

WARRINGTON'S NEW BEATING HEART

Final Unit Remaining



Time Square is a new £142 million mixed use development that has revitalised Warrington Town Centre. This fantastic new development has created a unique family-friendly shopping, restaurant and leisure experience, including a modern contemporary home for Warrington's famous market. It's Warrington like you haven't seen before.

- There's a new state-of-the-art cinema operated by Cineworld, incorporating 13 screens as well as a superscreen
- Warrington Market is housed in a brand new, contemporary market building
- Enjoy food and drink at The Botanist, or join in the fun at Gravity, the amazing new trampoline park and active entertainment centre
- Warrington Borough Council have moved into a new 103,000 sq ft office and administrative facility
- The University of Chester relocated its Warrington campus to the town centre, including a new 'shopfront' premises in Time Square



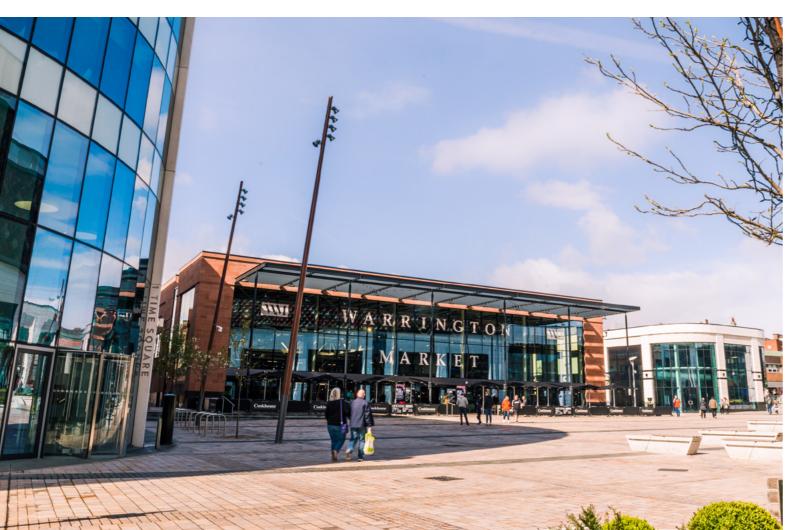












SCHEME OVERVIEW

MARKET HALL

The multi-award-winning market is home to more than 50 independent traders including 11 food outlets and 2 bars within The Cookhouse.

GRADE A OFFICES

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

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.

