welcomed consultancy firm RPS to 598 sq m of space within the newly refurbished building. The company took a 10-year lease at £226.04 per sq m which, alongside the aforementioned deal at Bridgewater Place, demonstrates that occupiers are willing to invest in quality, modern office space.

Birchwood Park also completed a number of successful lettings, including to housebuilder Kellen Homes who committed to 10-years on 838 sq m at 105 Dalton Avenue and Gleeds Cost Management, who also signed up to a decade on a 258 sq m courtyard-style suite at Chadwick House.

Elsewhere, the fringe of Birchwood saw a strong level of activity, with Marshall CDP agreeing a serviced office agreement with international hybrid working solutions provider IWG on Buildings 8 & 9 on Olympic Park. The deal comprised 1,243 sq m of office space with IWG, which has approximately 4,000 locations across 120 countries, operating the centre under its 'HQ' serviced office brand.

In addition to this, Warrington 2000+ traded Xpedia on Cinnamon Park to MRS Training & Rescue for £77.86 per sq m. This follows on from the regeneration vehicle's successful 2023 sale of the International Business Centre in Westbrook. Tandem Investments also sold Building 3 at nearby Trinity, the former Birchwood Office Park, to Littler Estates for £124.04 per sq m. These sales formed part of the total 3,016 sq m of office floorspace sold throughout 2024 at an average reported price of £1,200 per sq m.



## Small but Mighty

The smaller end of the market was integral to activity in 2024 and certainly provides a wider context to how occupiers went about acquiring space last year. Whilst not a strictly accurate image of all transactions last year, nonetheless a further 2,391 sq m was reported sub-200 sq m, including 416 sq m of flexible deals at Birchwood Park.

279 sq m in small deals in Chadwick House were completed to occupiers, including to household name Specsavers. In addition, 137 sq m of offices were let in the likes of Lovell House and Newton House to all manner of smaller construction, digital, and professional services occupiers. Rents range up to £366 per sq m in Chadwick House and £285 per sq m for Lovell and Newton House.

Landlord RAM Properties reported a total sub-200 sq m take-up of 700 sq m across its six-strong portfolio of buildings in and around the Town Centre, including Dallam Court, Tannery Court and Ribban Court.

Following the successful launch of a newly-refurbished business centre at 310 Europa Boulevard in Gemini, landlord Hurstwood Holdings welcomed four new tenants to the building throughout 2024, comprising 238 sq m. The new scheme comprises a self-contained kitchen / break out area, meeting room and zoom rooms and achieved fully-let status in February 2025.



## Serviced Offices

Aside from the buoyant smaller, conventional market, the serviced office sector continued to thrive throughout 2024, supplementing the obvious drop in take-up further up the chain. For many occupiers coming to market, serviced offices provide the perfect combination of flexibility and amenity, with Warrington posting strong numbers and demonstrating the appeal of these spaces to modern businesses.

Many providers recorded a strong year of activity, with the aforementioned RAM Properties reported an 87 percent occupancy rate across its portfolio. This included 100 percent occupancy at The Boultings in the Town Centre, as well as both buildings 210 and 220 Cygnet Court on Centre Park.

Langtree also reported another successful year at both St James Business Centre and The Base. The former has just embarked on a complete transformation, which will remodel the 7,500 sq m building's co-working and meeting room spaces, as well as the main atrium and coffee shop provision. Despite the commencement of these works, the building maintained an occupancy rate of 85 percent for lettable and uninterrupted space.

