

# TO LET

## SUPERB MODERN INDUSTRIAL UNIT WITH OFFICES

3442 Sq Ft  
(320 Sqm)

### Key Benefits

- 6m eaves height
- Fully fitted modern offices
- 7 parking spaces
- 0.5 miles from J8 of the M62
- Located adjacent to Audi
- Located close to M&S and IKEA

Roberts  
VainWilshaw

CHARTERED  
SURVEYORS

## LOCATION

Easter Court benefits from a prime position at the western entrance to Gemini Business Park close to J8, M62. Access to Easter Court is off Europa Boulevard near the roundabout junction with Westbrook Crescent. Adjacent occupiers include Audi, Marks & Spencer and IKEA. The M62/M6 interchange is less than 3 miles to the east making Easter Court an ideal central regional base for distribution, sales and service operations.

## DESCRIPTION

- 6m eaves height
- Fully fitted modern offices
- 7 parking spaces
- 0.5 miles from J8 of the M62
- Located adjacent to Audi
- Security grills, window blinds and alarm
- Located close to M&S and IKEA

## ACCOMMODATION

The premises have been measured on a Gross Internal Area Basis in accordance with the RICS Code of Measuring Practice (6th edition) and comprise the following:

UNIT	SQ FT	SQ M
Warehouse	2,554	237.76
Ground Floor Office	456	42.35
First Floor Office	432	40.12
<b>Total</b>	<b>3,442</b>	<b>320.23</b>

## RENT

On application.

## LEASE TERM

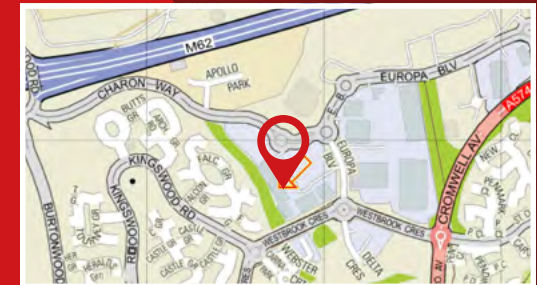
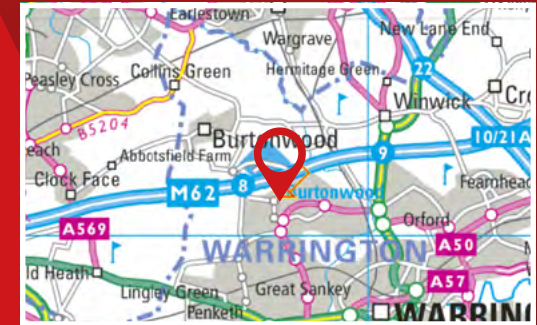
Either by assignment of the existing lease with 3 years unexpired or a longer term direct with the landlord.

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The premises have been measured on a Gross Internal Area Basis in accordance with the RICS Code of Measuring Practice (6th edition) and comprise the following:

## EPC

A copy of the Energy Performance Certificate is available upon request.



## VIEWING

By prior appointment through the agents:

Jane Marshall  
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Joseph Wilshaw  
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**Roberts Vain Wilshaw**  
CHARTERED SURVEYORS

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