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class destination.

Annual Property Review 2020



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FOREWORD

This year's Warrington Annual Property Review – our 22nd such review – comes at a time of uncertainty, due to the COVID-19 crisis. Whilst it's clear that we are facing unprecedented challenges, Warrington's economy continues to show resilience and optimism. The statistics demonstrate our town's ongoing strength as a great place to do business, giving us every reason to feel confident about our future success, as we begin our economic recovery.

Our £142m Time Square mixed-use development – which opened in 2019 – is a symbol of this, with flagship tenants Cineworld and The Botanist now open for business. It's testament to the confidence of the big brands in our vision to deliver a first class leisure, restaurant and retail destination – a destination which will help drive our town centre renaissance. The recent opening of the new market with its excellent hospitality offer further enhances this investment.

Within this year's Property Review, you will find a range of independent statistics which show that when it comes to our economy, business sector and investment programme, we remain in an exceptionally strong position – and although COVID-19 has been a jolt, it will not prevent our growth momentum.

Warrington's economic performance continues to outstrip other UK towns and cities. The Cheshire and Warrington Local Enterprise Partnership announced last year that the economy is the second highest performing in England, outside of London.

We continue to perform well as an economic hub, with the annual Centre for Cities update listing Warrington as the fifth highest in the country, based on the number of businesses per 10,000 population, and the third highest based on the ratio of public sector to privately-funded jobs.



£20.5m

to deliver Warrington West Station is one of many key economic drivers which opened this year



£142m

Time Square mixed-use development is a symbol of ongoing strength, with flagship tenants Cineworld and The Botanist now open for business



2019 also saw the opening of the new Warrington West train station, a £20.5m project funded by the Council, the Department for Transport, developer contributions and Cheshire and Warrington Local Enterprise Partnership. The station is providing excellent links with Liverpool, Manchester, Warrington town centre and Birchwood, as a key employment area, as well as to other major towns and cities. It's part of our work to invest in our transport infrastructure and build on Warrington's strengths as a well-connected, business-friendly destination.

Meanwhile, another key infrastructure project – the Centre Park Link – continues at pace. The £19.89m scheme – which aims to ease congestion and maximise Warrington's economic potential – is progressing on schedule and should be complete by the end of 2020. It will bring huge benefits, supporting our ongoing growth, keeping our busy town centre network moving and making Warrington a more attractive place to live, work and invest.

Warrington has had another good year – but, of course, the report you are about to read is a compilation of our success before we were aware of the COVID-19 situation to come. The landscape has now changed and things will be different for everyone for the foreseeable future.

I will end as I began however – by stating my confidence in Warrington's ability to be a leading destination in the economic recovery. The resilience of our private sector – supported by Warrington & Co, the continuation of local authority-led investment, continuous partnership working and ambitious regeneration plans are the ingredients that will enable our town to continue to thrive and prosper.

Thanks for your support.

Professor Steven Broomhead
Chair Warrington & Co.



£19.89m

scheme, the Centre Park Link, is aiming to ease congestion and maximise Warrington's economic potential



EXECUTIVE SUMMARY

As Time Square nears its highly anticipated completion and with yet another influx of reports detailing the Borough's regional economic strength, Warrington once again continues to prove its appeal to stakeholders, with strong activity recorded across all commercial property sectors.

Cheshire and Warrington Local Enterprise Partnership announced last year that at £32.48 billion, Cheshire and Warrington's economy is the second highest performing economy in England, outside of London. This reflects the average income per head rising by an impressive 3.3 percent. In addition, the latest Office for National Statistics data shows that this figure is growing at a faster rate than the rest of the North West of England.

The annual Centre for Cities update once again recognised Warrington's status as a key economic hub, with the 2020 report listing Warrington as the fifth highest based on the number of businesses per 10,000 population. In this regard, Warrington boasted 510 against the UK average of 442. Warrington also ranked as the third highest based on the ratio of public sector to privately funded jobs, with a ratio of 4.4, again surpassing the nationwide ratio of 2.9.



Image: Mountpark Warrington Omega

INVESTMENT

Political uncertainty no doubt had a significant impact on the reduced level of investment spend in 2019. But whilst the total of capital invested dropped, the number of transactions remained relatively robust, although with a tempered appetite for investment across Warrington, compared to the previous year.

- » 24 investment deals were completed throughout 2019, comprising a total investment spend of £73.40 million
- » The industrial sector accounted for the largest amount of both floorspace and investment spend, the latter of which totalled £34.90 million. This sector also contained the year's largest investment deal at Penketh Business Park, which traded for £5.30 million, representing a Net Initial Yield of 9.82 percent
- » £28.90 million of office investment completed in 2019, totalling 9,817 sqm. This included 600 Lakeside Drive which was acquired for £3.55 million, representing 12.91 percent Net Initial Yield.

OFFICE

2019 proved to be another significant year of activity for Warrington's office market, achieving the joint highest number of deals completed above 200 sqm and the third highest total of transacted floorspace since 2015.

- » 39 deals above 200 sqm were completed in 2019, comprising 23,027 sqm. Of this, four deals above 1,000 sqm were reported, including two over 2,000 sqm. Deals up to 1,000 sqm accounted for 69 percent of all floorspace transacted in 2019
- » 72 percent of deals were completed on a leasehold basis, with an average lease length of 5.9 years. The year's prime rent remained at £236 per sqm, at Bridgewater Place, Birchwood Park
- » 11 deals were completed on a freehold basis, including the year's largest deal which saw Your Housing Group purchase the 2,636 sqm Sankey House on Birchwood Boulevard for £1,807.79 per sqm.

INDUSTRIAL

Activity continued at Omega in 2019, reflecting the consistent appetite for high quality distribution units of 9,000 sqm or more across the UK.

- » A total of 66,072 sqm of industrial property floorspace was transacted in 2019, comprising 47 deals above 200 sqm. This continues to demonstrate a healthy level of activity within the Borough and includes ten deals above 1,000 sqm
- » The year's largest deal saw the sale of the 15,921 sqm XPO Logistics facility on Howley Lane to Vengrove. Notably this is the first time since 2015 that the year's largest deal was also a freehold sale
- » The prime rent achieved this year was on Unit 1, Cedar Court on Taylor Business Park in Risley, in a hybrid deal to Pickerings Europe, achieving £107.64 per sqm.

RETAIL

The landscape of retail is evolving, with a recent Report by Cushman & Wakefield detailing that 20 percent of retail sales were accounted for online in 2019. Warrington, however, continued to blaze the trail for the evolution of the town centre as Time Square looks to incorporate several retail, leisure, food and drink offerings, providing consumers with an enhanced retail experience.

- » Warrington BID launched 'Warrington is Happening', a campaign aimed at highlighting the growing retail and leisure offer Warrington has to offer
- » The former Toys R' Us unit on Gemini Retail Park has been sold to Arnold Clark. The 2.42 ha site will complement the car dealer's nearby existing premises, with an extension to be built on to the existing unit to house additional vehicle washing facilities
- » Smyth's Toys has become the 19th occupier to take space on Junction Nine Retail Park, signing a ten-year lease on 1,350 sqm. The retail park currently totals around 17,465 sqm of commercial space, with a further 5,110 sqm under development.

LEISURE

2019 saw the opening of Time Square, with flagship tenants Cineworld and The Botanist opening their doors. The new civic headquarters also nears completion as the vision for the redevelopment of Warrington town centre takes another step forward.

- » The opening of the 13-screen Cineworld marks the first town centre cinema since the closing of the Buttermarket Street Odeon in 1994. The Odeon in Westbrook also completed its transformation to an Odeon Luxe facility, featuring 624 luxury, handmade reclining seats across ten screens
- » Following the opening of Great Sankey Community Hub in 2018, the pool facilities also opened to the public last year. Both the main and training pools underwent a full refurbishment, including new filtration and insulation systems. Construction of the £3.25 million Bewsey & Dallam Community Hub also commenced, which will measure around 890 sqm over three-storeys
- » Four separate applications have been approved for a new hotel and resort complex at Gulliver's World. Works include the construction of pirate ship and fairy-tale castle venues, a themed play area and a cabin & lodge resort complex.