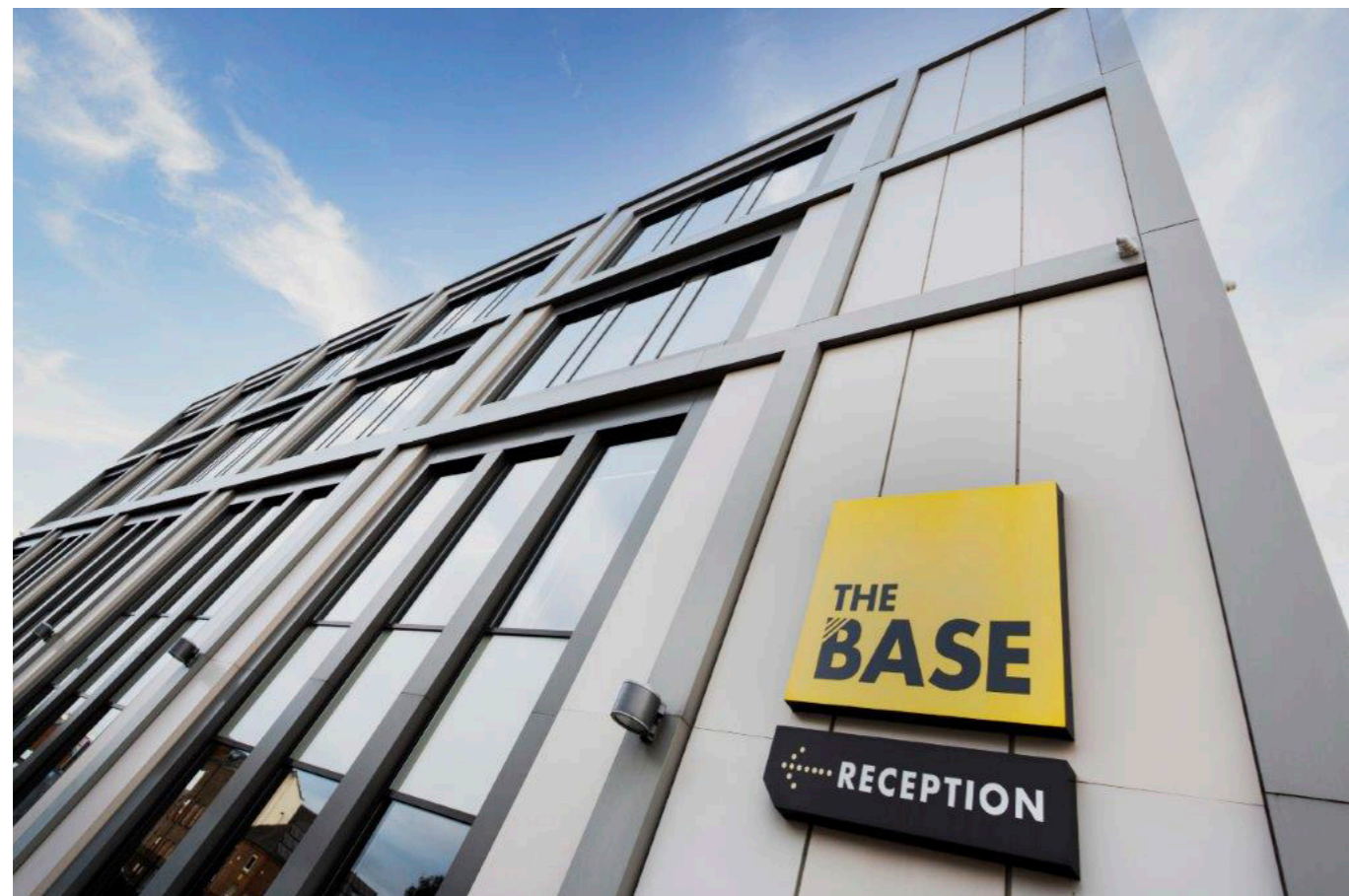


As of December 2024, The Base, located in the Stadium Quarter, reported a total occupancy level of 93 percent. This includes the seven new tenants welcomed throughout last year, comprising a total take up of 315 sq m. In addition to this, three existing tenants expanded their footprint by a total of 200 sq m, reflecting the success of the building's business development strategy.

Further, Equinox Property who operate Outset on Sankey Street in the town centre welcomed three new tenants in Q4 of 2024 alone. The new tenants collectively took 115 sq m of space in the 1,900 sq m, four-storey office building, bolstering its occupancy level to an impressive 97 percent. Further capacity for serviced offices is currently under construction, which will sit alongside the building's co-working and community café spaces.

UBC, located in Rutherford House in Birchwood, also reported a strong occupancy level of 93 percent at the end of 2024, bolstered by welcoming nine new tenants throughout the year.

**“The Base, located in the Stadium Quarter, reported a total occupancy level of 93 percent”**



Property	Landlord / Vendor	Tenant / Purchaser	Size (Sq M)	Rent / Price (Sq M)	Lease Term (Years)	Agent(s)
8 & 9 Olympic Park, Birchwood	Marshall CDP	IWG	1,243	Undisclosed	Undisclosed	BE Group / JLL
303 Bridgewater Place, Birchwood Park, Birchwood	WBC	Urenco	961	£236.81	10 years	BE Group / JLL
700 Mandarin Court, Centre Park	Moorland Property Solutions	Alder Hey Children's NHS Foundation	887	£209.90	10 years	Savills / Roberts Vain Wilshaw
105 Dalton Avenue, Birchwood Park, Birchwood	WBC	Kellen Homes	838	£204.52	10 years	BE Group / JLL
Innovation House, Daten Avenue, Birchwood	Orbit Developments	Lovell Partnerships	785	£172.22	10 years	BE Group / Cushman & Wakefield / Sixteen
6 Olympic Park, Birchwood	Marshall CDP	FY Orthopaedic Consulting	668	Undisclosed	Freehold sale	BE Group
Xpedia, Cinnamon Park, Birchwood	Warrington 2000+	MRS Training & Rescue	650	£838.09	Freehold sale	Taylor Weaver
Dornoch House, The Links, Birchwood	Frankel Brow	Serco	631	£182.99	9 years	BE Group / Knight Frank
Second Floor (Part), 401 Faraday Street, Birchwood Park, Birchwood	WBC	Jacobs	602	£177.61	Undisclosed	BE Group / JLL / Cushman & Wakefield
Element, Birchwood	Bridge Properties	RPS Consulting Services	598	£226.04	10 years	Savills / Canning O'Neill / GL Hearn
7 Olympic Park, Birchwood	Private Investor	B-engineering Group	576	£1,227.10	Freehold sale	Read Property Associates
1 Webster Court, Westbrook	Courtlands Property	Alpha Bio Labs	487	£1,354.65	Freehold sale	BE Group
First & Second Floor, 1 The Square, Birchwood	Orbit Developments	Time Finance	446	£157.91	5 years	BE Group / Savills
3 Trinity, Birchwood	Tandem Investments	Littler Estates	414	£1,335.17	Freehold sale	BE Group / Cushman & Wakefield
Ground Floor, Muirfield House, The Links, Birchwood	Frankel Brow	Neuroclin	341	£180.30	5 years	BE Group / Knight Frank
Ground Floor, Unit 6, Quay Business Centre, Winwick Quay	Bauer	OCU Group	303	£166.84	3 years	BE Group / Roberts Vain Wilshaw
770 Mandarin Court, Centre Park	Private Investor	Bell Group	300	£166.84	3 years	Morgan Williams
Tatton House, Tatton Court, Woolston	Sharples Group	Transanalytical Services	295	£135.63	5 years	BE Group
Ground Floor, 12 Webster Court, Westbrook	Gratte Bros	Xpress Legal	271	£156.08	5 years	BE Group
Suite E, Chadwick House, Birchwood Park, Birchwood	WBC	Gleeds Cost Management	258	£156.08	10 years	BE Group / JLL
Unit 1a, Birchwood One Business Park, Birchwood	Frankel Brow	Swiss Pearl	252	£166.84	5 years	BE Group / Knight Frank
VIP House, 4 Hardwick Grange, Wooston	VIP Group	Preserve First	244	£193.75	3 years	BE Group
20 Bold Street	Private	Undisclosed	221	£1,245.83	Freehold sale	Morgan Williams
Dallam Court, Dallam Lane	RAM Properties	SSS Telecom	200	£150.70	3 years	RAM Properties
Ground Floor, Unit 7, Quay Business Centre, Winwick Quay	Bauer	Emtec Climate Services	200	£171.69	5 years	BE Group / Roberts Vain Wilshaw
The Old Chapel, Old Cherry Lane, Lymm	Private Individual	Aquarius IT	200	£195.69	5 years	BE Group

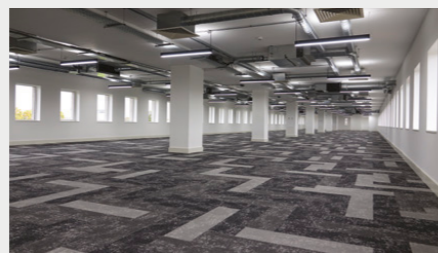


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## Industrial

A total of 2.57 million sq m (or almost 27.7 million sq ft) take-up has been reported in the Warrington Annual Property Review since 1999.

