

To Let

7,426 sq. ft.

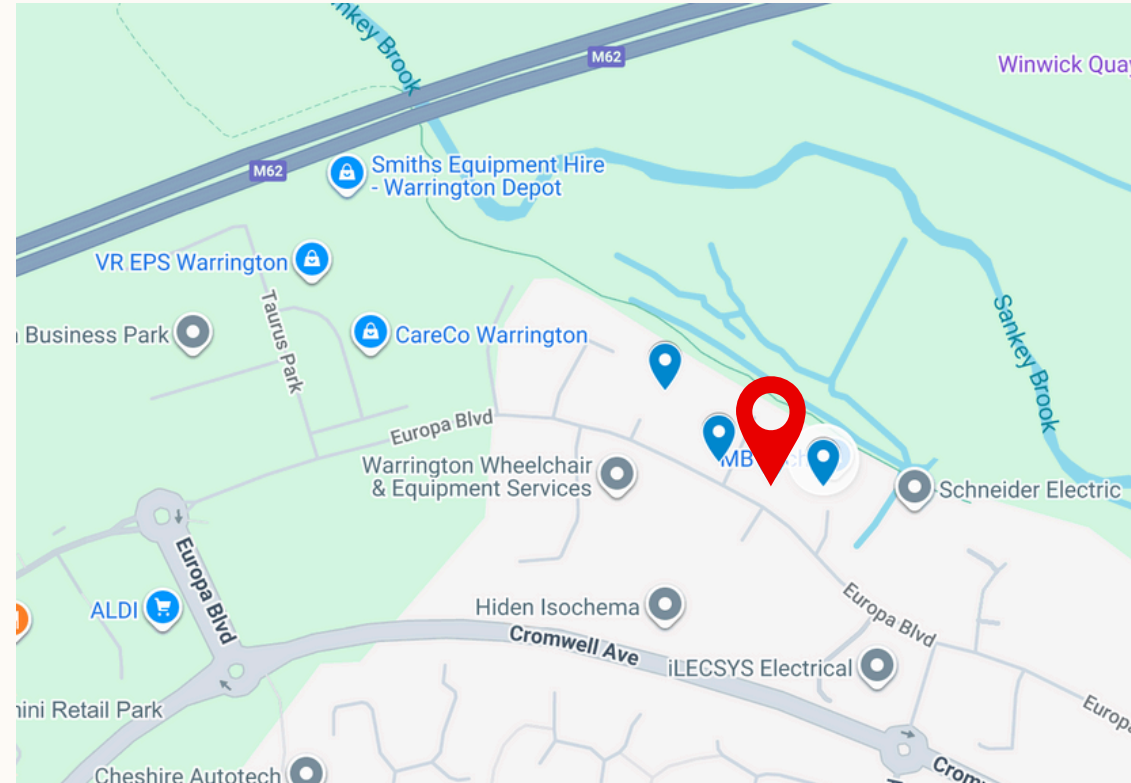
**Unit 17, Europa Boulevard,
Gemini Business Park,
Warrington WA5 7TP**



Modern refurbished warehouse/industrial premises with ground & first floor office space

Location

The unit is prominently located on Europa Boulevard in Warrington with good access from either junction 8 or 9 from the M62 motorway. Europa Boulevard is a well-established business park with many well-known household names choosing this location due to its excellent connectivity.



Description

A steel framed industrial unit with a shared access and private car parking area to the front of the property.

- Power floated reinforced concrete floor
- Well-appointed ground & first floor office space with LED lighting
- Three phase power
- Good rear loading area
- Generous parking
- Attractive landscaped environment

Rent

On application

Rates

Payable directly to Warrington Borough Council

Services

Electricity, gas and mains water are provided to the premises. Heating and lighting systems are installed.

Viewing

Strictly by appointment through the agent:

Jane Marshall

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