£73.4M

total investment spend in 2019

RESIDENTIAL

2,133 residential sales were completed in Warrington throughout 2019, achieving an average price of £211,094 according to residential search portal, Zoopla. This figure reflects a 4.8 percent increase on the average price reported on the site last year.

- » A total of 536 homes were completed in 2018/19, 112 of which were affordable, demonstrating an uplift of 39 percent on the number of completions reported in 2017/18
- » Analysed by area, Great Sankey saw the most activity, with 268 completions recorded across two phases at Lingley Mere and three phases at Omega Zone 6. Elsewhere a significant number of completions were reported in Bewsey & Whitecross, with 54 across three sites on Boulting Avenue
- » 86 percent of all completions in Warrington in 2018/19 were houses, of which the majority were three-bedroom properties.

£3.25M

construction of the 890 sqm Bewsey & Dallam Community Hub

ECONOMY

Warrington's strong economic performance was put into sharp focus in 2019, through several studies which feature the town as a key driver of regional economic growth. In addition, the Council's key economic investments into sustainable energy and an improved rail and road infrastructure continue to provide Warrington businesses with a strong foundation upon which to flourish on both a regional and national scale.

Warrington is the third largest financial centre in the north west according to a report by TheCityUK in 2019, behind only Manchester and Liverpool in the region. A total of 14,755 people are employed in financial and professional services jobs in Warrington, nearly 13 percent of residents, contributing £373 million to the town's economy.

Warrington South is the second most entrepreneurial constituency in the UK outside London, according to a new report by Red Flag Alert. Warrington was narrowly beaten by Birmingham Ladywood but boasted 64 companies starting up, per 1,000 people, in 2018. Warrington South's achievement is highlighted further as the average number of companies per 1,000 people across the UK was revealed to be 9.34.

International ratings agency Moody's maintained the A1 credit rating achieved by Warrington in 2018, following a comprehensive review of the Council's financial plans, financial performance, economic record and a full analysis of current and future risks. The overall outlook of Moody's report complemented the Council, highlighting that it was continuing to perform well, with a resilience and a stable outlook.

Broadband Choices conducted a study into the friendliest locations for those seeking employment in the UK, a study in which Warrington came third in the UK. Citing the town's robust road, rail and broadband infrastructure, Warrington ranked significantly above several cities including London, Sunderland and Bradford, all of which were featured in the bottom ten of the study's rankings.



£88M was raised by Warrington companies to fund 'second stage' expansions of their proven business models between 2015 and 2018



Image: Warrington West Station

Warrington was ranked in the UK's Top 20 destinations for high-growth technology businesses in the latest survey by Tech Nation, placing itself ahead of Manchester and Liverpool. The survey details Warrington ahead of the two cities in regard to funds raised to support company expansions in the technology sector. The report illustrated that £88 million was raised by Warrington companies to fund 'second stage' expansions of their proven business models between 2015 and 2018, more than anywhere else in the North West. Warrington is home to a number of major players in the technology sector, including Hewlett Packard, Datel and MDS Global.

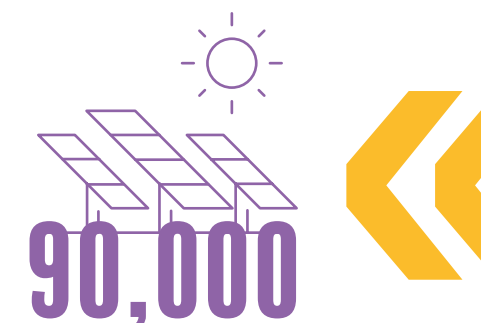
An element of this performance can be attributed to The Base, the 4,645 sqm town centre office building which opened in 2016 and is home to a number of companies across several disciplines in the technology, software and engineering sectors. A recent survey of tenants at The Base revealed that average sales growth across all occupiers in 2018 was 46 percent. 41 percent of companies also took on more staff. In another key indicator of growth, 66 percent of tenants also launched a new product or service line in 2018 and 58 percent collaborated with fellow tenants within the building. This highlights the strong 'eco-system' The Base encourages, allowing an outward looking and ambitious culture amongst occupiers.



£212M major bypass to cut congestion and ease traffic flow, being approved for funding

With such prevalent business growth, it is no surprise that Warrington's transport infrastructure is also set to see some significant investment in the coming years, with a £212 million major bypass to cut congestion and ease traffic flow, being approved for funding. The Government's commitment to contribute £142.5 million towards the project is supported by the Council, which is contributing a further £70.2 million. The Western Link scheme is set to deliver up to a 30 percent reduction in congestion around the town centre, cutting journey times by around 90 seconds per vehicle and, crucially, helping to improve air quality. The link will also provide greater ease for journeys getting in, out and through Warrington, by constructing a high-level bridge crossing over the River Mersey, which will reduce the impact of Ship Canal swing bridge openings. This will also potentially open up land for development for up to 24,000 new homes as well as substantial employment opportunities, including Peel's Port Warrington.

Work has completed on Warrington Borough Council's new solar farm development in North Yorkshire. Developer Gridserve has installed more than 90,000 solar panels, 300 MWh of batteries and 500 kilometres of cable on the 80 ha site in York. The 34.7 MWp solar farm is the first site of its kind purchased by the Council, which will soon be joined by a 25.8 MWp solar farm in Hull, to be handed over in early 2020. The Council expects the two projects to generate an operating surplus of more than £100 million over 30 years to invest in essential services. Gridserve will operate and maintain both projects.



90,000 new solar panels at Warrington Borough Council's new solar farm development in North Yorkshire

Plans have been approved for a new purpose-built bus depot in Warrington. The Wire Regeneration Scheme will see Warrington's Own Buses relocate headquarters to land off Dallam Lane, thereby allowing the depot to sit much closer to the town's main bus station. This will also afford the company the opportunity to invest in the future by improving staff facilities and service to passengers. To be built on a 1.6 ha site on the Warrington Central Trading Estate, the three-storey proposal will support around 220 jobs and allow the bus company to add a further 20 vehicles to its fleet, taking the total to 140 buses. Under an initial timescale, the bus depot is set to be complete and operational by Summer 2021.

Warrington West Station opened in December, servicing the Chapelford and Great Sankey areas with regular connections to Liverpool and Manchester. The £20.5 million project was funded by Warrington Borough Council, the Department for Transport, Cheshire & Warrington Local Enterprise Partnership and developer contributions. The station will run two services an hour through the station for local residents. Following the opening, Warrington Borough Council subsequently announced that 12 free car charging points will be made available to commuters and passengers.

INVESTMENT

Last year it was reported that total investment spend in Warrington surpassed £2 billion since the inception of the Warrington Annual Property Review. Whilst a strong figure on which to build moving forward, political uncertainty no doubt had a significant impact on the reduced level of activity in 2019.

Whilst investment spend dropped, the number of transactions remained relatively robust in 2019, with £73.40 million invested across 24 deals. Recent years have seen the completion of several significant investment transactions, including Warrington Borough Council's acquisition of Birchwood Park in 2017 and of the Eddie Stobart HQ in 2018, and although 2019 did see activity on significant sites, it can be argued that the year did not quite match its recent predecessors.

The industrial sector accounted for the largest proportion of both floorspace and investment spend, with 62,456 sqm and £34.90 million traded respectively. Primarily thanks to the sales of Penketh Business Park and Causeway Park, collectively accounting for 42 percent of this space and 34 percent of industrial investment spend, a number of smaller transactions across Birchwood, Woolston and Gemini continued to demonstrate an albeit tempered appetite for investment opportunities across Warrington.

Penketh Business Park was acquired by Caisson Investment Management for £5.30 million from M20 property in what was the largest investment deal of 2019. The deal represented a Net Initial Yield of 9.82 percent.