At just over 1,000,000 sq ft average take-up across this period, Warrington has shown a consistent resilience to the ever-changing demands of occupiers both big and small.

Whilst the country finds itself in another period of economic uncertainty, caused by factors both foreign and domestic, research from Cushman & Wakefield's UK Industrial Marketbeat asserts that "the Logistics and Industrial market showed resilience in 2024, with take-up slightly surpassing 2023 and nearing the long-term average. Despite a slowdown in leasing volumes during the second half, the market maintained a solid demand for modern warehousing."

To that end, Warrington continued to fare well in relation to both its short- and long-term take-up activity. Just over 78,500 sq m of space was transacted across the Borough in 2024, comprising 45 deals of 200 sq m and above. This is much in line with both the deals and floorspace recorded in last year's Report demonstrating a sustained appetite amongst industrial occupiers.

**"Just over 78,500 sq m of space was transacted across the Borough in 2024, comprising 45 deals of 200 sq m and above."**

Across 27 years of recording this data, the long-term average for number of deals stands at 52. Given that there are large anomalies present within this period — namely a striking period in the mid-2010's where numbers regularly exceeded 70 deals and, to a lesser extent, the well documented spike in big-box activity at Omega around the Covid-19 pandemic — 2024's figure stands up well. Indeed, whilst these same spikes have ensured that only another historic year of take-up would threaten to overtake the long-term average, 2024 nonetheless does hold-up robustly as a good year of activity.

Variety and flexibility were most certainly the key for 2024, with occupiers demonstrating an appetite for space across a diverse size range. Whilst the three largest deals of the year were above 8,000 sq m, conversely 64 percent of all deals were for premises of 1,000 sq m or below. This further demonstrated a two percent increase on floorspace take-up in this size range.



The average deal size therefore dropped to 1,747 sq m, only slightly lower than the 1,949 sq m that was reported last year.

Unsurprisingly — given annual trends — deals above 1,000 sq m generally attracted lease terms of 10 years or more. What is more notable across the board however is that the average lease length for 2024 reduced slightly from just under 9 years to just under 7 years. This suggests that occupiers have leaned more towards flexibility than long term stability, certainly at the smaller end of the scale. Half of all leasehold deals were completed with a 5-year term, with the majority of the remainder on 10-year leases. In recent years it has been unusual to see multiple transactions agreed on a 3-year term however a handful in 2024 have certainly demonstrated a requirement for this level of flexibility.

Reported freehold transactions reported doubled in 2024. This however only brought the total to four transactions, totalling 21,865 sq m. These include the two largest deals of the year, with two sales at Chesford Grange. These deals comprise 21,114 sq m — just over a quarter of the year's take-up — with Unit 17 trading to P Flannery Plant Hire and Unit 1 trading to Edwards Cheshire Company, at an average price of £789.06 per sq m.

The average rent rose again from £97.58 per sq m in 2023 to £103.58 per sq m. On deals of below 1,000 sq m this further rose to £107.84 per sq m, demonstrating the real growth at the smaller end of the market. The year's prime rent was achieved once again at Gemini 8, with Northwood Urban Logistics letting a total of 1,658 sq m across three transactions and achieving £139.93 sq m in the process. New occupiers to

the Gemini scheme include Igne Group, Evolve Transport & Logistics, and Systematic Data Solutions.

As was the case in 2023, Woolston again accounted for the majority of floorspace transacted, almost 30 percent of the total. Birchwood / Risley and Gemini / Winwick once again demonstrated their hold on the smaller end of the market with the joint-highest total of individual deals. Elsewhere, Omega was represented by a single deal of 8,228 sq m and Howley and Penketh both had an unusually strong showing thanks to lettings at Howley Point and Penketh Business Park.

## Warrington Industrial Deals (2024) — Location

AREA	NUMBER OF TRANSACTIONS	FLOORSPACE TRANSACTED (SQ M)
Woolston	8	23,270
Birchwood / Risley	11	17,448
Howley	4	11,634
Omega	1	8,288
Gemini / Winwick	10	7,416
Penketh	4	5,441
Misc (Town Centre, etc)	6	2,817
Appleton	1	2,323

The one deal at Omega saw Cube RE let Hathaway 89 to UK tyre distributor Oak Tyres. The 8,288 sq m newly-developed warehouse is owned by the Hathaway Opportunity Fund, a joint venture between Cube RE and NFUM, and is located on Omega South.

As has been reported, Woolston Grange enjoyed a stellar year across the board. As well as playing host to the year's two largest deals, there was steady activity at the smaller end of the market too. Melford Court in particular saw transactions totalling almost 900 sq m and the hybrid building named Tatton House on Kingsland Grange — formerly home to printing supplier Sharples Group — welcomed a new tenant in the form of until then Altrincham-based Transanalytical Services for a term of 15-years.

Elsewhere, in Penketh, 5,441 sq m was transacted at Penketh Business Park where activity included a new 10-year, 4,157 sq m letting to Activity For All, as well as other deals to On-Schedule Logistics and airsoft equipment supplier Bomb-Up Airsoft.

In Birchwood, Trident Business Park went through a number of notable changes during 2024. This started with a switch of ownership model as St Modwen Logistics combined with another sector specialist Industrials REIT to create a new entity — Indurent. The new company is owned by investment funds manager Blackstone, in a bid to combine St Modwen Logistics' expertise in large-scale, strategically located logistics properties with Industrials REIT's experience in managing multi-let estates. The combined portfolio comprises more than 2.5 million sq m.

