WARRINGTON'S NEW BEATING HEART.
An eagerly awaited renaissance for Warrington’s leisure scene, Time Square is creating history as Warrington’s signature family-friendly shopping, restaurant and leisure hub.

The beginning of a new chapter for Cheshire’s largest town, Time Square is creating a destination for fun-loving, metropolitan Warrington locals and North West’s visitors alike to experience. The £110 million mixed use development will be open in Q1 2020, having created up to 400 construction jobs and 400 permanent jobs in the leisure, retail and restaurant sector.

“We are delighted to be the multiplex offer at Time Square where the scheme is deliberately designed to deliver the perfect blend of leisure and dining offers to residents of Warrington and beyond. Our next generation cinema will deliver the very latest state of the art big screen cinema entertainment. A winning combination. Can’t wait.”

Kevin Frost, Cineworld Property Director
TIME SQUARE’S KEY INGREDIENTS:

MARKET HALL
A market hall will replace the current market building, whilst maintaining its modern charm. The market is expected to draw a footfall of 25,000 visitors per week.

GRADE A OFFICES
A 103,000 sq ft office and administrative facility for 1,100 employees at Warrington Borough Council.

CAR PARKING
A new 1,160 car space multi-storey car park, to serve the scheme and the wider Warrington town centre.

SQUARE
A new public square, perfect for attracting events, pop-up retail opportunities and experiential marketing.

CINEMA
A new state-of-the-art, 2,500 seat, 13 screen Cineworld multiplex cinema as anchor tenant.

RESTAURANTS
A new foodie haven for Warrington’s many families and young professionals, including a 10,000 sq ft regional flagship for New World Trading Company’s The Botanist brand.
SECOND CITY RENAISSANCE

Sitting pretty between Manchester and Liverpool, Warrington is a compelling opportunity with an immediate catchment of over 200,000 people. Drive times to both Manchester and Liverpool are under 40 minutes.

- Second city renaissance favours towns like Warrington
- Warrington ranked 2nd best town in UK for quality of life
- Warrington featured in The Sunday Times' 10 Best Places to Live
- Warrington is Cheshire's most populated settlement
New market hall at Times Square
Warrington is in the top 2% of retail locations in the UK.

Warrington has a comparison goods market potential of £226m, 19% above the benchmark average.

Average annual household catering spend of £1,497, 3% ahead of the regional average.

Time Square will increase Warrington’s catering market potential by 14% to £68.5m.

Warrington will become a top ten dining destination in the North West.

33% of the catchment are from the affluent achievers or rising prosperity acorn groups, versus 27% for the North West.

9% market share of the total catchment.

1.2m people in the total catchment with £2.4bn of available spend.

Source: CACI
BUSINESS & RETAIL HUB

YOU’RE IN GOOD COMPANY
- Warrington is home to UK’s leading nuclear energy supply chain
- Stobart Group has recently invested further and committed their future to Warrington
- Opal Telecom continues to grow its presence in Warrington
- Key employers include Life Technologies, Bank of England, United Utilities, Vertex, Fujitsu, Asics and New Balance

GOLDEN SQUARE
Golden Square Shopping Centre is within a two minute walk and is home to 135 leading stores.

The investment in Warrington can be seen across the town at a number of sites. The regeneration of these sites demonstrates why Warrington is quickly becoming the new business and leisure hub in the North West.

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Warrington is an internationally significant economic powerhouse with the strongest ‘City’ economy in the North of England.

£140.2m
In investment spend across 2018 is higher than 2015 and 2016 and a total of 26 deals across all sectors is still well above the average.

£900m
Of regeneration activity in the town with the involvement of Warrington & Co.

Warrington was the ‘City’ with the fastest year on year growth in business stock between 2016 and 2017, with an increase of 26.5%.

9,000
People now work at Omega.

37 Deals
Completed comprising 24,985 sqm, this floorspace take-up is an uplift of almost 10,000 sqm on last year.

30.9bn
Economy in Cheshire & Warrington with every person producing goods and services worth an average of £33,384 per year.

96%
Record occupancy level of Birchwood Park. Since 1998, the Park has almost tripled in size.

£1.8m
Private sector-led investment approved for Warrington town centre business improvement district.

400 Town Centre Businesses Voted
For a Business Improvement District (BID), a five-year £1.8 million private sector-led investment.

Neighbourhood Weekender over May Bank Holiday weekend saw 50,000 people attend Victoria Park generating £2.5m for Warrington’s economy.

Named ‘Best Small Indoor Market’ at the Great British Market Awards. Within 12 months approximately 1.3 million visitors have shopped in the market.

£1.8m in investment in the next five years into town centre enhancements through the Business Improvement District.

9,000
People now work at Omega.

Four years ago this land was a disused former airfield.

House prices increase by 8.6% in 2018 when compared with the previous year, marking the fourth-largest increase of any UK town or city.

50,000 people attend Victoria Park generating £2.5m for Warrington’s economy.

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Source: Warrington & Co Annual Property Review
PERFECTLY PLACED

Time Square is at the very heart of Warrington’s leisure and business hub. The new development will set the standard for future growth within Warrington.
1. Time Square Site
2. Bridge Street
3. The Base Office
4. Warrington Wolves Stadium
5. Warrington Central Station
6. Transport Interchange
7. Cockhedge Shopping Park
8. New Town House Offices
9. Golden Square Shopping Centre
10. Academy Way
11. DW Sports & Fitness
The masterplan for Time Square has been designed to sensitively enhance the existing town centre and welcome a diverse mix of new leisure facilities alongside a vibrant public square.
DOLMANS LANE RETAIL UNITS 1 AND 2
GROUND FLOOR

1. 1,782 sq ft (165.6 sq m)
   Outside Seating

2. 3,506 sq ft (325.7 sq m)
   New Public Square

LEISURE/RETAIL UNIT 9
GROUND FLOOR

1. 1,313 sq ft (122 sq m)
   Retail Unit 2 First Floor

2. Under Offer
   Mezzanine Floor

3. 9,343 sq ft (868 sq m)
   Void over ground floor

4. 22,119 sq ft (2054.8 sq m)
   Under Offer
THE BEGINNING
OF A NEW CHAPTER

View from Dolmans Lane across new public square towards the new cinema and restaurants.
Misrepresentation Act

Metis for themselves and for the vendors or lessors of this property, whose agents are given notice that:

A) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract.

B) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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