Elsewhere, just south of the town centre, Causeway Park was purchased by Warrington Borough Council as it continued to strengthen and diversify its portfolio of sites across the town. The 12,475 sqm estate was purchased for £6.51 million and represented a Net Initial Yield of 8.73 percent.

A 6,410 sqm warehouse investment on Appleton Thorn Trading Estate completed, with The Charities Fund acquiring the space for £4 million. Rentokil sold the building, which is currently let to delivery firm City Link, at a rate of £47 per sqm and with four years remaining on a ten-year lease. The building has 5,481 sqm of warehouse and storage space, with the remaining office space split over two-storeys. The sale represented a Net Initial Yield of 7.2 percent.

62Ksqm

of industrial floorspace traded, the largest proportion of floorspace and investment spend

£5.3m

used by Caisson Investment Management to acquire Penketh Business Park

£28.9m

total investment spend in the office investment market

1. The Square, Birchwood
2. Penketh Business Park



Again with recent years demonstrating significant activity in the office investment market, 2019 would have some way to go in order to maintain the same level of success. Nonetheless, several transactions were completed, totalling 9,817 sqm and a total investment spend of £28.90 million.

600 Lakeside Drive was acquired by Northwood International Acquisitions in a move which saw the 2,832 sqm building exchange for £3.55 million, representing a Net Initial Yield of 12.91 percent. Also notably, Lingley Mere Business Park traded to a private investor for £19.80 million. 2,300 sqm of space on the site reflected a Net Initial Yield of 7.25 percent.

Property investment company Ace Liberty and Stone acquired Norton House on Mersey Street for £2.90 million, in turn purchasing the only Jobcentre Plus serving the South Warrington constituency. The 1,691 sqm property is currently occupied by the Ministry of Housing, Communities and Local Government until March 2027 and the deal represented a Net Initial Yield of 7.50 percent.

The neighbouring building on Mersey Street, Priory House, was also sold, to a Private Investor for £0.82 million. The multi-occupied, 724 sqm office building was sold by Mutley Properties in a deal reflecting a Net Initial Yield of 9.46 percent. These two neighbouring deals are the only two reported town centre investment deals in 2019.

Each year the retail and leisure sectors play a supplementary role in Warrington's investment market and 2019 was no exception. Both sectors combined accounted for £9.53 million worth of investment spend, with activity in the town centre, Penketh and Winwick. Notably one of the town centre transactions, on Academy Place, backs on to Time Square, indicating the appetite of local investors for space within proximity of the site.

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INVESTMENT

OFFICE

Property	Vendor/ Landlord	Purchaser	Size (Sqft)	Size (Sqm)	Price (£m)	Tenant	Income (£/pa)	Net Initial Yield (%)	Agents
600 Lakeside Drive	RDI REIT Plc	Northwood International Acquisitions Ltd	30,486	2,832	3.550	Countryside	488,000	12.91	Cushman & Wakefield
Lingley Mere Business Park, Great Sankey	AAIM Warrington Unit Trust	Private Investor	24,753	2,300	19.800	Various	1,532,901	7.25	Cushman & Wakefield
Nolan House, 10 Mersey Street	Private Landlord	Ace Liberty and Stone	18,202	1,691	2.900	Ministry of Housing, Communities and Local Government	232,400	7.50	ADS Real Estate
Rushgreen Works, Carlton Road, Lymm	Private Landlord	Rushgreen Land Holdings Ltd	14,111	1,311	0.160	Various	Undisclosed	Undisclosed	Source: Radius Data Exchange
Priory House, Mersey Street	Mutley Properties	Private Investor	7,796	724	0.820	Various	81,115	9.46	BE Group / Read Properties
Unit 3, Olympic Park, Olympic Way, Woolston	Private Landlord	Private Investor	5,020	466	0.780	Private Individual	74,240	9.11	BE Group
702, Birchwood One, Birchwood	Zenith House Developments Ltd	Private Investor	2,949	274	0.500	Various	Undisclosed	Undisclosed	BE Group
502 Knutsford Road, Latchford	Private Landlord	M&W Holdings UK Ltd	2,357	219	0.400	M&W Electrics Ltd	Undisclosed	Undisclosed	Source: Radius Data Exchange

RETAIL

Property	Vendor/ Landlord	Purchaser	Size (Sqft)	Size (Sqm)	Price (£m)	Tenant	Income (£/pa)	Net Initial Yield (%)	Agents
16 & 16a Legh Street, Warrington	Ruffe	DPI Properies Ltd	7,385	686	0.258	P/O by Black Hat Lesiure Ltd / Private Individual	24,500	9.24	Morgan Williams
3-5 Academy Place	Cynthia Hulstrom	Lee Jones	2,491	231	0.240	P/O by Voodoo Tattoo	14,000	5.69	Morgan Williams
6 Station Road, Penketh	Private Landlord	Purple Commercial Ltd	689	64	0.110	Castle Computers	Undisclosed	Undisclosed	Source: Radius Data Exchange

INDUSTRIAL

Property	Vendor/ Landlord	Purchaser	Size (Sqft)	Size (Sqm)	Price (£m)	Tenant	Income (£/pa)	Net Initial Yield (%)	Agents
Penketh Business Park, Cleveleys Road, Penketh	M20 Property	Caisson Investment Management	150,000	13,935	5.278	Various	600,000	9.82	Avison Young / Carrick Real Estate
Causeway Park	Private Landlord	Warrington Borough Council	134,282	12,475	6.510	Various	606,139	8.73	Avison Young
27 Leacroft Road, Birchwood	Private Landlord	Leacroft Road Estates Ltd	116,884	10,859	0.275	DCW Ltd	Undisclosed	Undisclosed	Source: Radius Data Exchange
Units 1-4, 31 Chesford Grange, Woolston	Alpha UK Property Fund Asset Co.	MREF IV Logistics One Ltd	101,141	9,396	5.250	Crest Medical Ltd	330,187	5.90	Knight Frank
Warehouse, Appleton Thorn Trading Estate	Rentokil	The Charities Fund	69,000	6,410	4.000	City Link	305,670	7.20	JLL / Avison Young
630 Europa Boulevard, Gemini	Private Landlord	Private Investor	26,948	2,504	2.440	Senko UK	168,023	6.47	Avison Young / B8 Real Estate
31 Kingsland Grange, Woolston	Private Landlord	Robert Graham Trustees Ltd	19,902	1,849	1.050	Bureau Veritas	Undisclosed	Undisclosed	Source: Radius Data Exchange
Unit 4c, Stretton Distribution Centre, Appleton	Cotton Club (UK) Ltd	Apple Tree Properties (North West) Ltd	18,000	1,672	0.900	Cotton Club (UK) Ltd	32,000	3.37	Read Property Associates
2 Apollo Park, Gemini	Private Landlord	Warrington Borough Council	17,200	1,598	8.500	Travelodge, Harvester, Starbucks	544,719	6.01	Savills
Unit 6, Centre 21, Bridge Lane, Woolston	Link Distribution Ltd	Black White Investments UK	14,217	1,321	0.270	Private Individual	25,800	9.47	Morgan Williams
Unit 9, Cranford Court, Hardwick Grange, Woolston	Private Landlord	Tower Pension Trustees Ltd	2,968	276	0.215	GA Mechanical Services Ltd	Undisclosed	Undisclosed	Source: Radius Data Exchange
438-442 Warrington Road, Glazebury	Orford Investments Ltd	Watkinson Group SIPP	1,731	161	0.300	Private Individual	24,000	7.74	Morgan Williams

LEISURE

Property	Vendor/ Landlord	Purchaser	Size (Sqft)	Size (Sqm)	Price (£m)	Tenant	Income (£/pa)	Net Initial Yield (%)	Agents
Delph Park Specialist Care Centre, Winwick	Private Landlord	SGSS TDS (Nominee 1) Ltd	Undisclosed	Undisclosed	8.920	Private	Undisclosed	Undisclosed	Source: Radius Data Exchange

P/O = Part Occupied

OFFICE

Despite the backdrop of political uncertainty and with statistics suggesting an increased average deal completion timeframe, 2019 still proved to be a significant year for Warrington's office market, achieving the joint highest amount of deals completed above 200 sqm and the third highest total of transacted floorspace since 2015.