Trident Business Park's other major change saw the commencement of construction of two logistics warehouses off Warrington Road. The two units will see a total of 11,600 sq m of space, built to BREEAM 'Excellent' certification and aiming to achieve an EPC 'A' rating. The larger, 7,500 sq m unit will be equipped with a solar PV system on its roof. In addition to a Grade A office specification, the units will boast EV charging units across 20 percent of the parking provision, further strengthening their environmental credentials.





Property	Vendor / Landlord	Tenant / Purchaser	Size (Sq M)	Rent / Price (Sq M)	Lease Term (Years)	Agent(s)
Unit 17, Chesford Grange, Woolston	AUB CPIF Trust	P Flannery Plant Hire	10,669	740.46	Freehold Sale	JLL
Unit 1, Chesford Grange, Woolston	Custodian Property Income REIT	Edwards Cheshire Company	10,445	837.65	Freehold Sale	JLL / DTRE
Hathaway 89, Omega	Cube RE	Oak Tyres	8,288	123.79	15 years	B8RE / CBRE / Williams Sillitoe
Unit 5, Howley Lane, Howley	United UK 2021 E Propco II	Crest Medical	7,365	75.35	5 years	JLL
Unit A, Prospect House, Taylor Business Park, Risley	Ribston UK Industrial Property Partnership	Aktrion Manufacturing Support Services	5,366	69.97	10 years	B8RE
Towngate 52, Clayton Road, Risley	Brigdale / Towngate	Menzies Distribution Ltd / 3PL	4,818	88.26	5 years	Knight Frank / B8RE / Savills
Unit 1a, Penketh Business Park, Penketh	Caisson Investment Management	Activity for All	4,157	43.27	10 years	B8RE
Unit 3d, Warrington South Distribution Park, Appleton	Mileway	Midon	2,323	87.19	10 years	B8RE
719 Eddington Way, Birchwood Park, Birchwood	WBC	Sonomatic	2,252	91.49	5 years	JLL / B8RE
714 Eddington Way, Birchwood Park, Birchwood	WBC	Omicell	1,797	134.55	10 years	JLL / B8RE
Unit 4, Howley Industrial Estate, Howley Lane, Howley	Private Landlord	Innovation Leisure	1,728	80.73	5 years	B8RE
Unit 1, Easter Court, Gemini	Picton	Jardine Luxury Vehicles	1,495	99.67	10 years	Roberts Vain Wilshaw
Unit 10, Eagle Park, Gemini	Mileway Real Estate UK / XK 2 United Propco II	Neutronic Technologies	1,303	123.57	5 years	JLL / DTRE
Unit 1, Howley Point, Howley	PTS Property	Incape Estate	1,301	123.03	10 years	Roberts Vain Wilshaw
Unit 20, Cameron Court, Winwick Quay, Winwick	Coal Pension Properties	Relay Technologies	1,276	110.33	5 years	JLL / Knight Frank
Unit 2, Howley Point, Howley	PTS Property	Maverick Live	1,240	104.84	10 years	Roberts Vain Wilshaw
Unit 3, Easter Court, Gemini	Picton	Crown Flooring	868	107.64	10 years	Roberts Vain Wilshaw
Unit 8, Gemini8 Business Park, Apollo Park, Gemini	Northwood Urban Logistics	Evolve Transport & Logistics	838	134.55	5 years	Gerald Eve / B8RE / Davies Harrison
Unit 4a, Eagle Park Drive, Hawleys Lane	Private Investor	Connection Flooring	768	123.79	10 years	B8RE
Warrior House, Spectra Business Park	Private Investor	Howdens Joinery Properties	739	102.26	10 years	B8RE
Unit 9, Trident Business Park, Birchwood	Indurent	First Home Improvements	711	84.50	3 Years	BE Group / B8RE
Unit 18, Adlington Court, Birchwood	Analytical Properties	Brit-Lube	699	102.26	10 years	B8RE
Unit 18/19, Rufford Court, Hardwick Grange, Woolston	Private Investor	Lagan Airport Maintenance	687	Undisclosed	5 years	B8RE

Property	Vendor / Landlord	Tenant / Purchaser	Size (Sq M)	Rent / Price (Sq M)	Lease Term (Years)	Agent(s)
Unit 4d, Penketh Business Park, Penketh	Caisson Investment Management	On-Schedule Logistics	661	43.27	5 years	B8RE
Unit C1, Trident Business Park, Birchwood	Indurent	Arne Clo	477	115.71	10 Years	BE Group / B8RE
Unit 11/4, Palatine Industrial Estate, Causeway Avenue	Private Investor	Private Purchaser	476	935.18	Freehold Sale	Morgan Williams
Unit 7, Ravenhurst Court, Risley	North West Portfolio	DPL Graphics	425	91.49	5 years	Roberts Vain Wilshaw
Unit 3c, Penketh Business Park, Penketh	Caisson Investment Management	Bomb Up Airsoft	423	43.27	5 years	B8RE
Unit 8, Ravenhurst Court, Risley	North West Portfolio	SWGR	418	92.79	5 years	Roberts Vain Wilshaw
Unit 12, Gemini8 Business Park, Apollo Park, Gemini	Northwood Urban Logistics	Systematic Data Solutions	410	139.93	5 years	Gerald Eve / B8RE / Davies Harrison
Unit 16, Gemini8 Business Park, Apollo Park, Gemini	Northwood Urban Logistics	Igne Group	410	139.93	10 Years	Gerald Eve / B8RE / Davies Harrison
Unit 46, Melford Court, Woolston Grange, Woolston	Industrial Property Investment Fund	CRB Door Systems	325	123.79	5 years	JLL / Knight Frank
Unit 3, Europa Boulevard, Gemini	XK2 United Propco II A	The Chefs Patisserie Company	310	123.79	5 years	B8RE
6 Crown Parade, Crown Street	The Arch Company	Off The Ropes	302	Undisclosed	Undisclosed	B1 Real Estate
7 Crown Parade, Crown Street	The Arch Company	The Crown Restaurant	300	Undisclosed	Undisclosed	B1 Real Estate
Tatton House, Kingsland Grange, Woolston	Private SIPP	Transanalytical Services	295	136.00	15 Years	BE Group
Unit 224, Europa Boulevard, Gemini	XK2 United Propco II A	Icon Group Services	292	123.79	5 years	B8RE
Unit 42, Melford Court, Woolston Grange, Woolston	BGO Europe Core Plus Odin PropCo	Fulcrum Infrastructure Services	289	137.24	5 years	B8RE
Unit 41, Melford Court, Woolston Grange, Woolston	BGO Europe Core Plus Odin PropCo	Passcomm Solutions	285	137.24	5 years	B8RE
Unit 6, Ravenhurst Court, Risley	North West Portfolio	Office Water Coolers	280	91.49	5 years	Roberts Vain Wilshaw
Unit 8, Cranford Court, Woolston Grange, Woolston	Private Investor	Braken	275	Undisclosed	Freehold Sale	BC Real Estate
Unit 103, Hoyle Street	Morbaine	Clear Group NW	232	91.49	3 years	Roberts Vain Wilshaw
Unit 33, Craven Court, Winwick	Bizspace	YNZ Services	214	124.00	3 years	Roberts Vain Wilshaw
Unit B4, Trident Business Park, Birchwood	Indurent	TurboZentrum	205	134.55	5 years	BE Group / B8RE
Unit 1d, Penketh Business Park, Penketh	Caisson Investment Management	Enveo Aston	200	43.27	5 years	B8RE



