

**LOWTON
BUSINESS
PARK**

**THE NEW HOME
FOR YOUR BUSINESS.**



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THE NEW HOME FOR YOUR BUSINESS.

WELCOME TO 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 high quality 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 Lancs 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 155 – 3,130 sqft in size and can cost as little as £75 per week.



Industrial

Industrial units range between 167 – 2,018 sqft in size and cost as little as £50 per week.



Storage

Titan operate the container storage depot providing up to 40ft storage containers, ideal for static, secure, and 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 155 sq ft up to 3,130 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 high quality offices, including:

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

Furniture and fit out package options are also available.

////// AVAILABILITY.



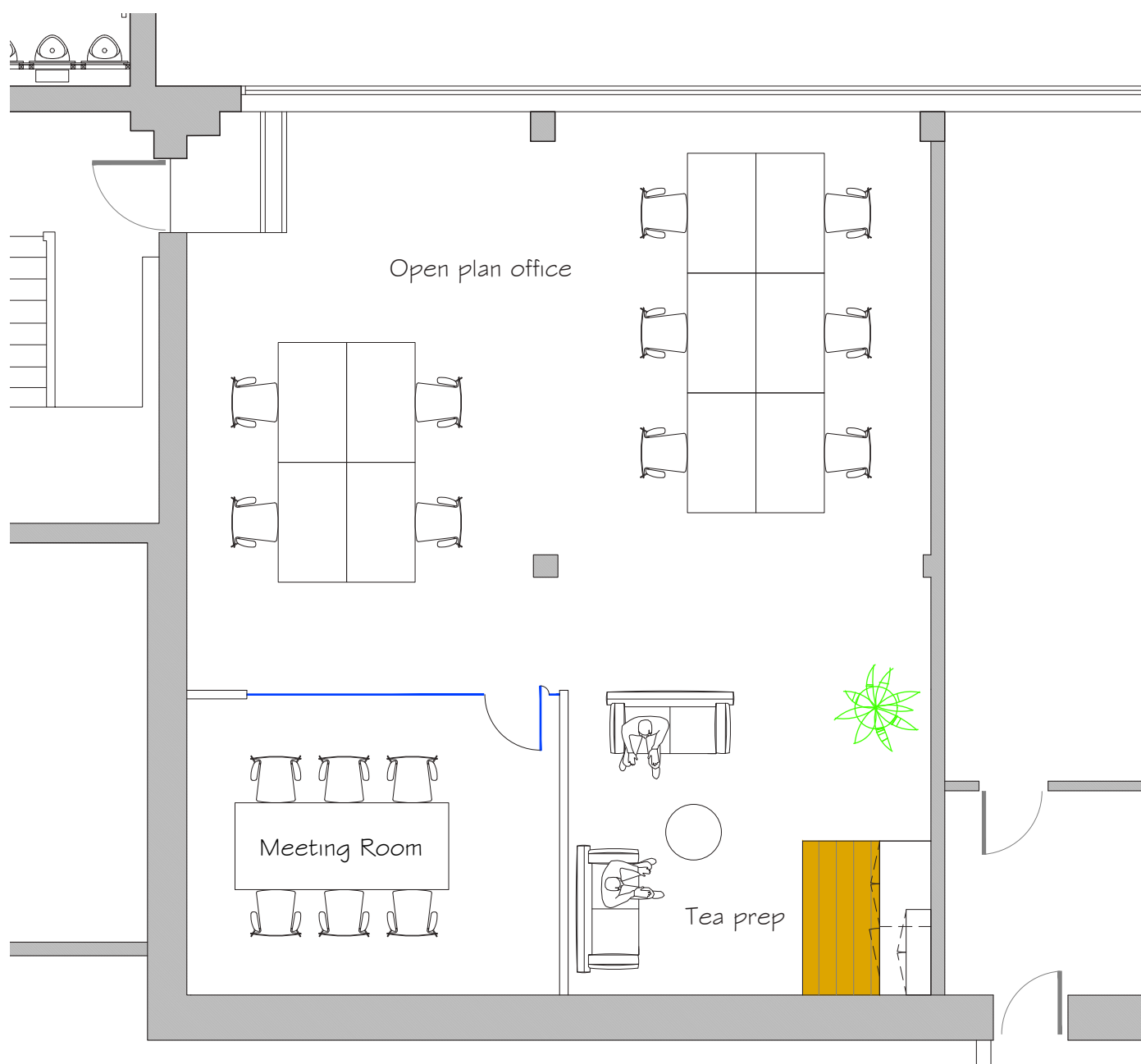
GROUND FLOOR

UNIT	FLOOR	TYPE	CAPACITY	SQ FT
5	Ground	Industrial	N/A	167
21	Ground	Office	2-4	248
21B	Ground	Office	4-6	412
33	Ground	Office	8-10	750
36	Ground	Office	10-14	968
37	First	Office	10-16	1494
39	Ground	Office/Show room	5-7	555