A total of 23,027 sqm of office space was transacted throughout 2019, comprising 39 deals. 72 percent of these were completed on a leasehold basis, with a return to focus on more modest deals, up to 1,000 sqm. Notably deals within this size range accounted for 69 percent of all floorspace transacted throughout 2019.

This in part accounts for the slight drop in the average deal size, down from 675 sqm in 2018 to 590 sqm in 2019. With office supply on the decline, only four deals above 1,000 sqm were reported, of which only two were above 2,000 sqm, both in Birchwood.

2018 saw Birchwood Park set a record for prime rents in Warrington, with £236 per sqm achieved at Bridgewater Place and 2019 followed suit, with the Ground Floor of 301 Bridgewater Place achieving the same level for the 1,262 sqm deal agreed with MHI Vestas. Elsewhere, rental levels remained notably robust with the Brewhouse and Quayside at Wilderspool Business Park achieving £182 per sqm and £188 per sqm respectively and 2 and 3 Daten Park in Birchwood both achieving £171 per sqm.



Image: Engine Rooms, Birchwood Park

11 deals were completed on a freehold basis, including the year's largest deal which saw Your Housing Group purchase Sankey House on Birchwood Boulevard for £1,807.79 per sqm. This was also the largest freehold value achieved in 2019. The 2,636 sqm building is arranged over three floors and includes 157 car parking spaces. The building was sold following a recently completed £1 million programme of refurbishment works by previous owners TBF & KL Thompson Trust. Your Housing Group join a significant list of occupiers already in occupation on Birchwood Boulevard, including New Balance, The Homes and Communities Agency, Avios and Fircroft.

Following the news that New Town House and Quattro are to be demolished and redeveloped for a new residential scheme, focus turns to the new civic headquarters being constructed on Time Square, due for imminent completion in early 2020. Staff from these two existing buildings will now move to the new facility, joining Council colleagues from The Base, Rylands Street, Museum Street and Contact Warrington, in an effort to integrate Council staff from a number of locations across the town centre.

The new office building will be based over five floors and has desk space for 800 workers. As well as public areas, the new building will also include meeting rooms, kitchen / breakout areas and a conference suite. Showers, changing facilities and lockers will be included across the building and the office space will be open plan, with 800 workstations and a 7:10 ratio of desks to employees.

Reported as a deal in the Warrington Annual Property Review 2019, Hoover Candy has now launched its large-scale office, complete with a 232 sqm showroom at 302 Bridgewater Place on Birchwood Park. The modern, Grade A office space comprises a café, breakout areas and space for

£236 PER SQM

2018 saw Birchwood Park set a record for prime rents in Warrington, with £236 per sqm achieved at Bridgewater Place

23Ksqm

of office space was transacted throughout 2019

informal meetings, as well as access to the site's wide range of services including crèche, gym and auditorium. The showroom itself features Hoover's 'Kitchen of the Future' installation, complete with smart appliances and a virtual reality experience.

Services on Birchwood Park have also been improved following the launch of its £850,000 meet-and-eat working destination, 'The Engine Rooms,' which is set to promote collaboration and wellbeing amongst the Park's 6,000 occupiers. Birchwood Park's central hub has been transformed into an integrated meet, eat and workspace, offering the very best facilities for Park occupiers and the general public, including a range of food and drink options, alongside quality meeting and conference facilities.

The Base now comprises 23 tenants and 246 staff, following the successful lettings to a host of new tenants, including Baker Mallett who took the penthouse suite. The construction industry services specialist moved its headquarters into the building, which sees them occupy the top floor suite and two extra supporting offices in order to satisfy growing client demand. The quantity surveying company works across Europe and can now take advantage of the Base's eco-system of technology-driven businesses with whom it can collaborate as it grows.

The Base also welcomed PixelTree Media and Moorgate Enterprises, cementing itself as Warrington's fastest growing technology and engineering hub. Between the two occupiers they took more than 90 sqm, testament to The Base's ambition to provide the support and

resources with which fast growth technology businesses can thrive. The Base is also home to the BaseConnect online networking platform, which provides a networking hub for leading engineering and technology innovators involved in the Warrington area and has more than 260 members.

The Outset, formerly Bank Quay House, has undergone a comprehensive refurbishment which saw the complete modernisation of the 2,415 sqm office building on Sankey Street. The entire 185 sqm ground floor reception and café area has been completely remodelled into a contemporary facility comprising co-working space, meeting and telephone pods, new reception and a café. The refurbishment also extends to the office space itself, with the accommodation remodelled to offer co-working, serviced and conventional office space to let.

St James Business Centre on Wilderspool Causeway secured a trio of new tenants, with the occupiers taking more than 280 sqm of space between them. TPS Civil Engineering, 4Ward and ABL are all proof that SME's remain confident in their trajectory, despite the political uncertainty they have faced in recent years.

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OFFICE

Property	Vendor/Landlord	Tenant/ Purchaser	Size (Sqm)	Rent/Price (£/Sqm)	Lease Term (Years)	Agent(s)
Sankey House, Birchwood Boulevard, Birchwood	TBF & KL Thompson Trust	Your Housing Group	2,636	1,807.79	Freehold	Canning O'Neill
2 Daten Park, Birchwood	Orbit Developments	Stantec	2,054	171.69	10	BE Group / CBRE
The Academy, Bridge Street	Sterling Properties	Ainsworth Projects	1,263	1,076.40	Freehold	BE Group / LSH
Ground Floor, 301 Bridgewater Place, Birchwood Park, Birchwood	Warrington Borough Council	MHI Vestas	1,262	236.81	10	BE Group / JLL
1st Floor East, Chadwick House, Birchwood Park, Birchwood	Warrington Borough Council	Bam Nuttall / Morgan Sindall	990	156.08	3	BE Group / JLL
Birkdale House, The Links, Birchwood	London & Scottish Investments	Serco	982	156.08	10	BE Group / Knight Frank
4 Webster Court, Gemini	Gladman Developments	360 Resourcing	936	1,022.58	Freehold	BE Group / CBRE
1410 Centre Park Square, Centre Park	Herbert Street Partnership	Gov Data	862	1,194.80	Freehold	BE Group / Knight Frank
1st Floor, Europa House, Gemini	Columbia Threadneedle	Schneider	836	156.08	10	BE Group / Cushman & Wakefield
3 Daten Park, Birchwood	Orbit Developments	Grundfos Pumps	797	171.69	10	BE Group / CBRE
65 Mersey Street	Acaster Llp	St Roccas Hospice	764	71.99	10	Read Properties Associates / Kenney Moore
Part 4th Floor, 401 Faraday Street, Birchwood Park, Birchwood	Warrington Borough Council	AECOM	609	165.77	5	BE Group / JLL
3 Cygnet Court, Centre Park	Private Individual	Brookson	589	156.08	2	Morgan Williams
Ground Floor, Brewhouse, Wilderspool Business Park	Bruntwood	Ameritz	556	182.99	5	BE Group / JLL
Bankside	Private Individual	NPS	492	129.17	5	Cushman & Wakefield
4 Museum Street	Warrington Visually Impaired People	SK 01 Ltd	492	633.13	Freehold	Read Properties Associates
2 & 3 Priory Court	Clowes Developments	St Mary's Church	469	1,011.82	Freehold	Roberts Vain Wilshaw
51 Winmarleigh Street	RPS	Private Individual	446	672.75	Freehold	Roberts Vain Wilshaw
Part Ground Floor, 401 Faraday Street, Birchwood Park, Birchwood	Warrington Borough Council	DBD	436	174.92	5	BE Group / JLL
Ensphere House, Taylor Business Park, Risley	Ribston Ltd	Airangel Ltd	391	129.17	4	Ribston Ltd