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## Retail and Leisure

With the continuation of Cockhedge Shopping Centre's dramatic overhaul, along with strong leasehold activity and town-wide events, Warrington's retail and leisure landscape continued to evolve to new heights throughout 2024.

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Research by CBRE via their Retail Real Estate Market Outlook Report 2025 posits that leasing activity will continue to accelerate across Europe, as retail occupiers realise expansion plans. In addition, "steady rental growth is expected across high streets and shopping centres" and "retail parks are likely to see stronger rental growth than other asset types, due to having the strongest occupier demand combined with the lowest vacancy rates." Warrington saw strong activity across all of these markets with, for example, 11 new openings at Golden Square Shopping Centre, including the reintroduction of retailer TJ Hughes.

**"11 new openings at Golden Square Shopping Centre, including the reintroduction of retailer TJ Hughes"**

### Not just a 'Golden Quarter' at Golden Square

The retailer opened in the Golden Square in October, marking the first occupation in the flagship former Debenhams unit since 2021. Once based in what is now The Hive on Sankey Street, the company closed its doors in 2011, but returned to Warrington in the autumn in a move that will reestablish its rich history within the town. 25 jobs were created in the move that seeks to bring some life to the long vacant corner of Golden Square.

The town had a further pep in its step, benefitting from nationwide expansion plans of footwear retailer Footasylum which also opened a new store in the shopping centre. After the business secured a £35 million Revolving Credit Facility from HSBC, five new stores were opened in 2025, including Warrington.

Golden Square also welcomed B&M in September, following a relocation from Cockhedge Retail Park. Now in over 1,400 sq m of retail space, the move marked an expansion to accommodate groceries, toiletries, homeware, DIY products and toys. Occupying a space previously host to Wilko, the move also created 40 jobs.

Having experienced a successful few years in the shopping centre, East Asia-inspired lifestyle brand Kenji has doubled its footprint. Having first opened in Golden Square in 2017, the company has now expanded into the former Scott's Menswear, occupying around 300 sq m. The new store features a traditional Japanese Torii Gate, typically red in other stores, but exclusively golden in Warrington as a playful nod to a certain town centre landmark which may be familiar to some.



Elsewhere, new openings at Riverside Retail Park include The Sleep Haven who have taken the final unit on the northern row, formerly occupied by Bed Shed. One of six centres across the UK, the company displays a range of products, with a particular focus on those useful for athletes “looking to optimise performance, improve sleep, and accelerate recovery.”

The company joins Barnardos, who opened a charity superstore in April. Comprising an extensive selection of pre-loved clothes, shoes, accessories and toys, the store will also retail a range of new indoor and outdoor furniture, also available for local delivery.

Junction Nine Retail Park will be expanding Unit 6B in order to accommodate the arrival of home furnishing specialist SCS. The unit is currently home to Pagazzi Lighting, however proposed changes include a new 273 sq m mezzanine and other planning details that will accommodate SCS. Pagazzi will be vacating the space, with SCS already having agreed terms.

## The Name is Here to Stay

Following the 2022 approval of dramatic alteration plans, transformation began on Cockhedge Shopping Centre last year. Work is well underway on site, which will comprise the partial demolition and complete refurbishment of the remaining retail space. The new residential quarter of the development will see around 900 apartments. Altered Space are spearheading the scheme, with design and branding agency StudioDBD heading the visual aspects. The shopping centre’s name has been the subject of discussion throughout the works, however the developer has confirmed that it will remain in place moving forward — even launching a campaign called *keepingthename.co.uk*, which leans into the rich history of the site.

## What’s on the Menu?

Now a mainstay for visitors and workers within the town centre, Warrington Market’s Cookhouse expanded further in 2024, welcoming two new food stalls to its bustling culinary scene. That Ziki, a Greek spot, is an exciting expansion into the town by two brothers from Great Sankey. After founding the business in 2021 and setting up a stall at Media City’s Kargo Market in Salford, the brothers have now made a trip back home to serve freshly prepared Greek food with a mixture of specially imported and homemade ingredients. And for those with a preference for Pad Thai or Green Curry, Tamarind Thai opening in June, showcasing the best in Thai food.

**“Having first opened in Golden Square in 2017, Kenji has doubled its footprint.”**



Stockton Heath welcomed two new restaurants, covering a broad spectrum for the discerning diner. Juniper moved into the former Tomahawk space, joined by Indian eatery Hungamaa. Both deals mark an expansion into Warrington by restaurants who have enjoyed success outside the Borough — with Juniper operating three sites, in Wilmslow, Hale, and Bramhall, and Hungamaa having a successful branch in Chorlton. Juniper aims to offer “fine daytime dining” to consumers, promising an “internationally inspired menu of fine food and beverages.” Meanwhile, Hungamaa has a particular focus on Indian street food.

