



**LOWTON  
BUSINESS  
PARK**

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**THE NEW HOME  
FOR YOUR BUSINESS.**





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# THE NEW HOME FOR YOUR BUSINESS.

## WELCOME TO THE RELAUNCH OF LOWTON BUSINESS PARK

Businesses seeking office accommodation perfectly located between Wigan and Warrington, with a large and thriving employment catchment area, should look no further than Lowton Business Park.

The established business park provides brand-new refurbished Grade A workspace, under new professional management, and rebranded to create an exciting destination to start up, grow or relocate your business.



Lowton Business Park Reception Area



Lowton Business Park boasts excellent connectivity and amenities, sitting just off the east lanes between Wigan and Warrington, both just a 20-minute drive away, with the cities of Liverpool and Manchester also on either side within a 40-minute drive.

The offices are located on an active business park and benefit from local village amenities and lifestyle, whilst having the convenience of a direct commuter network, being just 1km to the A580 providing direct access to the Motorway.

Nestled within tree-lined roads, the building offers secure on-site car parking, with 24/7 access and reception services. The two-storey building has a design-led remodelled reception area, and provides contemporary communal meeting and breakout spaces for tenants to enjoy and invite visitors into.



Entrance



## Office

Office spaces at Lowton Business Park range from 100 – 3,000 sqft in size and can cost as little as £75 per week.



## Industrial

Industrial unit availability ranges between 250 – 2,000 sqft in size and costs as little as £70 per week.



## Storage

Titan operate the container storage depot providing 20ft storage containers, ideal for static, secure, fully weatherproof storage.



# FLEXIBLE OFFICE SPACE AVAILABLE NOW.

Lowton Business Park's offices are situated in the main building through the reception area, which has been remodelled to create an open-plan, contemporary welcome space with breakout areas and reception desk.

The office suites are on the ground and first floor, ranging in size from 110 sq ft up to 3,500 sq ft. Terms are flexible according to individual tenant requirements, with short and long-term agreements available.

Office space





The property benefits from communal services and features, including:

- **MANNED RECEPTION**
- **MAIL HANDLING & POST POINT**
- **MEETING ROOM**
- **BREAKOUT AREAS**
- **KITCHENS**
- **GENEROUS ON-SITE PARKING**
- **BIKE STORAGE**
- **24 HOUR ACCESS**
- **CCTV SECURITY**



## **REFURBISHED, REVITALISED & READY FOR BUSINESS**

The extensive new fit out provides Grade A offices, including:

- **SUSPENDED CEILINGS**
- **INTEGRAL MOTION LED LIGHTING**
- **NEW CARPETS THROUGHOUT**
- **NEWLY DECORATED SUITES**

Furniture and fit out package options are also available.

# ////// AVAILABILITY.



**GROUND FLOOR**



UNIT	FLOOR	TYPE	CAPACITY	SQ FT
21	Ground	Office	7-10	666
22	Ground	Office	2-3	143
30	Ground	Office	5-7	465
32	Ground	Office	2-3	155
36	Ground	Office	10-14	968
39	Ground	Office/Show room	5-7	555



# UNPARALLELED LOCATION

The offices are located on Lowton Business Park, which is a commercial estate occupied by national, international and regional companies.

The destination is accessed from Newton Road approximately 1km east of the A580 which provides direct access to junction 23 of the M6 Motorway.

Lowton is strategically positioned within a large catchment area, between Liverpool and Manchester to the east and west, and Wigan and Warrington to the north and south.

