

Europa Trade Park

BR INDUSTRIAL
TRUST

**Trade Counter &
Industrial / Warehouse Units**
3,181 sq ft – 3,717 sq ft
To Let

Europa Trade Park
Warrington, WA5 7TN





WAREHOUSE / OFFICE BUSINESS UNITS

Europa Trade Park 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.

The available units include open plan offices to the first floor, a ground floor reception/office area plus toilet and kitchen facilities. To the rear is full height warehouse / storage space with loading doors. There are loading / yard areas to the rear and office car parking to the front of the unit.



Established Trade Park



Up To 5.45m Eaves Height



On Site Parking



External Service Yard



Office Accommodation



Electric Roller Shutter Doors



Refurbished 2022

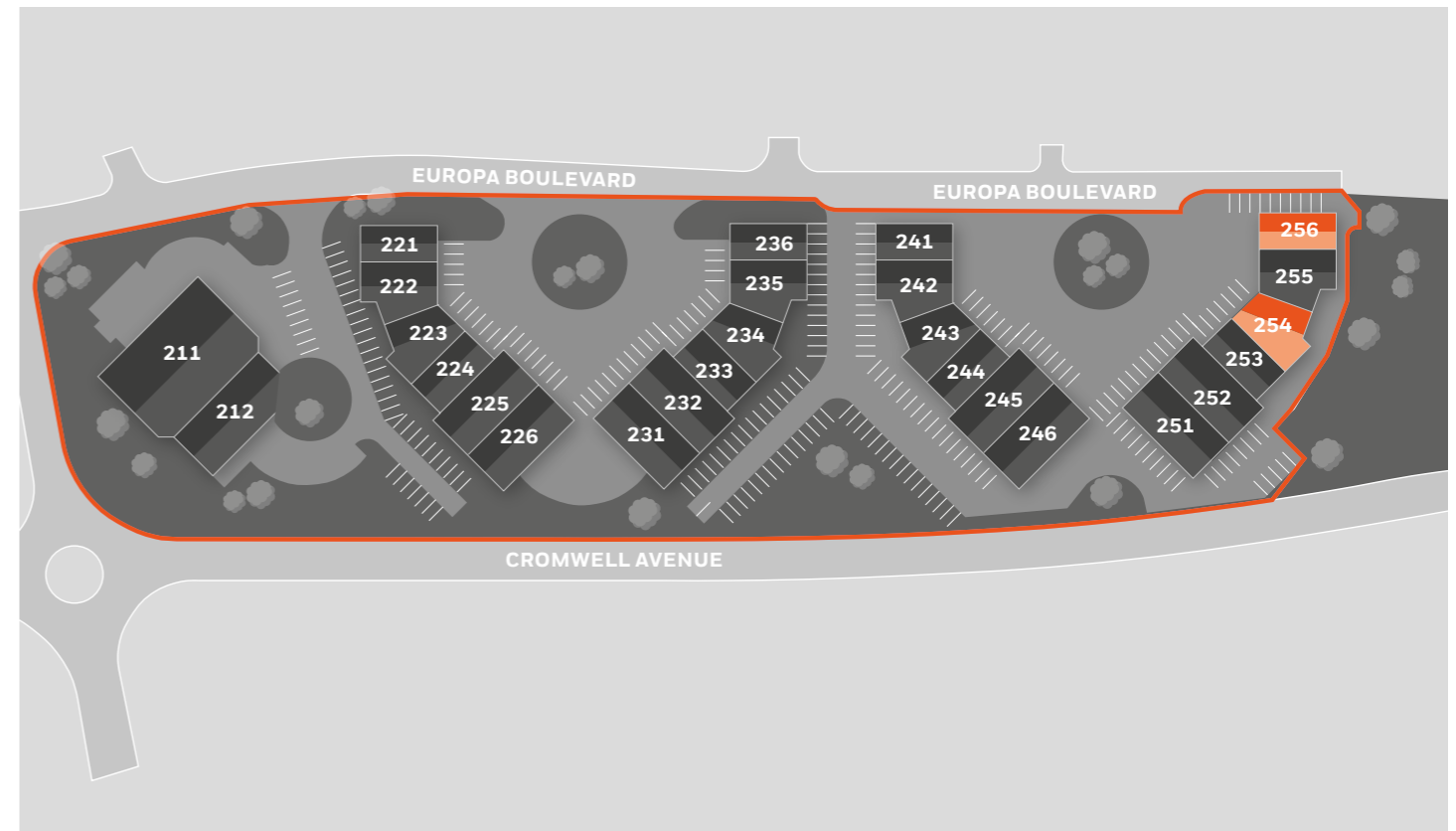


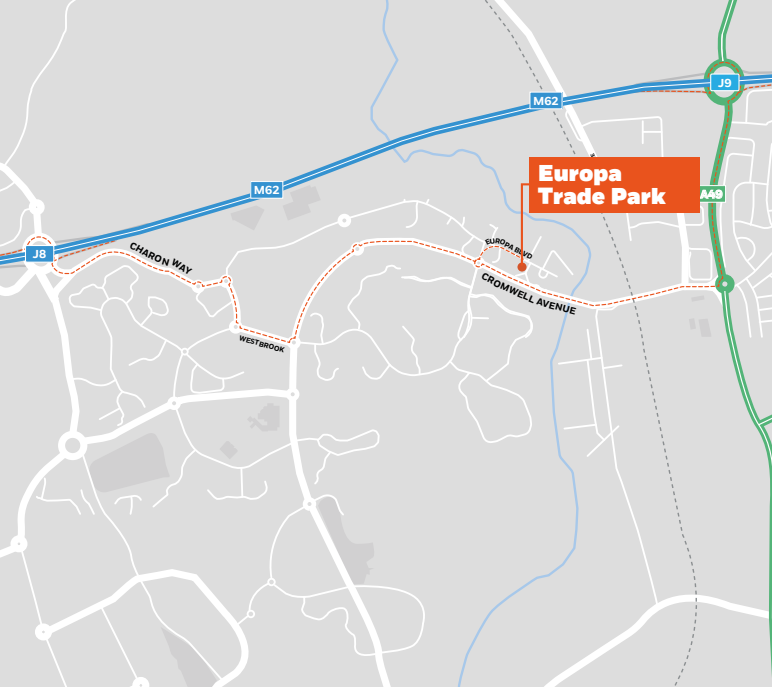
Access to M62 J8 & J9

ACCOMMODATION

3,181 – 3,717 SQ FT
(295.5 – 345.3 SQ M)

UNIT	SQ FT	SQ M	Availability
Unit 254	3,717	345.3	Available
Unit 256	3,181	295.5	Available





what3words: feeds.ducks.noon
www.what3words.com

1.4 MILES TO M62 MOTORWAY

Europa Trade Park is located only 1.9 miles from junctions 8 and 9 of the M62, the main link between Manchester and Liverpool and 3 miles from junction 21A of the M6 and 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, Costa Coffee, Starbucks, Tim Hortons and McDonalds.

COMMUNICATIONS

	MILES
M62 - Junction 9	1.4
M6 Junction 21A	3
Warrington Town Centre	3.4
Liverpool	18
Manchester	18

LOCAL OCCUPIERS



IKEA

next



M&S
EST. 1884

RENAULT

TERMS

The units are available by way of new leases on terms to be agreed.

EPC

All units will be a minimum EPC rating of B

RENT

Upon Application.

FURTHER INFORMATION

Further information is available from the joint agents.



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