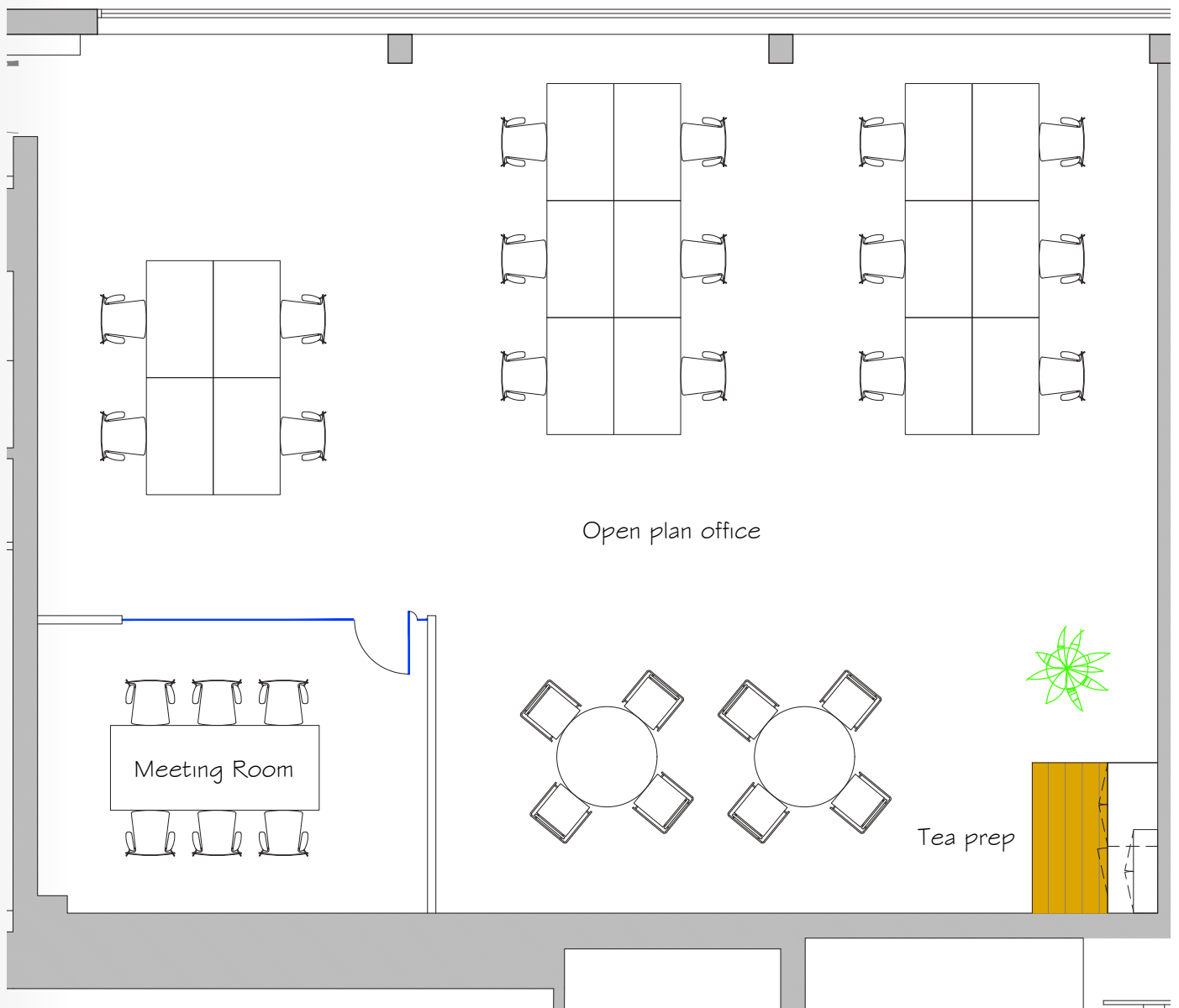


FURNISHED SUITES



SUITE 36 INDICATIVE LAYOUT

Examples of furnished private workspace for teams of 10–16+
Layouts may include dedicated meeting rooms and break out areas.



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







LOCAL AREA EASY ACCESS.

The business park's surrounding area has a wealth of amenities and leisure facilities, with shops, cafés, gyms, restaurants and pubs in the local suburban village of Lowton.

Nearby Pennington Flash is a popular country park and nature reserve, with 5.3km of trails for walking, running and cycling, as well as open-water swimming in the lake. There is a café and viewing points to sit and relax, or sailing, paddleboarding and golf activities to get involved in.

Lowton village

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

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



AN UNRIVALLED ALLIANCE.

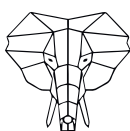
Alliance has a highly successful track record based over three decades of development and investment in the North West region, which is reflected in our exciting residential, industrial, office, hotel, and student accommodation development pipeline, with a GDV of over £824M.

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

PARKING

Secure parking is available on site

SERVICE CHARGE

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

LEASE

Flexible lease terms from 12 months onwards

EPC

An EPC for the building is available upon request.



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