



Jones Lang LaSalle



## **Appendix One**

### **Proof of evidence of ANDREW PEXTON (for the Applicants) on DEMAND FOR EMPLOYMENT LAND AND PREMISES**

Call-in by the Secretary of State of an application made by Omega St Helens Limited / TJ Morris Limited

Land To The West Of Omega South & South Of The M62, Bold, St Helens

LPA REF: P/2020/0061/HYBR

PINS REF: APP/H4315/V/20/3265899

**March 2021**



## **APPENDIX ONE - SUPPLY**



	Under Construction	Sq. m
1	Widnes 393, Widnes	36,524
2	Panattoni Park, Bolton	26,022
3	Super W, Stretton, Warrington	22,676
4	Omega Unit 3, Warrington (under offer)	20,932
5	Metro 190, Trafford Park	17,719
6	PLP, Ellesmere Port	12,820
	<b>Total</b>	<b>136,693</b>



	Existing Speculative Build	Sq. m
7	Unit 2 Omega, Warrington (under offer)	18,875
8	Venus 217, Knowsley Industrial Estate (under offer)	20,230
9	Kingsway 216, Kingsway Business Park, Rochdale (under offer)	20,104
10	F2/G Multiply Logistics North, Bolton (under offer)	13,860
11	Academy, Knowsley (under offer)	10,219
12	Liberty Park, Widnes	10,042
	<b>Total</b>	<b>93,330</b>



	Existing Units	Size sq. m
13	Martland 350, Wigan	32,205
	<b>Total</b>	32,205

Type	No. of Units	
Units under construction	6	136,693 sq. m.
New speculative build	6	93,330 sq. m.
Existing Grade A units	1	32,205 sq. m
<b>Total</b>	<b>13</b>	<b>262,228 sq. m</b>



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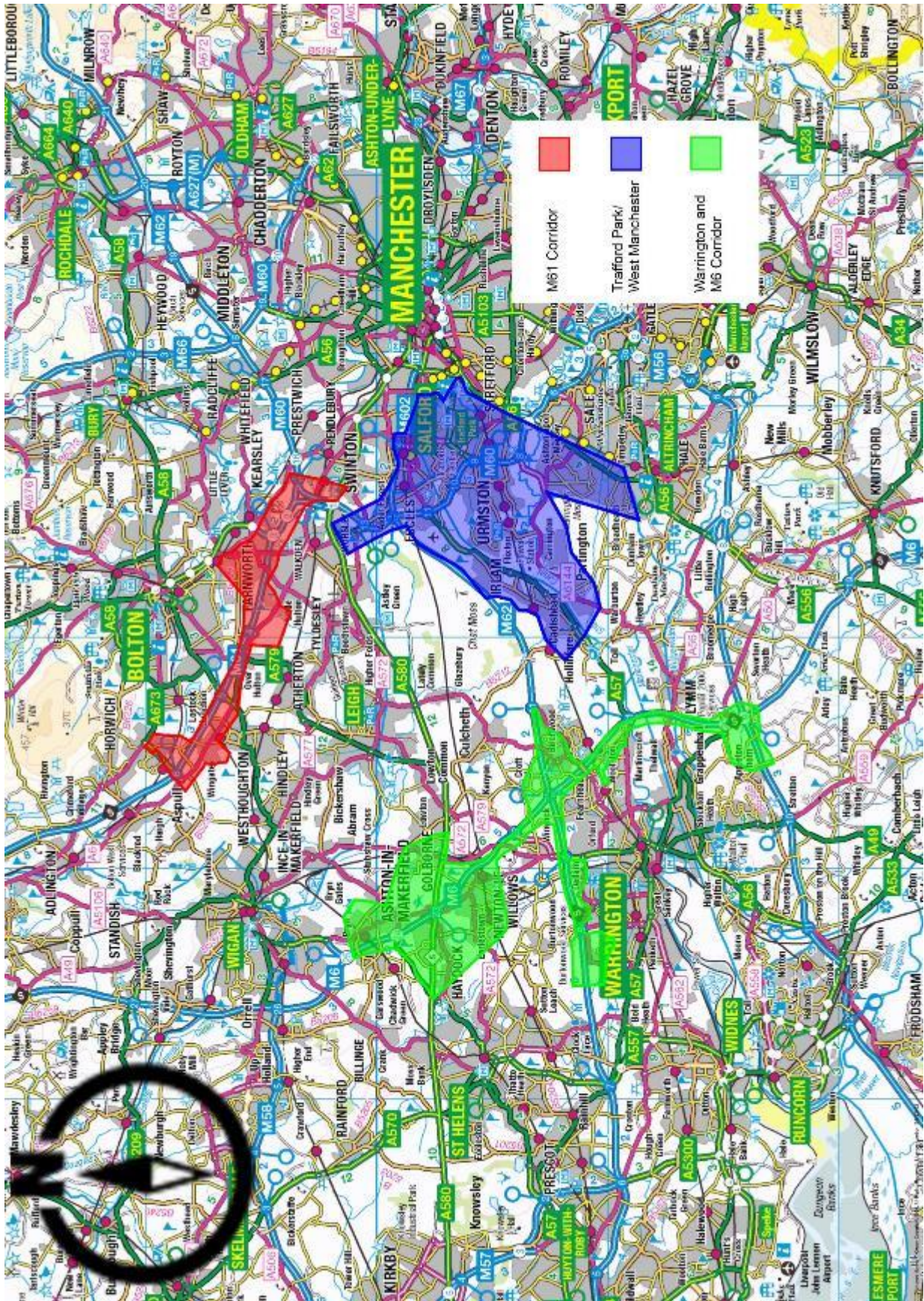
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## **APPENDIX TWO - MARKET AREA MAP**









