

# Europa Trade Park: Gemini

EUROPA BOULEVARD ■ WARRINGTON ■ WA5 7TN

**BR**

INDUSTRIAL  
TRUST

**CANMOOR**

**LAST UNIT REMAINING**



Trade Counter, Business & Industrial/Warehouse Units  
3,000 sq ft to 15,000 sq ft **To Let**

- Adjacent to M62
- High profile main road location
- New CCTV system
- Warrington town centre - 3.4 miles
- All units recently re-roofed
- Glazed two storey offices

# WARRINGTON

Europa Trade Park: Gemini is a well managed industrial estate providing an attractive landscaped environment



## Description

The Estate provides warehouse/office business units ranging from 3,000 sq ft (278.71 sq m) to 15,000 sq ft (1,393.55 sq m) within an attractive landscaped environment. Each unit benefits from the following;

## Features

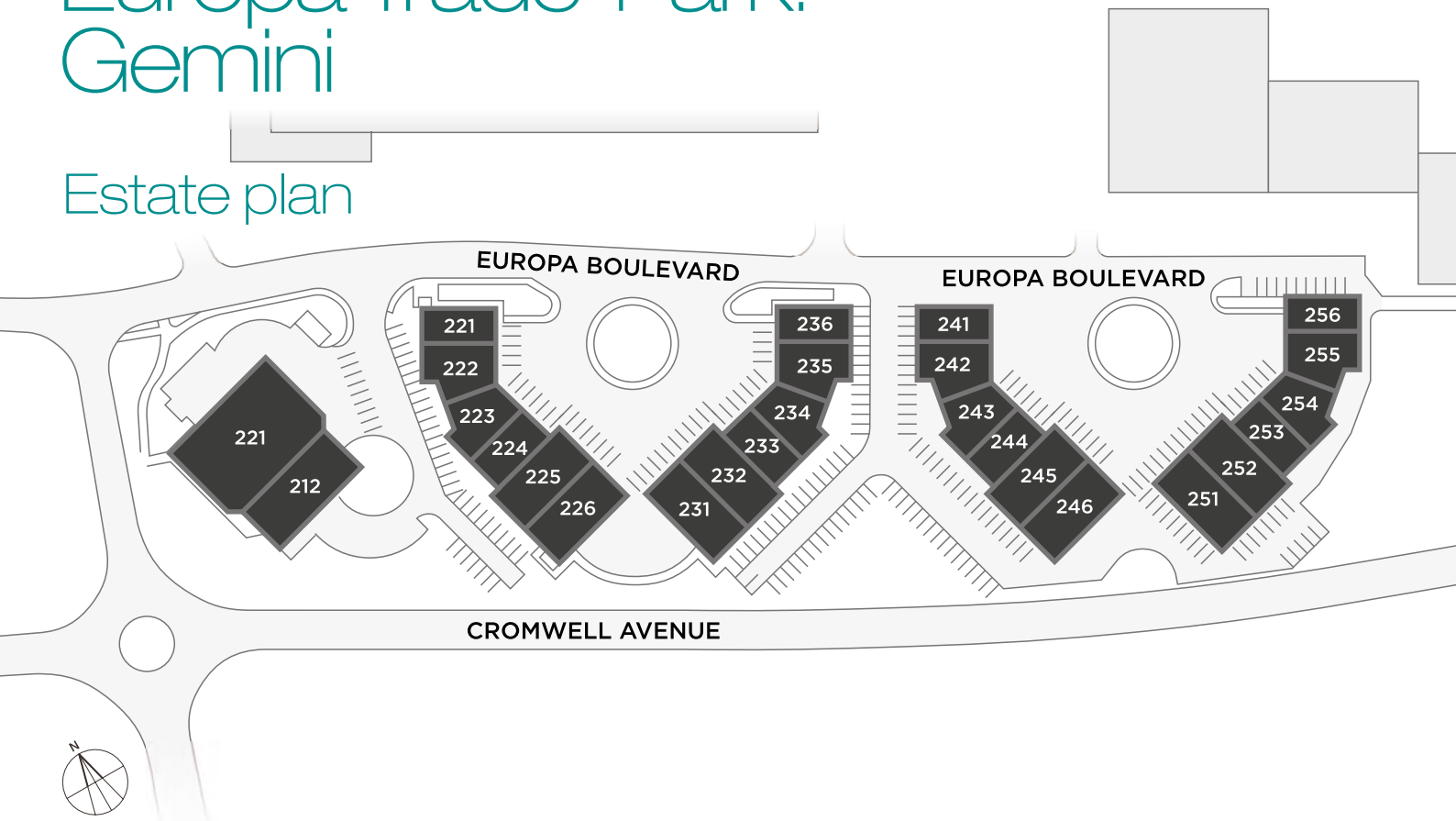
- Steel portal frame warehouse construction
- Eaves height of up to 5.45 metres
- Warehouse lighting
- Access via up and over loading door
- External service yard
- Two storey glazed office accommodation
- Newly fitted high specification intruder alarms
- WC facilities

# WARRINGTON



# Europa Trade Park: Gemini

## Estate plan



**Europa Trade Park: Gemini** units include open plan offices to the first floor, a ground floor reception/office area plus toilet and kitchen facilities. To the rear is full height warehouse/storage space with loading doors. There is loading/yard areas to the rear and office car parking to the front of the unit. The units are set within an attractively landscaped estate with an element of prominence onto Cromwell Road, the link between Warrington town centre and Gemini Retail Park.



# Europa Trade Park: Gemini

EUROPA BOULEVARD ■ WARRINGTON ■ WA5 7TN

**BR**

INDUSTRIAL  
TRUST

**CANMOOR**

## Communications



■ M62 Junction 9	1.4 miles
■ M6 Junction 21A	3 miles
■ Warrington Town Centre	3.4 miles
■ Liverpool	18 miles
■ Manchester	18 miles



■ Warrington Central Station	2.6 miles
■ Warrington Bank Quay Station	3.8 miles



■ Liverpool John Lennon Airport	17 miles
■ Manchester Airport	19 miles



## Location

Europa Boulevard is located between junctions 8 and 9 of the M62, the main link between Manchester and Liverpool, within 3 miles of junction 21A of the M6 motorway and 3 miles from Warrington town centre.

The estate is situated on Cromwell Avenue (A574) close to the Gemini Retail Park which has occupiers including Ikea, Marks & Spencer, Boots, Next and Costa Coffee.

## FURTHER INFORMATION

Further information, plans and specifications are available through our joint sole agents.

## TERMS

Units are available on a leasehold basis.



paul@b8re.com



apalfreyman@savills.com