

TO LET MODERN TRADE COUNTER / WAREHOUSE PREMISES

FROM 3,974 TO 9,228 SQ FT (369.20 TO 857.30 SQ M)



**WARRINGTON
WA5 7YF**



LOCATION

The units are located in a prominent position within Gemini Trade Park in Warrington. The estate is situated on Europa Boulevard which is located between Junctions 8 (circa 1 mile west) and 9 (circa 2 miles east) of the M62, the primary link between Manchester and Liverpool. The estate is also approximately 3.5 miles from Junction 21A of the M6. Warrington town centre lies 3 miles due south.



**PROMINENT
LOCATION**



**EXCELLENT
ACCESS TO THE
LOCAL MOTORWAY
NETWORK**



**CLOSE TO
JCTS 8 & 9
OF THE M62**

A PROMINENT POSITION WITHIN GEMINI TRADE PARK IN WARRINGTON



< TO LIVERPOOL

J8

SAT NAV: WA5 7YF

GEMINI RETAIL PARK



M62

TO J9 M62, M6 AND
MANCHESTER
>

EUROPA BOULEVARD



DESCRIPTION

The units provide modern industrial warehouse accommodation of steel portal frame construction, comprising block work to dado level with profile steel cladding above to the eaves. The roof is constructed of similar metal cladding, incorporating approximately 10% roof lights.

Externally, the units benefit from separate loading and dedicated parking areas. The units provide car parking spaces to the front elevation and additional have shared use of communal parking.

MODERN TRADE COUNTER / WAREHOUSE PREMISES

SPECIFICATION

Within the warehouse areas the units benefit from:



**OPEN PLAN OFFICE
ACCOMMODATION**



**1 LEVEL ACCESS, FULL
HEIGHT LOADING DOOR**



**GAS FIRED
HEATING**



**MINIMUM EAVES
HEIGHT OF 5.3 M**



**MALE AND
FEMALE WC'S**



**CONCRETE FLOOR
THROUGHOUT**



**HANGING FLORESCENT
BOX LIGHTING**



**SMALL KITCHEN
FACILITY**



ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice and provides the following areas:-

DESCRIPTION	SQ FT	SQ M
UNIT 1		Fineline Bedrooms & Kitchens Ltd
UNIT 2*	4,917	456.80
UNIT 3		The Kitchen Company (C) Ltd
UNIT 4	3,974	369.20
UNIT 5		Arnold Clarke Automobiles Ltd
UNIT 6		Clearview Home Improvements Ltd
UNIT 7		Careco (UK) Limited
UNIT 8		Enjoy (UK) Ltd
UNIT 9		Enjoy (UK) Ltd
UNIT 10		Arctic Spas Ltd
UNIT 11		Mirmac Ltd
UNIT 12		Vanrooyen (Elite Prestige Supercars) Ltd
UNIT 14		Refuge Nominees Ltd & Gladstone Nominees Ltd
UNIT 17		Camco 88

*Unit 2 includes a mezzanine of 926 sq ft.



UNITS FROM
3,974 TO 9,228 SQ FT
 (369.20 TO 857.30 SQ M)





ENERGY PERFORMANCE CERTIFICATE

Available upon request.

TERMS

The units are available by way of a new lease with terms to be agreed.

RENT

Upon application.

RATEABLE VALUE

Interested parties should contact Warrington Borough Council for rates payable 01925 44 33 22.

VAT

All prices quoted are exclusive of VAT, which will be charged at the prevailing rate.

VIEWING / FURTHER INFORMATION

For further information or an opportunity to view please contact the joint agents.

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