While many residents would claim Warrington has never been short of great craic, a touch of Ireland reached Bold Street this year as Doherty’s Irish Bar opened its doors in March. Opened by a Penketh resident whose family hail from Donegal, what is now the only Irish bar in Warrington offers the draught drinks you would expect, as well as a particular focus on live sport and live music performances.

International dessert chain Krispy Kreme had plans approved in March for a new drive-thru site in the town centre. To be located on School Brow Retail Park, just off Cockhedge Green roundabout, the site will comprise a kiosk, with space for seven vehicles to queue. Approved plans also stated that eight EV charging stations would be created, ultimately reducing the size of the car park from 120 to 87 spaces. The retail park currently features Farmfoods and Formula One Autocentres, and itself intends to be renamed A57 Retail Park according to January 2025 plans.



## Out and About

Following a successful event in 2023, Proms in the Square returned to Warrington last year, featuring a roster of performers all drawn from Warrington and the local region. Held in Time Square during the late-May bank holiday, WBC billed the event as a “wonderful celebration of our local talent and the community spirit that we have in Warrington — it brings people together through music and showcases the rich and cultural diversity of our town.”

Following its opening in 2022, the secret rooftop community garden Sky Garden hit headlines last year. An initiative of Culture Warrington and Golden Square, the garden has been awarded £6,000 from The Nature Hubs Fund after being named one of 100 new community nature projects by the fund. Priorities for using the funding will include RHS garden training for the volunteer team, hosting sustainability themed workshops and buying a weather station to track the effects of climate change in Warrington over time.

In addition, the Sky Garden also found itself the recipient of two awards — a Gold at the International Green Apple Environmental Awards at Kensington Palace, and a ‘Thriving’ certification by the RHS in the Britain in Bloom: It’s Your Neighbourhood Awards North West.



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## Residential

Research from online residential portal Zoopla suggests that both “buyers and sellers returned to the housing market in larger numbers over 2024, having delayed moving decisions in the face of higher mortgage rates.” Whilst this is a positive step in the right direction on the face of things, the same research also suggests that affordability remains a real constraint on purchasing power, with buyers becoming “more price sensitive in the final months of the year due to growing uncertainty over the outlook for mortgage rates in 2025 and concerns over the wider impacts of the budget.”

Data taken from Rightmove suggests that Warrington experienced a robust year of residential activity, with the average house price of £264,640 sitting only slightly below the average house price in the UK, £267,500 as of December 2024.

The Rightmove data in the table below details house sales in Warrington throughout 2024. Whilst not necessarily an accurate depiction of all sales, the data nonetheless provides some guide as to trends within the local market. The property site detailed 1,534 sales – a five percent increase on the previous year’s total – with semi-detached sales accounting for 39 percent of that total. Sales of terraced properties accounted for a further 28 percent of sales, with sales of detached properties accounting for 22 percent of the overall total.

### Warrington House Sales (Last 12 Months)

HOUSE TYPE	SALES	DIFFERENCE TO 2023 (+/- %)	AVERAGE PRICE (£)	DIFFERENCE TO 2023 (+/- %)
Detached	345	(3.36)	458,602	0.33
Semi-Detached	603	12.5	269,136	0.42
Terraced	427	2.89	194,343	4.74
Flats	159	5.30	136,477	6.74
<b>Total</b>	<b>1,534</b>	<b>-</b>	<b>264,640</b>	<b>-</b>

SOURCE: RIGHTMOVE  
(AS OF 30TH JANUARY 2025)



WBC has provided annual housing completion data for the 2023/24 period, comprising a gross completion total of 664. Of these, 145 were affordable. Notable completions for the monitoring period include the former Spectra Building & Drivetime Golf Range in the Bewsey & Whitecross area where 172 homes have been built by MARO Developments. 136 apartments have also been built in the town centre, also in the Bewsey & Whitecross area via The Steelworks on land at John Street / Winwick Street. The below table breaks down completions for the 2023/24 monitoring period by area.

## Warrington Housing Completions (2023/24 Monitoring Period) – Area Breakdown

WARD	2023/24 COMPLETIONS
Appleton	2
Bewsey & Whitecross	335
Burtonwood & Winwick	57
Culcheth, Glazebury & Croft	9
Fairfield & Howley	30
Grappenhall & Thelwall	127
Great Sankey North & Whittle Hall	30
Latchford East	2
Lymm North / South & Thelwall	55
Orford	6
Penketh & Cuerdley	2
Rixton & Woolston	1
Stockton Heath	8

SOURCE: WARRINGTON BOROUGH COUNCIL

Of these completions, some breakdown is also available in regard to bedrooms. This is detailed in the table below. As is typical of the yearly completions, 3-bed houses made up the majority, followed this year by 1-bed apartments. Completion of 2-bed apartments took a significant downturn on the previous year, given that the 2022/23 period included the overall completion of the former Kwiksave site in the town centre which had brought the figure up dramatically.

## Warrington Housing Completions (2023/24 Monitoring Period) – Room Breakdown

HOUSING			
1-bed	2-bed	3-bed	4-bed
1	48	216	147
APARTMENTS			
1-bed	2-bed	3-bed	4-bed
166	77	9	0

SOURCE: WARRINGTON BOROUGH COUNCIL

A number of 4-bed+ completions were recorded last year, with almost 50 per cent of the total completions at Phase 1b of Grappenhall Heys falling into this category. At the other end of the spectrum, 1-bed apartment completions were robust, with significant numbers recorded at The Steelworks (90 completions) and the former Springbrook public house in Grappenhall (39 completions).

The Steelworks on the St John / Winwick Street site achieved completion at the end of 2024. The £56 million, eight-storey apartment complex sits next to Warrington Centre, developed by Edmond de Rothschild Real Estate Investment Management. The development has had a long planning history, but now comprises 359 apartments, as well as a gym and communal lounge facilities. Arranged across two towers, the development also includes 600 sq m of commercial space off Winwick Street, with a supplementary nine-storey car parking block providing just under 800 spaces. The scheme is a piece of the wider masterplan for the regeneration of the £190 million, 36 ha Station Quarter site.