SQUARE

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

CAR PARKING

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



A NEW DIMENSION





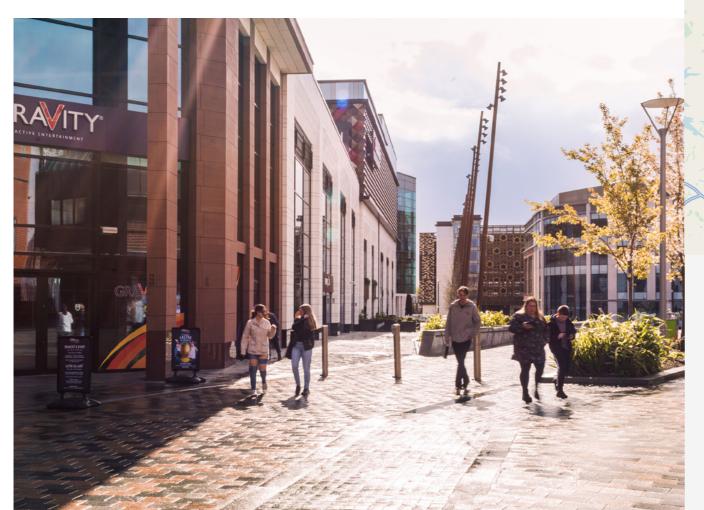


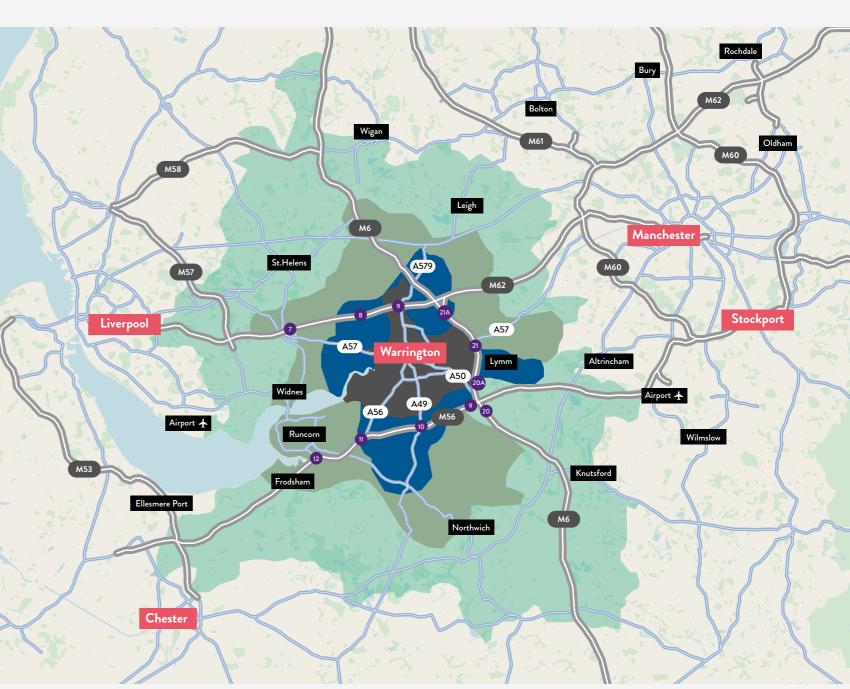




SECOND CITY RENAISSANCE

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.





Quaternary

• Second city renaissance favours towns like Warrington

Catchment: (Source: CACI)

Secondary

Tertiary

 Warrington ranked 2nd best town in UK for quality of life

- Warrington featured in The Sunday Time's 10 Best Places to Live
- Warrington is Cheshire's most populated settlement





£22.1m

AWARDED TO WARRINGTON FROM THE £3BN TOWN DEAL FUND

£900m

OF REGENERATION ACTIVITY IN
THE TOWN WITH THE INVOLVEMENT
OF WARRINGTON & CO

£1.8M

INVESTMENT IN THE NEXT FIVE YEARS INTO TOWN CENTRE ENHANCEMENTS THROUGH THE BUSINESS IMPROVEMENT DISTRICT

96%

RECORD OCCUPANCY LEVEL OF BIRCHWOOD PARK. SINCE 1998, THE PARK HAS ALMOST TRIPLED IN SIZE 10,000

PEOPLE NOW WORK AT OMEGA

THE LARGEST MIXED-USE DEVELOPMENT SITE IN THE NORTH WEST

400 TOWN CENTRE BUSINESSES VOTED

FOR A BUSINESS IMPROVEMENT
DISTRICT (BID), A FIVE-YEAR £1.8 MILLION
PRIVATE SECTOR-LED INVESTMENT

30.9bn

ECONOMY IN CHESHIRE& WARRINGTON

WITH EVERY PERSON PRODUCING GOODS AND SERVICES WORTH AN AVERAGE OF £33,384 PER YEAR



NAMED 'BEST SMALL INDOOR MARKET'

AT THE GREAT BRITISH MARKET AWARDS.
WITHIN 12 MONTHS APPROXIMATELY 1.3 MILLION
VISITORS HAVE SHOPPED IN THE MARKET

THE STADIUM QUARTER IS AN AMBITIOUS £190M PROJECT

THAT WILL INTRODUCE A VIBRANT
CORRIDOR OF MIXED-USE DEVELOPMENT
BETWEEN THE BUS INTERCHANGE AND
WARRINGTON WOLVES' HALLIWELL
JONES STADIUM

HOUSE PRICES INCREASE BY

15%

IN 2021

WHEN COMPARED WITH THE PREVIOUS YEAR. THE AVERAGE HOUSE PRICE IS NOW £249,778 NEIGHBOURHOOD WEEKENDER OVER MAY BANK HOLIDAY WEEKEND SAW

50,000 PEOPLE ATTEND VICTORIA PARK



GENERATING £2.5 M FOR WARRINGTON'S ECONOMY

£1.8m

PRIVATE SECTOR-LED INVESTMENT
APPROVED FOR WARRINGTON TOWN
CENTRE BUSINESS IMPROVEMENT DISTRICT

WARRINGTON IS AN INTERNATIONALLY SIGNIFICANT ECONOMIC POWERHOUSE WITH THE STRONGEST 'CITY' ECONOMY IN THE NORTH OF ENGLAND

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.



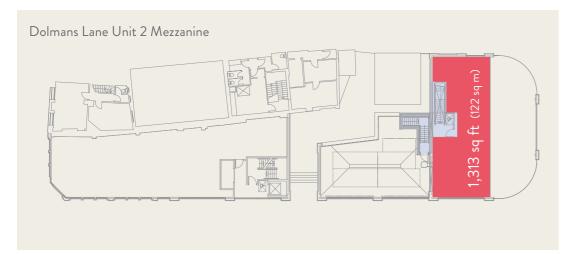




SCHEME PLAN

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.







GET IN TOUCH

DEVELOPER/FUNDER

WARRINGTON Borough Council

DELIVERY TEAM





ALL ENQUIRIES



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TIME SQUARE

WARRINGTON