



TO LET

SUPERB
MODERN
**INDUSTRIAL/
WAREHOUSE**
UNIT ON A
HIGH PROFILE
ESTATE

UNIT 4 - 12,579 SQ FT

UNIT 9 - 13,178 SQ FT



EUROPA BOULEVARD,
GEMINI BUSINESS PARK,
WARRINGTON **WA5 7ZT**

J8

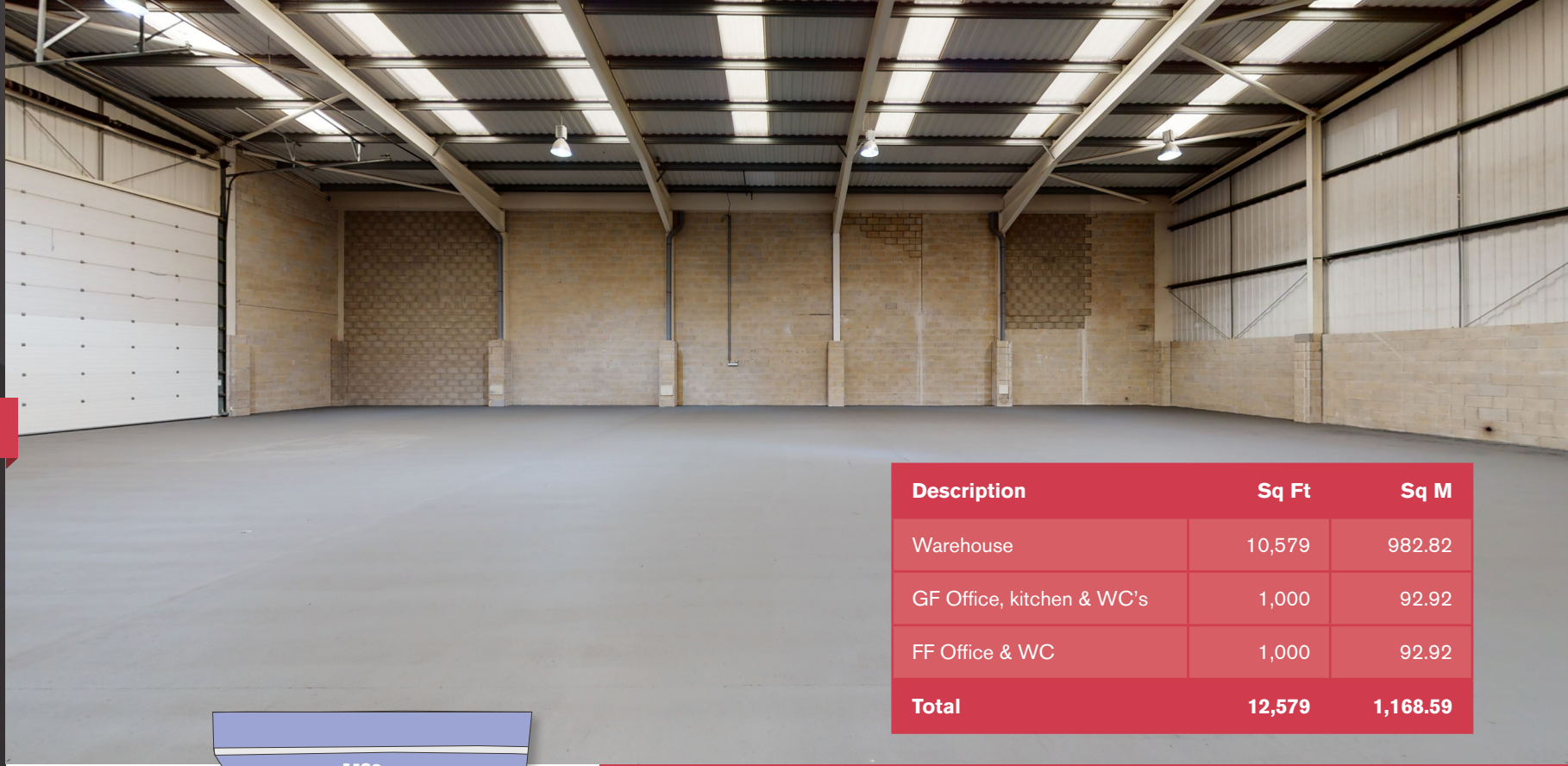
M62

J9

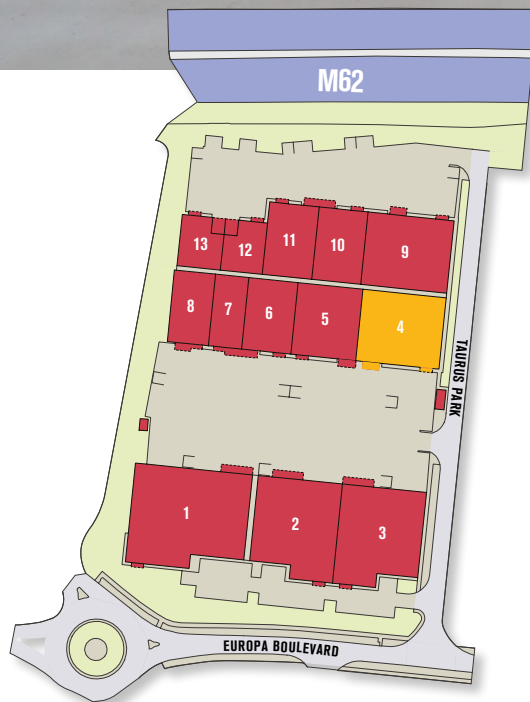
UNIT 9

UNIT 4

ENTER

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[UNIT 4](#)
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[LOCATION](#)
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Description	Sq Ft	Sq M
Warehouse	10,579	982.82
GF Office, kitchen & WC's	1,000	92.92
FF Office & WC	1,000	92.92
Total	12,579	1,168.59



UNIT 4 - 12,579 SQ FT (1,168.59 SQ M)

- > Modern end-terrace unit
- > Two storey offices
- > 7m eaves
- > Warehouse high bay lighting
- > 1 No Electronically operated drive-in loading door with canopy over
- > Generous forecourt yard
- > Car parking
- > Barrier access
- > Monitored CCTV security

