



**24 HOUR, 7 DAYS A WEEK  
MONITORED CCTV SECURITY**

360 Tour: [www.geminipark.co.uk](http://www.geminipark.co.uk)



# Gemini Park

Europa Boulevard, Warrington

**HIGH QUALITY DEVELOPMENT**

Adjacent to IKEA and Marks & Spencer

**TO LET NEW/MODERN BUSINESS UNITS**

**'Excellent accessibility to M62, junctions 8&9, Warrington'**

# Gemini Park

Europa Boulevard  
M62 /Jct. 8&9, Warrington



## DESCRIPTION

- New modern business units ranging from 2,860 sq ft up to 5,020 sq ft
- Possible combination of units up to 7,365 sq ft
- High profile business units suitable for a variety of uses
- Modern specification on prestigious development
- Option to retro-fit offices to meet occupiers' precise requirements
- Mono-pitch roof offering minimum clear headroom of 5m
- Designated car parking & service yards to each unit
- All main services including 3 phase power provided
- Off-site monitored CCTV security



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'Gemini Park is ideally placed for trade counter sales'

(Planning consent for B1c, B2 and B8 uses)

## ACCOMMODATION

UNIT	Gross Internal Area Sq Ft	
1	5,100	Let To Dean House Plc
2	4,000	Let To Lingley Autos
3	3,350	Let To Blues SRL UK
4	3,950	AVAILABLE
5	5,930	Let To Totalpost Services
6	6,740	Let To Clearview
7	5,020	BECOMING AVAILABLE
8	6,225	Let To Signature Doors
9	4,150	Let To Signature Doors
10	2,860	BECOMING AVAILABLE
11	4,505	AVAILABLE
12	6,110	Let To Volume V3



Postcode: WA5 7ZT

J.8

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M62 /Jct. 8&9, Warrington



**Gemini Park**

## LOCATION

- Situated on the highly successful Gemini Retail Park between J8 & J9 of M62
- M6/M62 interchange is 3 miles to the east
- Warrington town centre is 2 miles to the south
- Located opposite Toys R Us and adjacent to Marks & Spencer and Ikea
- Prominent frontage to Europa Boulevard



## RENT

On application to the joint agents

## TERMS

The units are available on new full repairing and insuring terms on terms to be agreed. A service charge is levied for the maintenance of the common parts.

## VAT

All rents quoted will be subject to VAT



0161 236 8793



## VIEWING

By appointment with the joint letting agents JLL (Ref RJ & SJ) or Eileen Bilton Partnership (Ref CC)