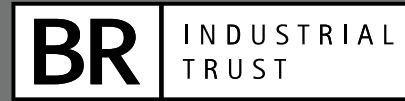


gemini

EUROPA TRADE PARK ■ WARRINGTON ■ WA5 7TN



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



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;



STEEL PORTAL
FRAME WAREHOUSE
CONSTRUCTION



EAVES HEIGHT OF UP
TO 5.45 METRES



WAREHOUSE
LIGHTING



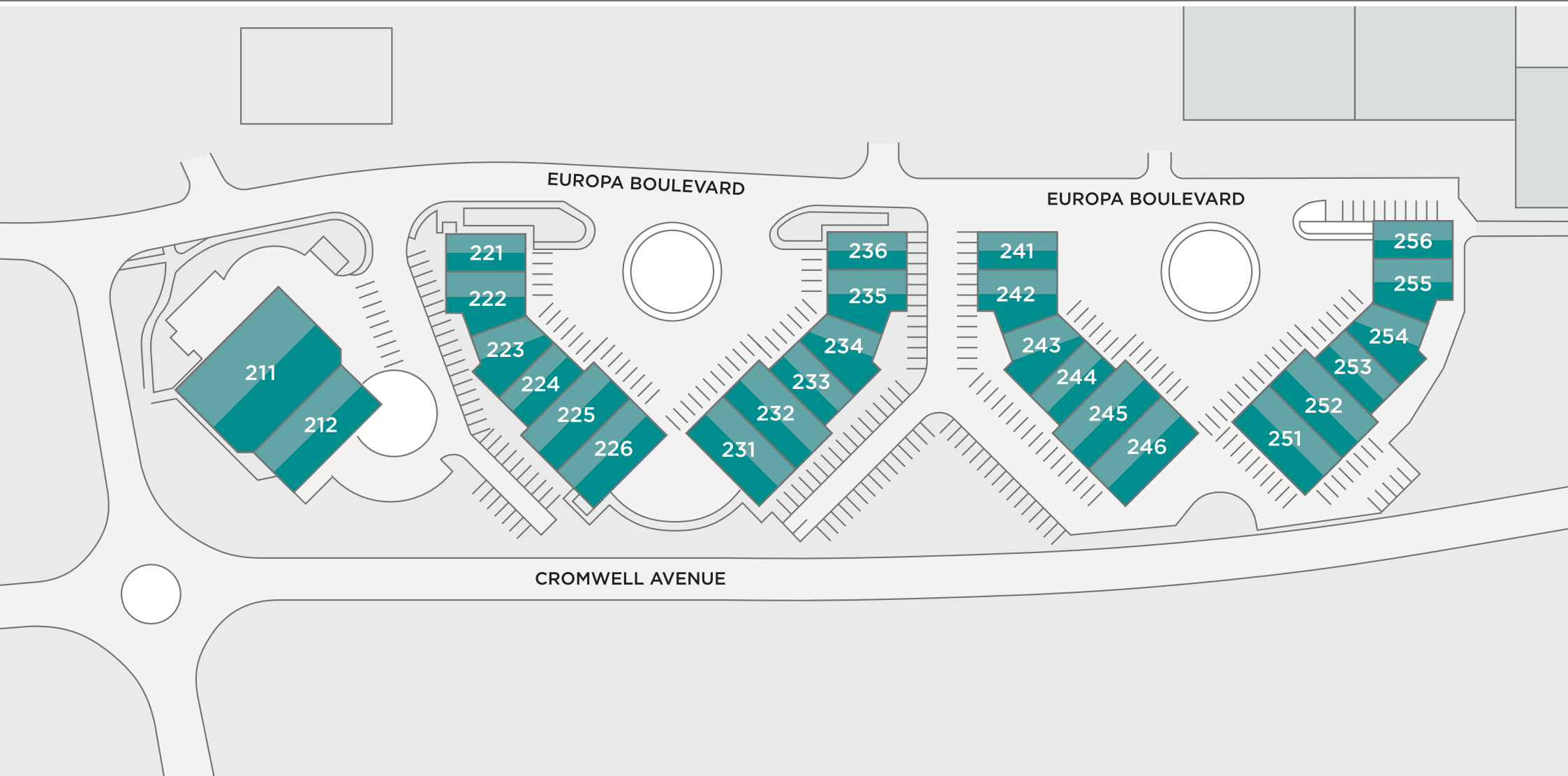
ACCESS VIA
UP AND OVER
LOADING DOOR



EXTERNAL SERVICE
YARD



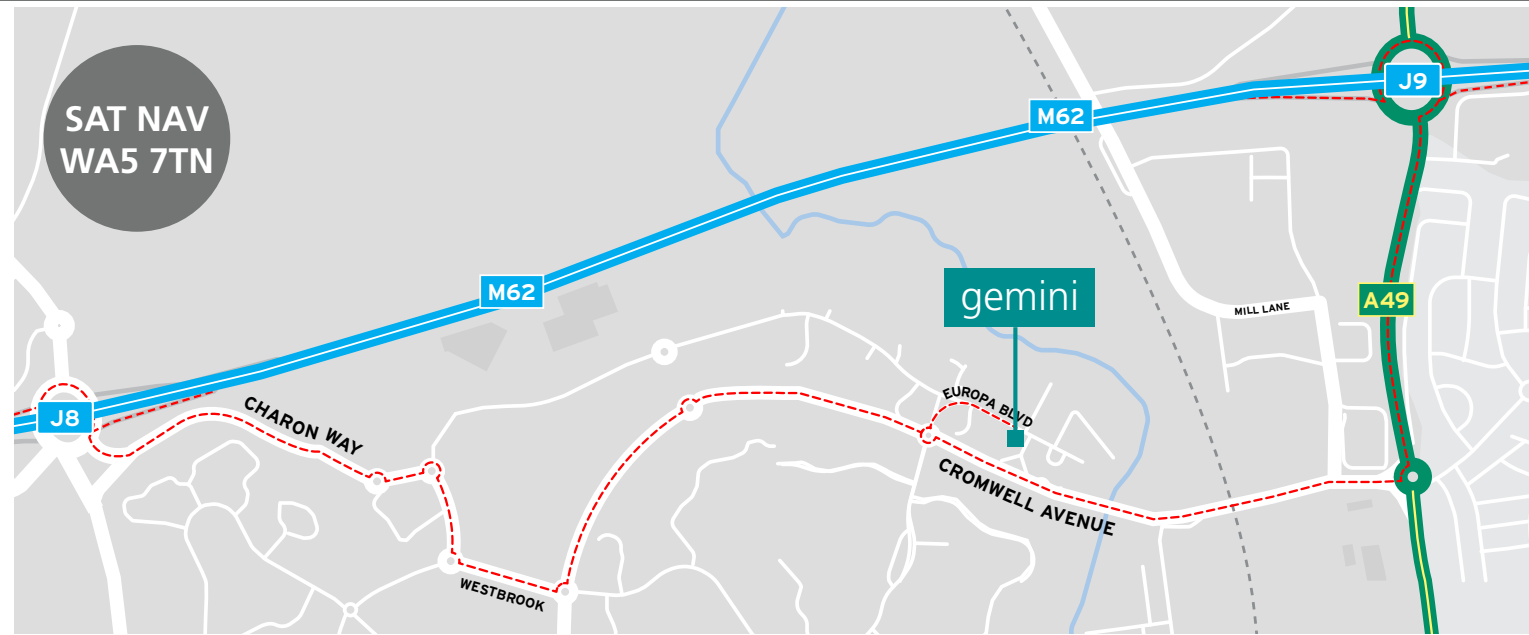
WC FACILITIES



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.

ROAD	miles
M62 - Junction 9	1.4
M6 Junction 21A	3
Warrington Town Centre	3.4
Liverpool	18
Manchester	18
Liverpool Airport	17
Manchester Airport	19



Local working age population of over 1 million



4.2 million population within 45 mins drive



Average weekly pay in the region is £42 less than in Manchester



85% of the UK accessible within a 4 hour drive time

FURTHER INFORMATION

For more information and a full proposal, please contact:



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