

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

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 to 15,000 sq ft within an attractive landscaped environment.

The available units include open plan offices to the first floor, a ground floor reception/office area plus WC and kitchen facilities. To the rear of the property is a full height warehouse / storage space with loading doors. Externally, 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.

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:

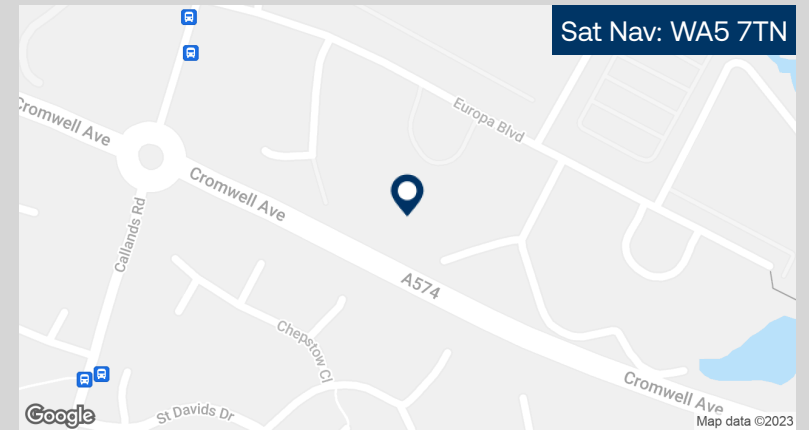
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mileway.com



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 246	Warehouse	5,253	488	Immediately
Unit 256	Warehouse	3,157	293	Immediately
Total		8,410	781	

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