

**TO LET** FROM 419 SQ FT TO 796 SQ FT  
(FROM 38.92 SQ M TO 73.95 SQ M)  
**WELL APPOINTED GROUND FLOOR OFFICE SPACE**

**KEY BENEFITS /**

- Excellent access from junction 8 and 9 M62 (1.5 miles)
- Ample on site parking
- All inclusive rents
- Some furniture available
- Flexible terms
- Secure site
- The property also includes a small amount of mezzanine space available for tenant use



## TO LET

Well appointed ground floor office space  
419 SQ FT TO 796 SQ FT (38.92 SQ M TO 73.95 SQ M)

**GROUND FLOOR OFFICE SPACE /** 410 EUROPA BOULEVARD, GEMINI BUSINESS PARK WARRINGTON WA5 7TR

## LOCATION

410 Europa Boulevard is occupied by Kraussmaffei who have several well appointed offices to let on the ground floor. The building is set within its own grounds in the heart of Gemini Business Park, 2.5 miles north of Warrington Town Centre and midway between Manchester and Liverpool. The property lies approximately 1.5 miles from both junctions 8 and 9 of the M62 motorway, connecting to the M6 (junction 10 M62) and the regional motorway network.

The business park has good facilities with various pubs and restaurants on site, and some well known retailers.

## DESCRIPTION

The business Centre provides 3 good quality offices and a shared meeting room, in sizes ranging from 419 sqft to 796 sqft (suite could be combined to offer larger spaces):

- Rents are fully inclusive of rent, service charge, utilities, business rates, and cleaning of common areas.
- Flexible terms
- Secure site
- Ample on site car parking
- Landscaped site
- Light/bright airy space

## ACCOMMODATION

Suites from 419 to 796 sqft.

## LEASE TERM

Flexible lease terms available.



## VIEWING

By prior appointment through the agents:

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