Property	Vendor/Landlord	Tenant/ Purchaser	Size (Sqm)	Rent/Price (£/Sqm)	Lease Term (Years)	Agent(s)
5b Olympic Park, Birchwood	Private Individual	Private Individual	374	1,420.85	Freehold	Morgan Williams
11b Olympic Park, Birchwood	Private Investors	Pinnacle UK Ltd	373	1,291.68	Freehold	BE Group / Read Property Associates
1st Floor, 910 Birchwood Boulevard, Birchwood	Frankel Brow	Druck / GE	372	156.08	5	BE Group / Knight Frank
Part Ground Floor, 101 Dalton Avenue, Birchwood Park, Birchwood	Warrington Borough Council	Orica	367	174.92	10	BE Group / JLL
Part 2nd Floor, 303 Bridgewater Place, Birchwood Park , Birchwood	Warrington Borough Council	AECOM	308	215.28	5	BE Group / JLL
80 Buttermarket Street	Clowes Developments	MDJ Property Investment	293	1,237.86	Freehold	Roberts Vain Wilshaw
Ground Floor, 7 Webster Court, Gemini	Exclusive Education	Amey Utility Services	279	156.08	3	BE Group
1st Floor, Quayside, Wilderspool Business Park	Bruntwood	Plumbing and Heating	274	188.37	5	BE Group / JLL
Empire Court, 30 Museum Street	Penbale	Unyte	252	53.82	5	Morgan Williams
10 Egypt Street	Private Individual	Abarka Ltd	251	1,414.34	Freehold	Read Properties Associates
Ground Floor, Quayside, Wilderspool Business Park	Bruntwood	C4 Projects	251	188.37	5	BE Group / JLL
Building 2, Quay Business Centre, Winwick	Bauer	Sloane Curtis	244	139.93	5	BE Group / Roberts Vain Wilshaw
Priory House	GDMJ Ltd	Ccody's	234	51.28	5	Read Properties Associates
310 Firecrest Court, Centre Park	Squarestone Hub	Brookson	232	166.84	10	BE Group
Suite 1, Bankside, Crossfield Street	M & A Property Ltd	Papyrus	230	129.38	3	Morgan Williams
Lower Ground Floor, Brewhouse, Wilderspool Business Park	Bruntwood	Vaultex	223	177.61	5	BE Group / JLL
8 Asher Court, Barleycastle Trading Estate	Keate Property	OPEC CBRNE	207	69.54	3	Morgan Williams
Part Ground Floor, 401 Faraday Street, Birchwood Park, Birchwood	Warrington Borough Council	Servelec Controls Ltd	201	172.12	5	BE Group / JLL
Suite 36/37, Genesis Centre, Birchwood	London & Scottish Investments	UK Power	200	150.70	3	Roberts Vain Wilshaw



1. Time Square, Bridge Street entrance
2. The Base
3. Mountpark Warrington Omega
4. Cineworld, Time Square
5. Great Sankey Community Hub



INDUSTRIAL

Activity continued at Omega this year, reflecting the consistent appetite for high quality distribution units of 9,000 sqm or more across the UK. Warrington continues to satisfy occupier demand within the logistics and distribution sector which, according to a report by JLL, remained the most resilient sector in the UK property market in 2019.

A total of 66,072 sqm of industrial floorspace was transacted in 2019, comprising 47 deals above 200 sqm. Whilst slightly below the take-up seen in previous years, in part because of a reduced level of activity at Omega, this figure nonetheless demonstrates a healthy level of activity within Warrington and includes ten deals above 1,000 sqm.

However, the year's largest deal saw the freehold sale of the 15,921 sqm XPO Logistics facility on Howley Lane to Vengrove, for an undisclosed figure. Notably this is the first time since 2015 that the year's largest deal was also a freehold sale. The previous instance of this was the sale of the 33,073 sqm Omega South to LondonMetric Property for £907.00 per sqm.

Following the precedent set by previous years, seven of the year's ten largest leasehold deals were completed with at least a ten-year lease. Three of these were completed with a 15-year lease and the year's second largest deal, at Mountpark, Omega, was completed with a quite significant 20-year lease.

The year's largest leasehold deal saw activity continue at Omega as Mountpark Properties let their 12,808 sqm unit to national e-commerce specialist, The Delivery Group. The company will base a mail hub at the site as part of plans to consolidate its North West operations. The move also allows the distribution company space to expand on site as the operation grows. The unit was let at £69.97 per sqm on a 20-year lease. The property is one of four units, totalling around 70,400 sqm at Omega, which Mountpark funded and worked in partnership with Omega Warrington and Homes England. The first 32,158 sqm unit was let to Royal Mail in 2018 before construction had completed.

The industrial market saw activity across a wide range of areas within the Borough. Floorspace transacted in Gemini and Winwick accounted for 21 percent of the year's take-up in 2019, with Birchwood accounting for 13 percent and Woolston 7 percent. Notably however, the two largest deals of the year accounted for almost 44 percent of take-up in 2019, highlighting just how important Omega continues to be as a barometer of industrial activity in Warrington.

With supply decreasing and take-up levels reflecting this, rents grew slightly in 2019, with the prime rent achieved this year on Unit 1, Cedar Court on Taylor Business Park in Risley, in a hybrid deal to Pickerings Europe, achieving £107.64 per sqm. Elsewhere rents strengthened on Europa Trade Park, with the Canmoor-managed estate achieving £84.44 per sqm and £85.57 per sqm to Focke Meler and Diva Costumes respectively.

Alongside the year's largest deal, three other sales were completed in 2019, including one long leasehold to Cheshire Sandstone at £958.63 per sqm. The other freehold deals were for units under 350 sqm, the largest at Unit 8, Adlington Court in Risley, which was sold to Rack & Shelf Labels UK at £401.50 per sqm.

Following the successful completion of Phase One of Cavendish Place in 2016, and a new £12 million investment, Birchwood Park began construction on Phase Two in 2019, comprising five industrial units totalling 15,800 sqm. The completed units will be a mix of two 1,670 sqm warehouses, a 2,230 sqm warehouse and larger 4,645 sqm and 5,390 sqm warehouses.

Construction of the new phase came alongside the announcement that Manchester Studios, operated by All Studios, were to be expanding onto Birchwood Park by taking two self-contained units of 1,415 sqm and 637 sqm. Both Birchwood units will provide soundstage facilities to complement the studio's primary base in Manchester itself, which is home to productions for Netflix, Sky, BBC and ITV. The move is a step in a new direction for Warrington occupiers and will provide the creative sector with an opportunity to expand in new and exciting ways.

Bridgewater Community Healthcare NHS Foundation Trust agreed a 15-year lease on a 4,270 sqm unit at Europa Point. The facility comprises a warehouse with mezzanine and a two-storey adjoining office block. Leased at £75.35 per sqm, the facility has undergone a full refurbishment with the Trust having consolidated several of its clinical service operations into the single site on Gemini Business Park.

A 2,416 sqm unit on Calver Quay in Winwick is to be occupied by gearbox manufacturer Bonfiglioli UK. The company took the refurbished unit from Landlord LondonMetric at £69.97 sqm and will sit beside the Royal

Mail's North West Distribution Centre. Sitting close to Junction Nine of M62, neighbouring occupiers on the scheme include AHH Pharmaceuticals and wholesaler Top Grade Sportswear.

As reported, Warrington's strong performance at the larger end of the scale in 2019 is commendable, especially given that the latest Logistics Market Report by Savills details a reduction in transactional activity for 2019, representing a 9.8 percent decrease below the five-year average. Supply at this large scale has also declined, with the supply of warehouse space for units over 9,000 sqm also reportedly at a reduced level of 6.2 percent below that recorded in 2018.

It is positive then that Eddie Stobart has secured approval to build a 33,900 sqm facility on the Barleycastle Lane site in Appleton Thorn, adjacent to its existing campus. The £75 million distribution centre is expected to be completed in 2020 and will create 480 jobs and training opportunities for Warrington residents. The plans will also see £6 million invested into the local road network and up to £18 million into the local economy each year.