Hot on the heels of Steelworks' completion, WBC approved plans in October for the mixed-use Wireworks scheme on the currently council-owned car park site between Winwick Street, Dallam Lane and Tanners Lane. Much like its neighbour Steelworks, the scheme has had a long planning history, with developer Demetrius having first received approval in 2005. It was subsequently reapproved in 2007, and revised plans were issued again 12 years later. Following WBC's adoption of the Local Plan in 2023, the plans were required to be reapproved, which is where the scheme finds itself today. The completed scheme will comprise 550 homes, a 160-bed hotel and over 300 sq m of commercial space, all set across four 12-storey towers.



Bellway has commenced construction on Narrowboat View, following the acquisition of a 4 ha plot earlier in the year. 108 homes are to be constructed in Lymm, on land off Rushgreen Road, following the sale. Comprising a range of apartments, townhouses, semi-detached and detached houses, the large-scale site will also deliver 30 percent as affordable homes.

The housebuilder is already on-site at Neptune in Croft, constructing 90 new homes. The 3.5 ha site off Deacons Close will comprise a mix of two, three and four-bedroom detached and semi-detached homes, of which 27 will be affordable. The site is a former facility which comprised an equestrian centre, stables and stud farm. The redevelopment will retain something of the previous natural elements, including public open space, green area and play areas for younger residents.

Following a number of successful schemes across Warrington in recent years, Alderley Group submitted plans for 67 apartments in March – a scheme that, if approved, would overlook the River Mersey in Howley. Comprising one- and two-bed apartments, along with associated car parking and garden facilities, the scheme would be the seventh in recent years for the builder. It would also mark the first joint-venture with housing association Livv Housing Group.

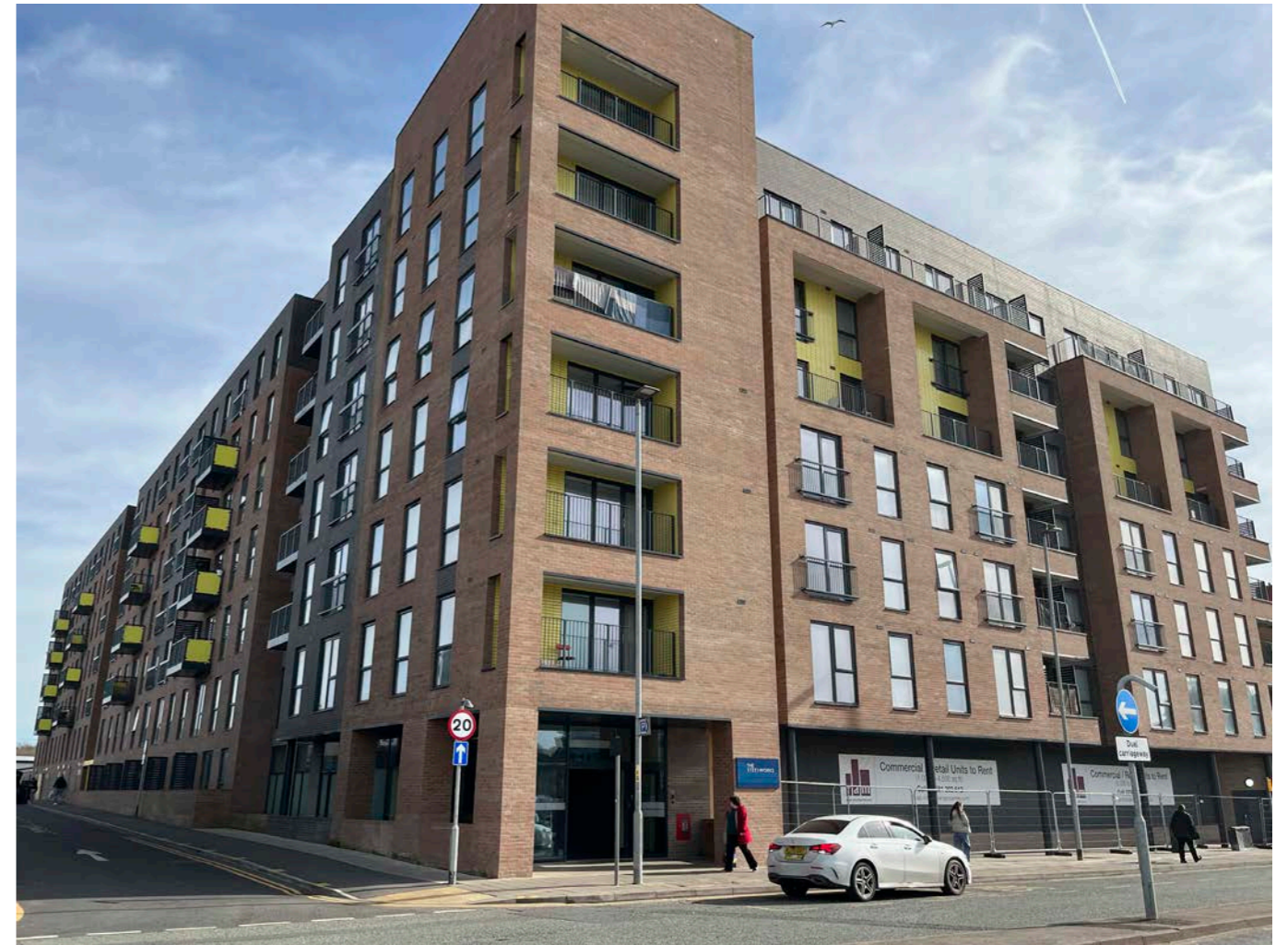
Livv Housing Group has otherwise commenced work on a £5.2 million affordable housing scheme on Wilderspool Causeway. Upon completion, Parkside Place will offer 21 one-bedroom apartments and eight two-bedroom apartments, along with 32 parking spaces. The aim of the scheme is to offer an affordable option to those who have otherwise struggled to get on the property ladder in Warrington. Livv Homes secured grant funding from Homes England to support delivery of the scheme, which is being built on the site of a former office building which was later transformed into a house of multiple occupancy.

