

**Mileway**

# Europa Trade Park Warrington

Available to Let  
Warehouse

3,157 - 8,410 sq ft (293 - 781 sq m)

Established Trade Park



Electric Roller Shutter Door



Office Accommodation



Onsite Parking



Refurbished units



Access to M62 & J8 & J9



# Warrington, Europa Trade Park

Europa Trade Park, Europa Blvd Warrington WA5 7TN



## Description

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.

## Location

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.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

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

## Viewing / Further Information

Please contact:

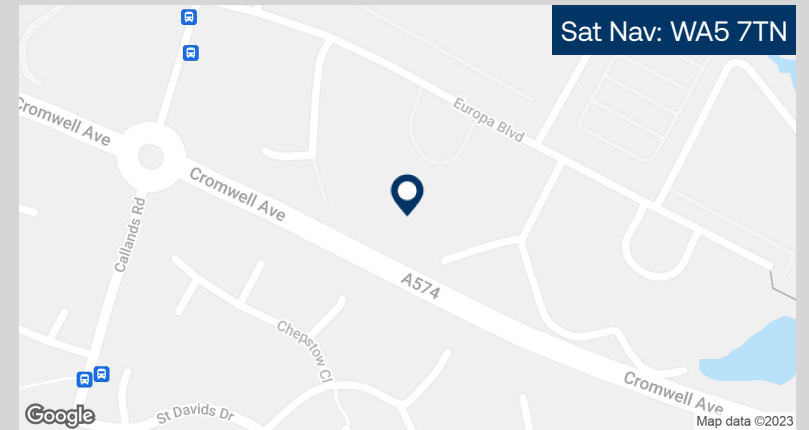
**Mileway**  
 Ronan Evans  
 northwest@mileway.com  
 01925 358160

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

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

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.

mileway.com



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 246	Warehouse	5,253	488	Immediately
Unit 256	Warehouse	3,157	293.3	Immediately
<b>Total</b>		<b>8,410</b>	<b>781.3</b>	

**Mileway**