Office entrance





**GOLBORNE**

**LOWTON**

A579

Newton Rd

A580

A580

**LOWTON  
BUSINESS  
PARK**

A579

M6

**NEWTON-LE-WILLOWS**

M62

**WINWICK**

A449

J22

M62

**BIRCHWOOD**

**WINWICK QUAY**

M6

A49

**PADGATE**

A50

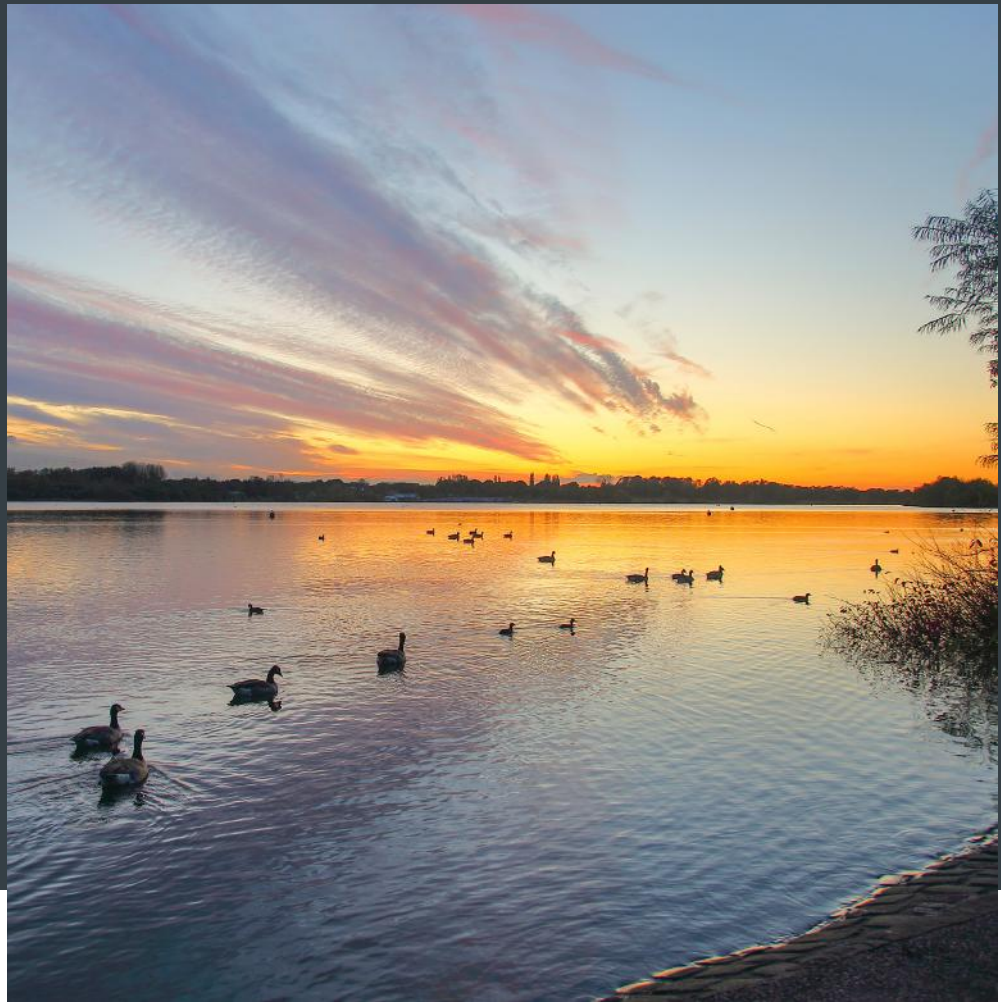
A49

A50

**WARRINGTON**

A57





# LOCAL AREA EASY ACCESS.

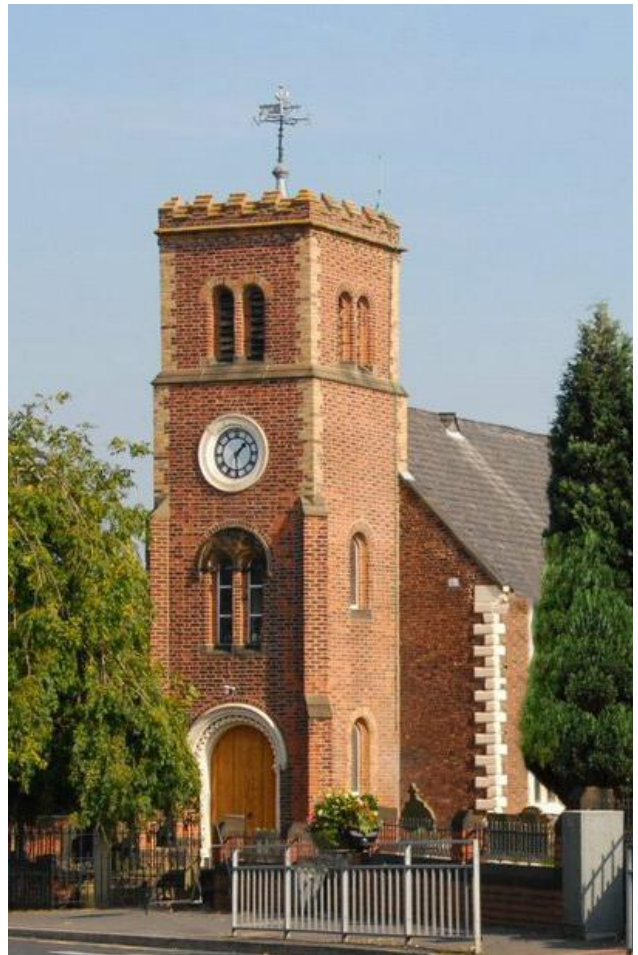
The business park's surrounding area has a wealth of amenities and leisure facilities including a gym next door and shops, cafes, restaurant and pubs in the local suburban village of Lowton.

Within a short drive, Pennington Golf Course and Haydock Golf Club welcome members and visitors and offer hospitality facilities, whilst Travelodge and Holiday Inn hotels are also nearby.



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## Lowton village



Established Farm shops and garden centres, including Bents and Grange Farm provide dining provisions and local produce. Asda and Sainsbury's supermarkets and a Coop convenience store are all close to the business park.



## DRIVE TIMES

Warrington	20 Mins
Wigan	22 Mins
Manchester	38 Mins
Liverpool	40 Mins





# PROPERTY ALLIANCE GROUP.

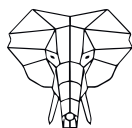
Alliance has a highly successful track record based over three decades of development and investment in the North West region, which is reflected in our exciting residential, industrial, office, hotel, and student accommodation development pipeline, with a GDV of over £824M.

Alliance's core strength is its brand which the market recognises as one of trust, partnership and professional excellence. The brand has been forged through our unrivalled network of lasting relationships with occupiers, investors, agents, financiers, architects and planners. Alliance engages closely with public sector partners and has an excellent working relationship with Manchester City Council.

Our track record in the offices sector has been proven many times over and is second to none. We have a well-earned reputation for providing first class offices which are sustainable, flexible and managed for the benefit of the occupier. By providing everything that you need to succeed, we have developed long-standing relationships with companies across our portfolio of office buildings.



ALLIANCE



PITALIA





## **RENT**

Competative rates, Available upon application. Please call us for any enquires

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## **PARKING**

Secure parking is available on site

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## **SERVICE CHARGE**

Low, fully reconciled service charge for both industrial and office accommodation

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## **LEASE**

Flexible lease terms from 12 months onwards

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## **EPC**

An EPC for the building is available upon request.

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Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991.

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