In October, Anwyl Homes acquired a 5 ha parcel of land at Omega, the former home of RAF Burtonwood, a key base of operations during World War II. Purchased from Omega Warrington Ltd, a subsidiary of M2 Group (trading as Miller Developments), the acquisition represents phase five of the Omega redevelopment. The land in question already has outline permission, with Anwyl to submit a further reserved matters application seeking to building 153 new homes, including 38 affordable homes. Anwyl has also revealed that the development will take the name Eagles Green, after the former RAF Burtonwood motto 'Ut Aquilae Volent' – Latin for 'That Eagles May Fly.'

Prospect Homes has purchased a 4.25 ha plot of land at Hollins Green off Manchester Road. The site is earmarked for residential development in WBC's Local Plan and outline planning consent was granted for the scheme at the end of 2023. 110 total homes are planned for construction, including a provision for 30 percent affordable options. Current plans allow for more than £800,000 in Section 106 contributions, including a 3.5 mile cycle lane along Manchester Road.

Just over one year out from Countryside Homes purchasing the 43 ha Peel Hall site from Satnam for over £100 million, plans have been approved the first phase of the scheme. More than 400 homes will be built during the initial phase which will comprise around 1,200 new homes upon completion. The land sits between the M62, Mill Lane, Poplars Avenue and Elm Road, with initial plans supplemented by 11 ha of public open space and a community centre. Affordable homes will be provided via housing group Torus, with the remaining to be marketed via Vistry's Bovis and Linden Homes brands.

**“Following a number of successful schemes across Warrington in recent years, Alderley Group submitted plans for 67 apartments in March”**



A new care home facility is to be built on Omega, following approval of plans submitted to WBC in November 2023. The facility, to be located on land south west of Fortress Boulevard, will comprise 66-bedrooms, lounge areas and garden room access, all spread across three stories. Miller Developments sought permission on the land, which was subsequently sold in August last year to provider LNT Care. Completion of the project is expected to be Q4 2025.

A further care home facility will also be constructed in Penketh by Churchill Retirement Living. Comprising a mix of one- and two-bedroom apartments, the scheme is intended to provide secure and self-contained accommodation for residents of 60 and above.

A former office building on Museum Street in the town centre is to be converted into a HMO, following approval of plans by WBC. Formerly occupied by claims management company Gladstone Brookes, the two-storey building will be converted into a 25-bed, large co-living house which WBC deems to represent “a form of sustainable development within Warrington town centre, which should provide a good standard of living for future occupiers.”



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# Looking Forward



Following several years of debate and discussion, Cheshire & Warrington will be evolving into a Combined, "Strategic" Authority, with mayoral elections planned for May 2026. Warrington remains a major contributor to this economic success, with the Centre for Cities once again reporting the town within the top 10 locations in areas such as new economy firms, employment rates and the number of businesses per capita. Much of this is because of high value jobs, especially the nuclear sector which created an additional 14% new jobs last year, mostly at Birchwood Park. Birchwood Park continues to prove internationally popular, with Warrington Fire (Element) recently opening a new £24 million testing facility on Daten Avenue. Research & development remains a key component of Birchwood's proposition, with National Nuclear Laboratories and Amentum (formerly Jacobs Engineering) operating impressive facilities, as well as several housebuilders having established headquarters site.

Inward investment will continue to enhance the local economy as businesses are attracted to the enviable geography of "Greater" Warrington, including its two international airports and deep-sea port ... Global organisations such as Haier (Hoover-Candy), EMR and New Balance have consolidated their UK headquarters in Warrington because it is so easy to bring their teams together from across the UK and beyond. Birchwood Park will naturally benefit from activities elsewhere, such as Small Nuclear Reactors (SMRs). However, the Warrington Bank Quay Gateway will attract businesses to locate in and around the new Northern Powerhouse Rail station, benefitting from improved connectivity between Liverpool and Manchester. Warrington Borough Council, the Department for Transport and Homes England are working via a joint oversight board to bring forward the Warrington Quay development opportunity, with £1.2m DfT funding committed to develop the eco-

economic and environmental benefits case. Housing and employment will be a major feature of Warrington Bank Quay development scheme and it's sure to feature in the next iteration of the Council's local plan due for adoption in December 2028. Peel L&P's Fiddler's Ferry scheme should gather pace with its first phase planning consent, with 101 hectares of employment land and 860 new homes on one of the largest regeneration sites in the north of England. The buoyant local economy means land remains at a premium in Warrington, and flexibility must be secured in order to meet the future ambition.

The town centre will continue to evolve, with more residents looking to "work, rest and play" at the core. The relocation of the University of Chester into the town centre and the ever-popular Warrington Market is delivering greater footfall for local shops, bars and restaurants, however a greater variety of dwellings must be delivered to attract residents of all ages and demographics. The new Digital Hub at St James Business centre, partly funded by the Town Deal and with the Council joint venture with Langtree - Wire Regeneration Ltd, will help to attract young professionals to central areas. The Business Improvement District (BID) secured an additional 5 year extension from 2023 so will continue to work with town centre businesses on safety, promotion and visitor numbers. Elsewhere, Golden Square will evolve, whilst remaining popular with traditional high street brands. The £3m investment at Cockhedge will wel-

come an enhanced shopping experience and up to 900 new homes. Meanwhile, the Council and local politicians will continue to lobby government for a new, purpose-built hospital within the town centre.

Locations across the UK look longingly at Warrington's ongoing success, as captured in its 27<sup>th</sup> Property Review. Central government trust the town to deliver on regeneration projects and the strong partnership between the public and private sector. The Strategic Authority through devolution will boost this even further, providing opportunities to work even more closely with the other Cheshire Councils, Greater Manchester and the Liverpool City Region. More funding, greater powers and an innovative business base provide an exciting vision for the year ahead.



**Steve Park**  
Director of Growth  
Warrington Borough Council





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BE Group is a commercial property focused company incorporating planning, regeneration, property consultancy and commercial agency services.

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BE Group has been the proud author of the Warrington Annual Property Review from its inception up to what is now its 27<sup>th</sup> edition.

BE Group is a property agency, regeneration and planning consultancy and has over 40 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.

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