HOME

UNIT 4

UNIT 9

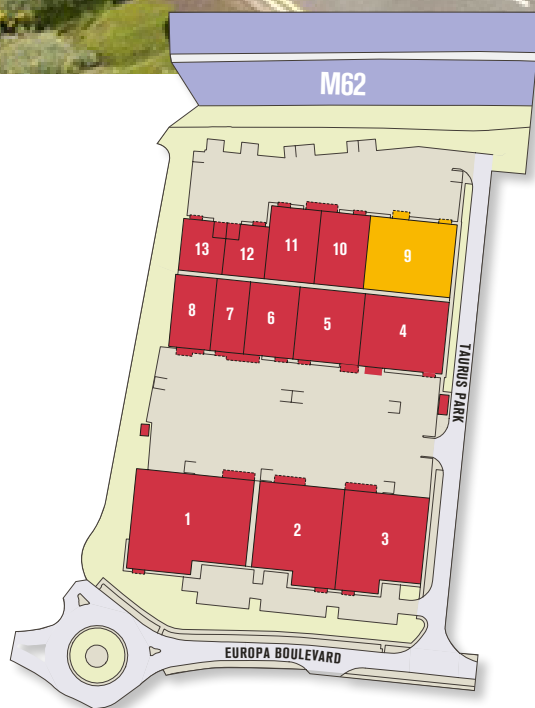
LOCATION

AERIAL

FURTHER INFO

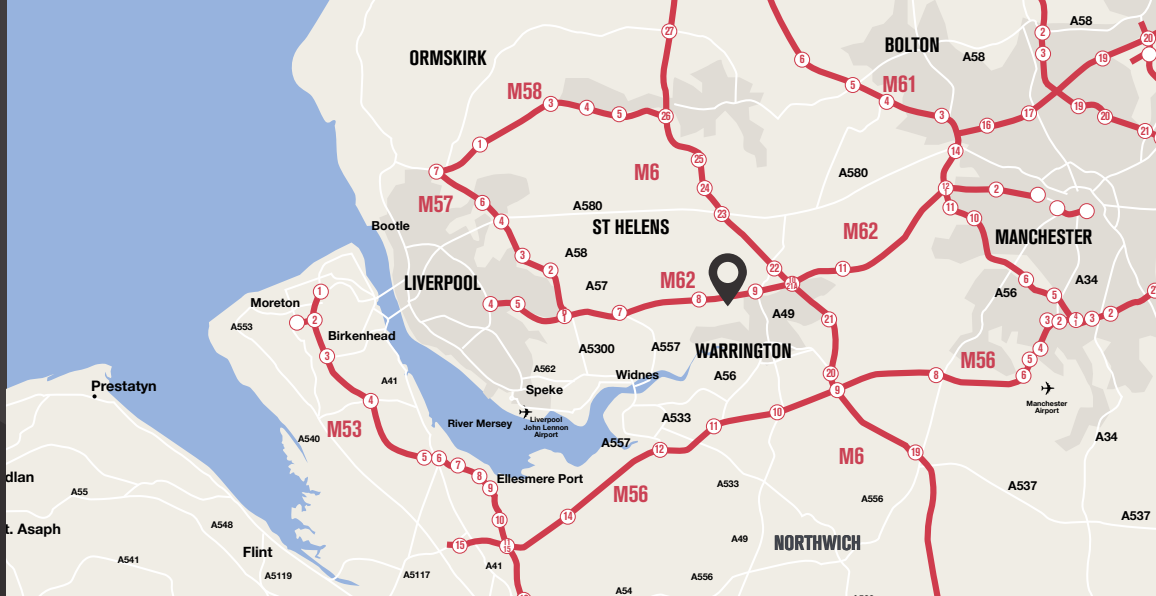


Description	Sq Ft	Sq M
Warehouse	12,066	1,121
FF Offices	1,112	103.36
Total	13,178	1,224.36



UNIT 9 - 13,178 SQ FT (1,224.36 SQ M)

- > Modern end-terrace unit
- > Two storey offices
- > 7m eaves
- > Warehouse high bay lighting
- > 1 No Electronically operated drive-in loading door with canopy over
- > Forecourt yard
- > Car parking
- > Barrier access
- > Monitored CCTV security



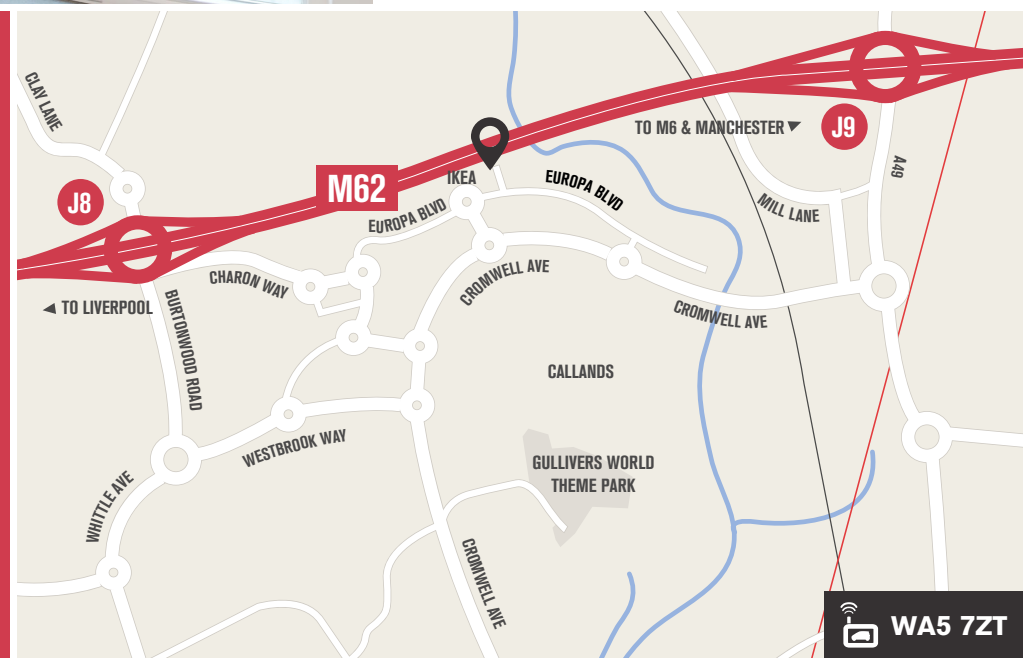
**IN THE CENTRE OF THE
HIGHLY SUCCESSFUL GEMINI
BUSINESS PARK**

LOCATION

Taurus Park is located in the centre of the highly successful Gemini Business Park. Both Junction 9 and Junction 8 of the M62 are less than 2 miles away from Taurus Park. The estate has a high profile position with frontage to the M62 and Europa Boulevard. Occupiers within the immediate vicinity are IKEA, Marks and Spencer, Next, Boots, McDonald's and Costa Coffee. Warrington itself has become one of the fastest growing towns that benefits from good transport and communication links with a skilled labour force.

TRAVEL TIMES

Warrington	2.9 Miles	8 mins
M6 / M62 Interchange	3.5 Miles	8 mins
Liverpool	16.5 Miles	34 mins
Manchester	20.3 Miles	36 mins



HOME

UNIT 4

UNIT 9

LOCATION

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[HOME](#)[UNIT 4](#)[UNIT 9](#)[LOCATION](#)[AERIAL](#)[FURTHER INFO](#)

SERVICES

All main services provided including 3 phase power.

TERMS

The unit is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

On application with the joint letting agents.

VAT

All rents quoted are subject to VAT.

VIEWING

By appointment with the joint agents JLL or Knight Frank.

Richard Johnson

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