Plans have also been approved to develop the only remaining vacant plot at Appleton Thorn Industrial Estate. Manchester-based P4 Planning secured full planning approval on behalf of industrial fund Powerhouse Propco II, which will see the Luxembourg-based applicant spearhead a new 4,678 sqm speculative warehouse on the 1.8 ha site. The redevelopment will comprise the construction of the new warehouse, along with office space, landscaping and associated works.

In addition, there is also evidence of intended speculative activity in Appleton Thorn with plans proposed for another employment site, submitted by developers Langtree and Panattoni. The new site, dubbed Six 56 Warrington is proposed at Junction 20 of the M6 and Junction 9 of the M56. The scheme will focus on providing more than 278,000 sqm of employment space for logistics companies and, if approved, could generate £7.1 million a year in new rates for investment in local services.

66Ksqm

of industrial floorspace was transacted in 2019, comprising 47 deals above 200 sqm

£12M

investment, Birchwood Park began construction on Phase Two in 2019, comprising five industrial units totalling 15,800 sqm



Image: Cavendish Place, Birchwood Park



OMEGA

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MILLER DEVELOPMENTS

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.

www.omegaopportunity.com

INDUSTRIAL

Property	Vendor/Landlord	Tenant/ Purchaser	Size (Sqm)	Rent/Price (£/Sqm)	Lease Term (Years)	Agent(s)
Howley Lane	XPO Logistics	Vengrove	15,921	Undisclosed	Freehold	CBRE
Unit 2, Mountpark, Omega	Mountpark Properties Ltd	The Delivery Group	12,808	69.97	20	CBRE / JLL
Dallam 1, Folly Lane, Bewsey	Morbaine Ltd	Rix Motor Company	4,805	42.52	5	B8 Real Estate / JLL
Europa Point, Europa Boulevard, Gemini Business Park	Greenstone Sovereign	Bridgewater NHS Trust	4,270	75.35	15	B8 Real Estate / Azure Property Consultants
Unit 1, Calver Quay, Winwick	LondonMetric	Bonfiglioni UK	2,416	69.97	15	JLL
Unit 16, Gawsworth Court, Risley Road, Birchwood	Warehouse REIT	Go Interiors Ltd	1,884	72.66	10	Davies Harrison Real Estate
Unit 1, Westway 21, Chesford Grange, Woolston	Columbia Threadneedle	Granning Group Ltd	1,814	59.20	10	B8 Real Estate / Knight Frank
Unit 2b/c, Thelwall Lane	Undisclosed	Quest Medical	1,764	48.44	5	B8 Real Estate
Unit 203, Cavendish Place, Birchwood Park, Birchwood	Warrington Borough Council	Allied London	1,415	74.81	15	B8 Real Estate / JLL
Unit 211, Europa Trade Park, Gemini Business Park	Canmoor	Aesthetic Technologies	1,394	69.97	10	B8 Real Estate / Savills
Unit 8&9, Gemini Trade Park, Europa Boulevard	Canmoor	Enjoy (UK) Ltd	998	75.35	5	Savills / B8 Real Estate
Unit 10, Albion Park, Glazebury	Undisclosed	Bowman Specialised Liquids Ltd	945	47.64	5	Morgan Williams
Unit 8, Adlington Court, Risley	James Hay Pension Trustees Ltd	Rack & Shelf Labels UK Ltd	929	401.50	Freehold	Morgan Williams
110 Winwick Street	Private Individual	Rybrook Cars Ltd	920	23.68	3	Read Properties Associates
Unit 13b, Trident Business Park, Birchwood	St Modwen	FMS	895	34.98	3	BE Group
300 Winwick Road	Undisclosed	Linde	711	Undisclosed	Undisclosed	B8 Real Estate
Unit 208a, Cavendish Place, Birchwood Park, Birchwood	Warrington Borough Council	Allied London	637	78.04	15	B8 Real Estate / JLL
Unit H1, Taylor Business Park, Risley	Ribston UK Industrial Property Ltd Partnership	McQueen's Dairies Ltd	631	63.40	3	Ribston Ltd
Unit D3, Trident Business Park, Birchwood	St Modwen	Under Floor Heating	596	50.60	7	BE Group
Unit 9b, Centre 21, Bridge Lane, Woolston	Malcolm Judd	Edwards Pearson Machinery	574	40.04	6	Morgan Williams
Secured Group, Calver Road, Winwick	Coal Pension Properties Ltd c/o LaSalle Investment	Warrington Cash and Carry	530	64.05	10	Knight Frank
Unit 251, Europa Trade Park, Gemini Business Park	Undisclosed	Pay Smart Carpets	511	80.73	5	B8 Real Estate

Property	Vendor/Landlord	Tenant/ Purchaser	Size (Sqm)	Rent/Price (£/Sqm)	Lease Term (Years)	Agent(s)
Unit 17, Grosvenor Grange, Woolston	Titania Ltd c/o Citivale Ltd	Clarkson Evans Ltd	511	59.20	10	B8 Real Estate
Unit 12 Colville Court, Winwick Quay	LaSalle Investment Management	Barcode Elite	497	69.97	5	Knight Frank
Unit 3e, Lynccastle Way, Barleycastle Trading Estate	Private Individual	MG Carriers Ltd	489	69.43	5	Morgan Williams
Unit 34, Melford Court, Hardwick Grange, Woolston	Lancashire County Council Pension Fund c/o KFIM	Riverside Spirits Ltd	486	59.20	5	Knight Frank / Roberts Vain Wilshaw
Unit 17, Tatton Court, Woolston	Undisclosed	SPL Powerlines	485	59.20	5	Roberts Vain Wilshaw
Unit 10, Ravenhurst Court, Birchwood	Orbit Developments	Essens UK	467	55.97	5	BE Group / Roberts Vain Wilshaw
Unit 7, Gemini Trade Park, Europa Boulevard	M7 Real Estate LLP	Care Co UK Ltd	466	75.35	10	B8 Real Estate / Roberts Vain Wilshaw
Unit 49, Melford Court, Hardwick Grange, Woolston	S. I. Pension Trustees Ltd	Connection Flooring Ltd	438	59.20	5	Roberts Vain Wilshaw
Unit E1, Trident Business Park, Birchwood	St Modwen	The Wire Gymnastics	348	50.60	8	BE Group
Unit 242, Europa Trade Park, Gemini Business Park	Canmoor	Diva Costumes	348	85.57	5	Savills
Unit 20, Rufford Court, Hardwick Grange, Woolston	Undisclosed	Sharples Group	346	64.58	3	B8 Real Estate / Roberts Vain Wilshaw
Units 2&3, Gatewarth Industrial Estate	Sanwood Developments Ltd	Sodexo Ltd	336	74.27	5	Morgan Williams
Unit 12/3, Palatine Industrial Estate	P&G Packaging Scheme	Smithfields Kitchen Company	334	62.97	10	Morgan Williams
298 Winwick Road	Private Individual	Cheshire Sandstone Ltd	329	958.63	Freehold	Morgan Williams
Unit 1, Cedar Court, Taylor Business Park, Risley	Ribston Ltd	Pickerings Europe	298	107.64	10	Ribston Ltd
Unit 244, Gemini Business Park, Europa Boulevard	Undisclosed	St George Healthcare Group Ltd	297	83.42	10	B8 Real Estate
Unit 241, Gemini Business Park, Europa Boulevard	Canmoor	Focke Meler Group	293	83.42	5	Savills / B8 Real Estate
Unit 4, Ravenhurst Court, Birchwood	Orbit Developments	Motor Parts Direct	282	57.05	3	BE Group / Roberts Vain Wilshaw
Unit 1, Ravenhurst Court, Birchwood	Orbit Developments	Essens UK	280	57.05	5	BE Group / Roberts Vain Wilshaw
Unit 11, Sankey Bridges Industrial Estate, Great Sankey	Warrington Borough Council	Undisclosed	260	42.30	Undisclosed	Warrington Borough Council
Unit 1, Willow Court, Winwick	Northern Trust	Three Nations	248	80.19	3	Roberts Vain Wilshaw
Unit 27, Tatton Court, Woolston	Private Individual	MCE Group Plc	232	66.74	3	Roberts Vain Wilshaw
Unit 4, Gatewarth Industrial Estate, Great Sankey	Warrington Borough Council	Undisclosed	222	49.51	Undisclosed	Warrington Borough Council
Unit 7, Tanning Court	Warrington Borough Council	Undisclosed	212	65.98	Undisclosed	Warrington Borough Council
Unit 3, Erwood Street	David & Paul McKean	HJ Wood Forklift Trucks	200	612.47	Freehold	Morgan Williams

LEISURE

Warrington was greeted by the opening of Time Square in 2019, the new 13-screen Cineworld and restaurant The Botanist opened their doors in the flagship town centre development. The new civic headquarters building also nears completion as more national high street and local independents are set to be added to the roster of food and retail outlets.

