

To Let - Unit 3

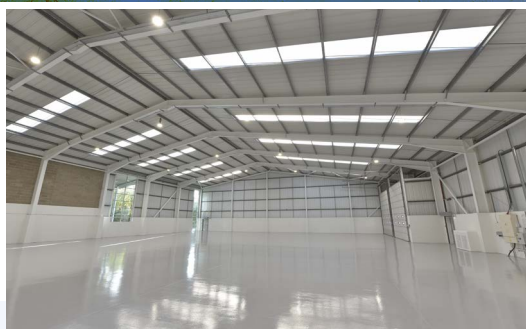
EASTER COURT

To be Fully Refurbished | Ready for occupation Q2 2024

9,339 sq ft 868 sq m



Ideal premises and location for sales, service and distribution operations



Europa Boulevard,
Gemini Business Park,
WARRINGTON

📍 WA5 7ZB



Modern warehouse unit with
high quality office accommodation



DESCRIPTION

The unit offers the following specification:

- Fully refurbished ancillary office accommodation
- Detached unit with dedicated yard
- Attractive brick and glazed front elevation
- Canopied loading
- Separate private car park with 26 car parking spaces
- Clear span warehouse with 6m eaves
- Automatic car park barrier

LOCATION

Easter Court benefits from a prime position at the western entrance to Gemini Business Park close to J8, M62. Access to Easter Court is off Europa Boulevard near the roundabout junction with Westbrook Crescent. Adjacent occupiers include Audi, Marks & Spencer and IKEA.

The M62/M6 interchange is less than 3 miles to the east making Easter Court an ideal central regional base for distribution, sales and service operations.



Indicative of accommodation upon refurbishment. **



ACCOMMODATION

| | | |
|------------------|--------------------|-----------------|
| Warehouse | 7,003 | 650 |
| Gr Floor Office | 1,183 | 109 |
| 1st Floor Office | 1,153 | 109 |
| TOTAL | 9,339 sq ft | 868 sq m |

All areas are based on a gross internal area

RENTAL

Upon application.

EPC

Targeting an EPC rating of A.

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