

# Gemini Trade Park Warrington

Available to Let  
Warehouse  
3,338 - 9,864 sq ft (310 - 916 sq m)



Open plan office accommodation



Level full Height Loading door



5.3 m eaves height



Concrete floor throughout



Three phase electricity



WC's and small kitchen facility

# Gemini Trade Park

Europa Boulevard Warrington WA5 7YF



## 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.

## 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.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

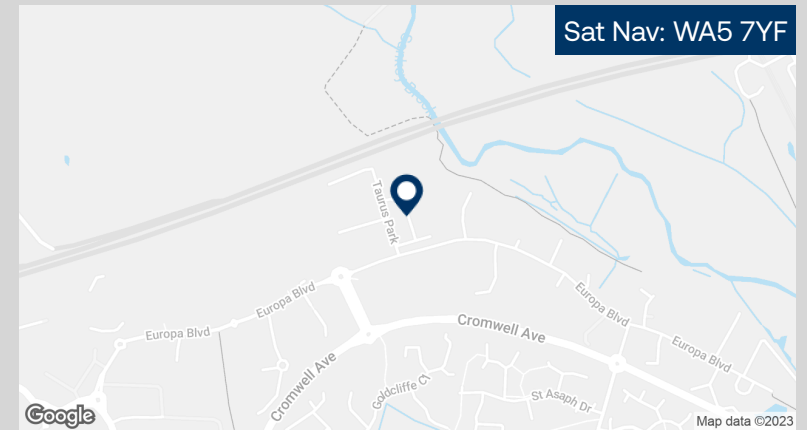
## Viewing / Further Information

Please contact:

**Mileway**  
 Ronan Evans  
 northwest@mileway.com  
 01925 358160

**Anthony Mellor**  
 anthony@b8re.com  
 07794 757939

**Savills**  
 Jonathan Williams  
 jonathan.williams@savills.com  
 0161 236 8644



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 3	Warehouse	3,338	310.1	Immediately
Unit 8	Warehouse	6,526	606.3	Immediately
<b>Total</b>		<b>9,864</b>	<b>916.4</b>	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.