The Botanist was the first restaurant to be confirmed for Time Square, with owners The New World Trading Company identifying Warrington as a key regional town in which to increase its footprint in the North West region. The Botanist, which also has city centre sites in locations including Manchester and Chester, serves a deli-inspired menu and live entertainment events. As well the main restaurant, the site boasts an extensive outdoor area.

Cineworld also opened its new, 13-screen cinema in December, marking Warrington's first town centre cinema since the closing of the Buttermarket Street Odeon in 1994. The new facility includes the company's first large Superscreen, a 16.2 metre tall laser projection screen featuring multidimensional sound powered by 32 Dolby Atmos speakers.

This opening came following the summer refurbishment of the Odeon in Westbrook. Now complete, the rebranded Odeon Luxe facility features 624 luxury, handmade reclining seats across ten-screens, offering increased legroom and individual retractable tables. As well as the new fittings, the cinema now features a 15 metre tall iSense screen, powered by Dolby Atmos 3D sound and 4K digital projectors. Guests who are hard of hearing can take advantage of a new Dolby Fidelio Audio Description system and an upgraded hearing-impaired system across all screens.



handmade reclining seats across ten-screens, feature at the Rebranded Odeon Luxe facility

Away from Time Square, Palmyra Square welcomed two new additions, including the opening of The Terrace Gin & Cigar Bar at the Treasury Building. Itself an extension of San Lorenzo, The Terrace features a garden theme with a large olive tree, marble top bar and fire table, underneath a retractable roof. As well an extensive drinks menu of spirits, champagne and cocktails, The Terrace also provides a selection of cigars from Cuba and Central America.

Bold Street Bar opened on Egypt Street, after four months of refurbishment. The venue has been designed as a night spot, but also doubles as a coffee shop by day, offering small artisan dishes. The bar now offers wine tastings, cocktail masterclasses and a supper club.



separate applications have been approved for a new hotel and resort complex at Gulliver's World

With the majority of Great Sankey Hub opening in 2018, the pools at the facility also opened in April last year. The main pool has now been refurbished, including new filtration and insulation systems. The training pool has also been insulated and extended to a width of 7.6 metres. New LED lighting has been installed in the pool hall and the new 'changing village' includes single, double and family cubicles, as well as two large group changing rooms, accessible facilities and a space with a full hoist system.

Construction also began on the Bewsey & Dallam Community Hub on Longshaw Street. The £3.25 million facility forms part of Warrington Borough Council's wider regeneration plans for the area and is due to open in Summer 2020. The site will measure around 890 sqm over three-storeys and will be a dementia-friendly facility including a learner/hydro-therapy pool, changing

rooms, social area, digital wellbeing suite, community room and a small library. The Hub is being delivered by Warrington & Co through combined capital investment from Warrington Council, Sport England, the Better Care Fund and Torus. The facility will be operated by Livewire.

September saw Extra MSA Group submit outline proposals for a £75 million "new concept" motorway service area at Junction 11 on the M62. The plans propose a mix of food and drink outlets, retail and leisure units and business facilities. The plans also propose a Local Employment Agreement as part of the planning application, with the assumption that the work would employ around 300 construction workers over the phased build period and create 228 full-time equivalent jobs when operational.

Four separate applications have been approved for a new hotel and resort complex at Gulliver's World. The proposals encompass plans for changes of use and physical development of the land,

including the construction of a pirate ship and fairy-tale castle venues, a themed play centre and a cabin & lodge resort complex. Building on Wilderness Wharf will begin in 2020, with the facility to provide family accommodation set within a bespoke landscaped area. The extension will also include a village resort with a café, craft centre, children's indoor play centre and housekeeping facilities. It is expected to yield around £6 million benefit to the local economy.



proposal submitted for "new concept" motorway service area at Junction 11 on the M62



Image: The Botanist, Time Square



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RETAIL

A report published by Cushman & Wakefield details that 20 percent of retail sales were accounted for online in 2019. Whilst technological advances are no doubt driving the boom for e-commerce, the landscape of physical retail is also changing, with Warrington leading the way as Time Square looks to incorporate retail, leisure and food and drink offerings, providing an enhanced consumer experience.

'Warrington is Happening' was launched by the Warrington BID in 2019, a campaign aimed at highlighting and investing in the growing retail and leisure offer Warrington has to offer. The aim of the campaign, which was launched on buses, digital screens and on the façade of retail units, is however not just to focus on retail, but to bring people together. 'Warrington is Happening' launched over the festive period, supporting BID levy payers by promoting their businesses, events, contributions to Warrington's cultural scene and food and drink offerings. Since the Warrington BID was established in 2018, it has invested almost £300,000 back into the town.

Following the closure of Toys R' Us on Gemini Retail Park, the unit formerly occupied by the toy retailer has been sold to car firm Arnold Clark. The 2.42 ha site will complement the dealer's nearby existing premises to assist in the sale, service and MOT of vehicles. Since purchasing the unit, Arnold Clark has submitted a planning application that would see the existing unit converted for use as a vehicle showroom, with offices and service and body repair workshop, with a vehicle washing facilities building being housed in an extension to the rear of the building.

Almost
£300,000

invested back into the town
since Warrington BID was
established in 2018



1. Warrington Market, Time Square
2. Golden Square at Christmas
3. Smyths, Junction Nine Retail Park

Toy retailer Smyth's became the 19th occupier to take space at Junction Nine Retail Park, signing a ten-year lease on 1,350 sqm unit with site owner Derwent. Following a £9 million refurbishment programme in 2017, the park currently totals around 17,465 sqm of retail space, with a further 5,110 sqm under development. Other occupiers on the park include Currys PC World, Dreams, Dunelm, Hobbycraft and Home Bargains.

Home and garden retailer Wilko relocated from Cockhedge Shopping Park to the Golden Square, committing to a 1,395 sqm store which opened its doors in April. The move is expected to have created around 30 jobs, with Wilko cementing its immediate future in the town.

Mobility provider CareCo opened only its second unit in the North, taking space at Gemini Trade Park, as part of a nationwide expansion which saw the opening of five new stores in 2019. The new store will aim to service the Cheshire region, along with both Manchester and Liverpool.

Rix Motor Company has expanded into an additional storage facility on Folly Lane, taking 4,805 sqm on a ten-year lease. The new site will complement the existing facility on Hawley's Lane and marks Dallam 1's fully occupied status with the car dealership group having joined DFS as tenants.

1,350 sqm

unit was taken by Toy retailer Smyth's, who became the 19th occupier to take space at Junction Nine Retail Park, signing a ten-year lease

RESIDENTIAL

Housing completions in Warrington rose throughout 2018/19, with residential search portal Zoopla also detailing a 4.8 percent increase in the average house price achieved.

