

Mileway

Gemini Trade Park Warrington

Available to Let
Warehouse
6,526 sq ft (606 sq m)

Office accommodation



Level access loading door



5.3 m eaves height



Concrete flooring



Three-phase electricity



WC facilities



Gemini Trade Park

Europa Boulevard Warrington WA5 7YF



Description

Gemini Trade Park is a modern industrial warehouse 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 offer additional 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

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 8	Warehouse	6,526	606	Immediately
Total		6,526	606	

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