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## **APPENDIX THREE - ANNUAL TAKE UP**



<b>Year</b>	<b>Take (sq. m)</b>
2011	292,379
2012	180,874
2013	311,710
2014	225,836
2015	327,138
2016	279,647
2017	119,145
2018	253,346
2019	139,963
2020	301,673
<b>Total</b>	<b>2,361,711</b>
10 yr average	236,171 sq. m
5 yr average	218,755 sq. m



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**APPENDIX FOUR – REQUIREMENTS**



Enquiry	SQ M	SQ M	Location
TJM	74349	74349	NW
JLL	46468	92937	NW
P3 Consulting	46468	92937	W/ton
Mason Owen	55762	74349	NW
CBRE	46468	65056	NW/NE
DHL	46468	65056	NW
Cushman & Wakefield	46468	55762	Cheshire
Savills	27881	46468	UK
XPO	41822	41822	W/ton
Gerald Eve	27881	41822	NW
CBRE	27881	41822	W/ton
DIT	18587	41822	NW
Roger Hannah	27881	37175	Gtr Mcr W/ton
Gerald Eve	27881	37175	15 miles of Speke
Altus Group	27881	37175	NW/NE/Midlands
Berrys	27881	34387	NW, NE & midlands
Avison Young	4647	27881	NW/NE
Savills	27881	27881	Cheshire
JLL	18587	27881	NW
Avison Young	9294	23234	NW/NE
RGD Consulting	13941	20446	NW
VSL	15799	20446	NW
CBRE	13941	18587	NW
ACR	12082	18587	Cheshire/Stoke
Davies Harrison	9294	18587	25 miles of Trafford Park



Avison Young	7435	15799	20 miles Mcr
Louch Shacklock	9294	13941	M6 Cheshire/Stoke
Cushman & Wakefield	6970	11617	20 miles of Skelmersdale
J Atfield	9294	13941	Warrington + 20 miles
JLL	18587	27881	Nth Mcr
CBRE	60409	60409	NW
Vail Williams	32528	41822	Wigan
Foot Asylum	27881	37175	Nth Mcr
Confidential	37175	37175	Lancashire M6
Confidential	27881	27881	Nth Mcr
Confidential	9294	27881	NW or SW
Montagu Evans	23234	27881	15 miles of Mcr
CBRE	18587	23234	Nth Mcr
CBRE	18587	23234	L/pool
Confidential	16729	20446	Sth Cheshire
Knight Frank	13941	19517	Crewe
CBRE	9294	18587	W Mcr
BCRE	11152	14870	Mcr
CBRE	9294	13941	Nth Mcr
P3 Consulting	9294	13941	Gtr Mcr
Cushman & Wakefield	9294	13941	M65
Savills	9294	13941	W Mcr
Knight Frank	8364	13011	Warrington
Kammac	9294	12082	Mersey
BCRE	7435	12082	Gtr Mcr
<b>Total</b>	<b>1,164,036</b>	<b>1,639,869</b>	



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## **APPENDIX FIVE - OMEGA UNIT SCHEDULE**

Occupier	PC Date	Speculative /Built to Order	Occupation Date	Unit Size (sq.m)
Brake Brothers Ltd	Aug 2013	Built-to-order	On PC	18,433
Hermes Parcelnet Ltd	Nov 2013	Built-to-order	On PC	14,544
Haydock Commercial Vehicles Ltd		Built-to-order	On PC	
Travis Perkins	Oct 2014	Built-to-order	On PC	65,098
Omega 88		Speculative	Still vacant	
Domino's	Jul 2017	Built-to-order	On PC	10,784
ASDA	Oct 2013	Built-to-order	On PC	57,475
HUT Group	Nov 2015	Built-to-order	On PC	63,715
Plastic Omnium	Sep 2015	Built-to-order	On PC	22,271
Amazon	Nov 2016	Speculative	Let during construction	92,920



MP1 (Unit 1) - Royal Mail	Mar 2019	Speculative	Let during construction	32,170
MP1 (Unit 2) - The Delivery Group	Mar 2019	Speculative	Sept 2019	12,729
MP1 (Unit 3) – Royal Mail	Mar 2019	Speculative	June 2020	8,436
MP1 (Unit 4) - Jungheinrich	Oct 2019	Speculative	Oct 2020	17,070
MP2 (Unit 1) - Gousto	Jan 2021	Speculative	Let during construction	28,607
MP2 (Unit 2)	Jan 2021	Speculative	Currently vacant	18,883
MP2 (Unit 3)	Aug 2021	Speculative	Under construction	20,940



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## **APPENDIX SIX - AVAILABILITY MAP**





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## **Appendix Seven**

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## **APPENDIX SEVEN - INDICATIVE MASTERPLAN**



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1:5000  
Scale

- Plots Area
- Landscaps
- Established Mature Landscaps
- Residential
- Subsidence & Sewer
- Mixed Use

Not Qualified to Commence	08/01/2019
Not Qualified to Commence	08/01/2019
Not Qualified to Commence	08/01/2019
Not Qualified to Commence	08/01/2019
Not Qualified to Commence	08/01/2019

**SKETCH**  
Project: Omega West  
Drawing: 01/01



OMEGA WEST, WARRINGTON  
OMEGA WARRINGTON LIMITED  
DERRILL MASTERPLAN