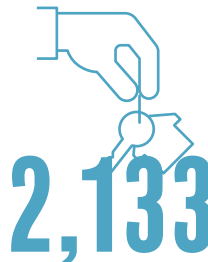
Table 1 details residential sales in Warrington throughout 2019. Data from Zoopla indicates that 2,133 sales completed within the last 12 months, achieving an average sale price of £211,094. This demonstrates a 4.8 percent increase on the average price reported on the site last year. 40 percent of all sales during this period were for semi-detached properties, at an average sale price of £195,184. Detached properties accounted for 29 percent of sales, with an increased average price of £317,676, and terraced properties accounted for 25 percent of total sales.

The annual housing data, supplied by Warrington Borough Council, this year demonstrated that a total of 536 homes were completed in 2018/19, 112 of which were affordable, demonstrating an uplift of 39 percent on the number of completions reported in 2017/18. Completions across Warrington represented activity on 64 individual sites, a decrease on last year, resulting from a rise in activity on larger sites over smaller and single unit sites.

The local area with the most activity was Great Sankey North & Whittle Hall, where 268 completions were reported across eight schemes, including activity on two phases at Lingley Mere and three phases at Omega Zone 6.



4.8% increase in the average house price



2,133 sales completed within the last 12 months, achieving an average sale price of £211,094

TABLE 1
WARRINGTON HOUSE SALES (LAST 12 MONTHS)

House Type	Sales	Average Sale Price (£)
Detached	610	317,676
Semi-Detached	858	195,184
Terraced	537	141,222
Flats	128	113,155
Total	2,133	-

Source: Zoopla (as of 14th January 2020)

Elsewhere a significant number of completions were reported in Bewsey & Whitecross, with 54 completions across three sites on Boulting Avenue. Activity in Birchwood comprised a single site on Admirals Lane and the 66 completions saw the site reach its final capacity. Table 2 illustrates a comprehensive breakdown of completions by local area:

TABLE 2
WARRINGTON HOUSING COMPLETIONS (2018/19)

Local Area	No. of Schemes	No. of Completions
Grt. Sankey North & Whittle Hall	8	268
Bewsey & Whitecross	14	82
Birchwood	1	66
Latchford East	7	46
Appleton	6	20
Fairfield & Howley	5	14
Stockton Heath	6	7
Culcheth, Glazebury & Croft	3	7
Latchford West	2	6
Grappenhall	3	5
Chapel Ford & Old Hall	1	4
Orford	2	4
Burtonwood & Winwick	2	2
Lymm South	2	2
Lymm North & Thelwall	1	2
Westbrook	1	1
Total	64	536

Source: Warrington Borough Council (2020)

Table 3 further breaks down completions in 2018/19 by house type. 86 percent of all completions were houses, of which the majority were three-bedroom properties. Of the 78 flats constructed, all were either one-, or two-bedroom, with a significant number of two-bedroom flats constructed on Thelwall Lane in Latchford East.

TABLE 3
HOUSING COMPLETIONS, BY TYPE (2018/19)

House Type	No. of Completions	Percentage
House 1-bed	4	0.8
House 2-bed	112	20.9
House 3-bed	188	35.1
House 4-bed+	154	28.7
Flat 1-bed	41	7.6
Flat 2-bed	37	6.9
Flat 3-bed	0	0
Flat 4-bed	0	0
Total	536	100

Source: Warrington Borough Council (2020)

The Government has introduced a new Housing Delivery Test (HDT) as the mechanism to monitor housing delivery locally. This measures net additional dwellings delivered against

the homes required, over a three-year rolling period, which commenced in 2015/16. The Government issues results on performance for each Local Planning Authority (LPA) in England

on an annual basis. The Housing Trajectory for Warrington forecasts that the housing delivery test will be met in 2021, as show in Table 4.

TABLE 4 HOUSING FORECAST, WARRINGTON

Year	Annual	Rolling 3-Year Delivery	Annual Target	Rolling 3-Year Target	HDT (%)
2015	595	-	923	-	-
2016	492	-	902	-	-
2017	359	-	792	-	-
2018	402	1,446	860	2,617	55
2019	591	1,253	839	2,580	49
2020	1,416	1,352	819	2,517	54
2021	-	2,409	-	2,457	98

Source: Warrington Borough Council (2020)

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scheme for redevelopment
of the former home of
Warrington Wolves

Housing completions are forecast to increase significantly in Warrington over the coming years, reflecting the number of permissions that have been granted for residential development. A large number of these homes will come forward in suburban areas of the Borough, generally in higher value areas where there is already infrastructure or where additional infrastructure capacity can be provided relatively easily.

The Council is currently preparing a Housing Delivery Strategy that will address supply and other major housing challenges which include; viability, affordability, building the right homes in the right places, quality of housing delivered, under-occupation, overcrowding and lack of diversification of delivery models. The key actions of the HDT Action Plan are set out below:

- » Embedding housing delivery and growth as a key priority of the Council
- » Updating the Local Plan and associated planning policies and guidance
- » Monitoring and reviewing housing market information
- » Proactively pursuing housing delivery, promoting diversification of delivery models
- » Accessing funding to assemble and de-risk sites
- » Ensuring an effective development management process.

For each action, responsibilities and timescales have been clearly identified. This provides the basis for the Council to monitor the progress of actions to improve housing delivery.

Planning permission has been granted for redevelopment of the former home of Warrington Wolves at Wilderspool Stadium. The site, which saw the stadium built in 1881, will undergo a major transformation into a scheme comprising 160 properties and be renamed Bevan Mews in honour of the club's former Australian winger. The stadium closed in 2003 and had previously hosted seven international tests and 24 international tour matches before doors closed. The project is to be developed by Wire Regeneration, a joint venture between Langtree and Warrington Borough Council, tasked with transforming the town's Southern Gateway. The scheme is expected to cost around £25 million to complete.

Bellway has started construction on a 64-house scheme on Rushgreen Road in Lymm. The project at Tanyard Farm was approved earlier in the year and includes a mix of three and four-bedroom homes, along with a community park. The development will be known as Sandstone Brook, with the first show home expected to open in Spring 2020. Alongside the development itself, Bellway will provide a £49,300 healthcare contribution, a £178,000 secondary education contribution, a £15,000 contribution to a playing pitch, and a £5,000 traffic regulation order.

Garven place, the 0.5 ha site off Sankey Street, is to be redeveloped into a boutique hotel, spa, restaurant, housing and public car park. The town centre site lies near the Town Hall and includes a former clinic and car park, along with two listed buildings, the 465 sqm Bank House and 86 Sankey Street, comprising 420 sqm. Work on the site would provide a high-quality development on a strategic corner site adjacent to the Town Hall, bringing back into use two landmark buildings within Warrington.



scheme on Rushgreen
Road in Lymm has started
construction by Bellway

The large-scale Harpers Green Retirement Living Scheme in Padgate is being built by Anwyl Construction for Torus. The development is to cost £11.3 million and comprises 97 one- and two-bedroom apartments set across four-storeys. The facility will also include a central feature courtyard, as well as a host of internal and external communal facilities such as a bistro, hair salon and community bowling green. The project will provide an alternative housing and lifestyle choice to the elderly population, bridging the gap between independent living and the option for care should residents require it.

Homes England has appointed Barratt Homes Manchester and David Wilson Homes North West to construct 370 houses on land at Appleton Cross. 111 of the houses, 30 percent of the site, will be available on either a shared ownership or affordable rental deals and the site brings the total of the homes to be built on land disposed of by Homes England in South Warrington in the last year up to 700 dwellings. The Appleton Cross development is in addition to the 350 homes being delivered at Grappenhall Heys and Pewterspear, for which Barratt was selected in 2018 as one of seven projects forming a national pilot for the Government's Accelerated Construction model.

The Lane End Group has commenced construction on a 144-apartment scheme on Academy Way. The town centre site, on the corner of Buttermarket Street and Academy Street will comprise a five-, seven- and nine-storey apartment block strategically positioned on the edge of Time Square. The site was previously home to a Kwik Save supermarket that was subsequently converted into an indoor skating rink. As a developer, Torus is aiming to deliver at least 5,300 homes in the next five years as a strategic planning partner to Homes England.

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BE Group has been the proud author of the Warrington Annual Property Review for 22 years.

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