

310

# Europa Boulevard



TO LET

HIGH QUALITY OFFICE ACCOMMODATION

334 TO 14,672 SQ FT

EUROPA BOULEVARD, WARRINGTON WA5 7XR



310

Europa Boulevard

## DESCRIPTION

A high quality office building arranged over three floors and set within a mature landscaped environment.

Fully refurbished accommodation includes:



LED lighting



Exposed ceilings (ground floor only)



Air Conditioning



Raised Floors



Remodelled Reception



Excellent Car Parking Ratio



DDA Compliant





310

Europa Boulevard

A HIGH QUALITY OFFICE BUILDING  
ARRANGED OVER THREE FLOORS  
AND SET WITHIN A MATURE  
LANDSCAPED ENVIRONMENT

310

Europa Boulevard



## LOCATION

310 Europa Boulevard is a modern 3 storey office building 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.

## TRANSPORT



### Commuting by Bus

There are regular bus services to Warrington town centre linking to other important local destinations. 310 Europa Boulevard is serviced by bus stops which are close by.



### Commuting by Train

Warrington Central Train Station can be found 2.5 miles from the building with Warrington Bank Quay station within 3.5 miles.

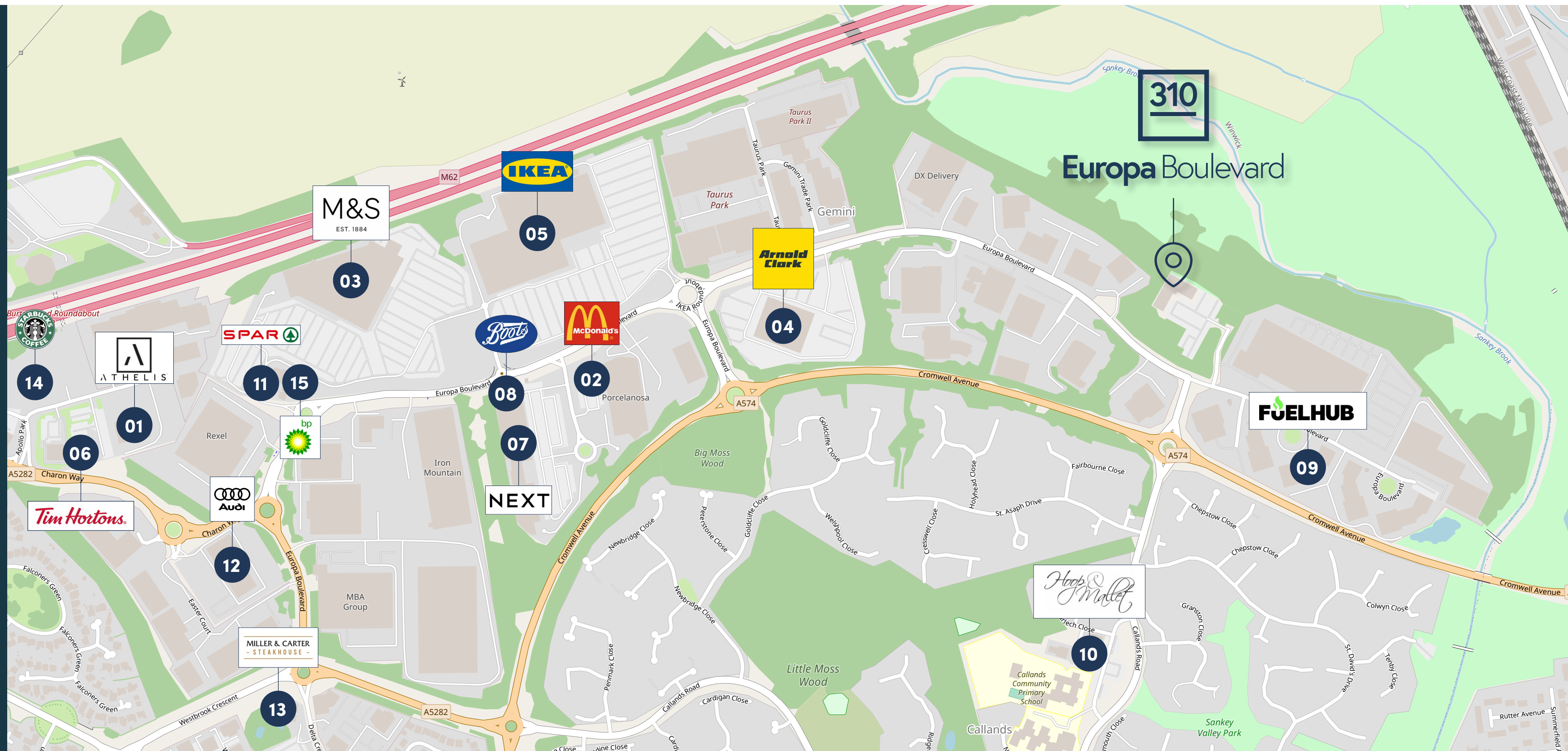


### International Air Travel

Manchester Airport is a 24 minute drive from Europa boulevard (15 miles) and Liverpool John Lennon Airport is within a 20 minute drive some 12 miles away – both airports providing many international and domestic destinations.

310

## Europa Boulevard



## AMENITIES

With a large collection of leisure, retail and office occupiers, Gemini Business Park is a much sought-after business location with enviable working environment providing the perfect platform for any business to thrive.

Gemini Business Park boasts an impressive collection of office, retail and leisure occupiers which combine to provide an excellent working environment.

## KEY

- |    |                               |    |               |    |                 |
|----|-------------------------------|----|---------------|----|-----------------|
| 01 | Athelis Health & Fitness Club | 06 | Tim Hortons   | 11 | Spar            |
| 02 | McDonald's Restaurant         | 07 | Next          | 12 | Audi            |
| 03 | Marks & Spencer               | 08 | Boots         | 13 | Miller & Carter |
| 04 | Arnold Clark                  | 09 | Fuel Hub      | 14 | Starbucks       |
| 05 | Ikea Superstore               | 10 | Hoop & Mallet | 15 | BP Garage       |

310

Europa Boulevard

## SPECIFICATION



Newly Refurbished Throughout



Meeting Rooms



Breakout Rooms



EPC (C Rating)



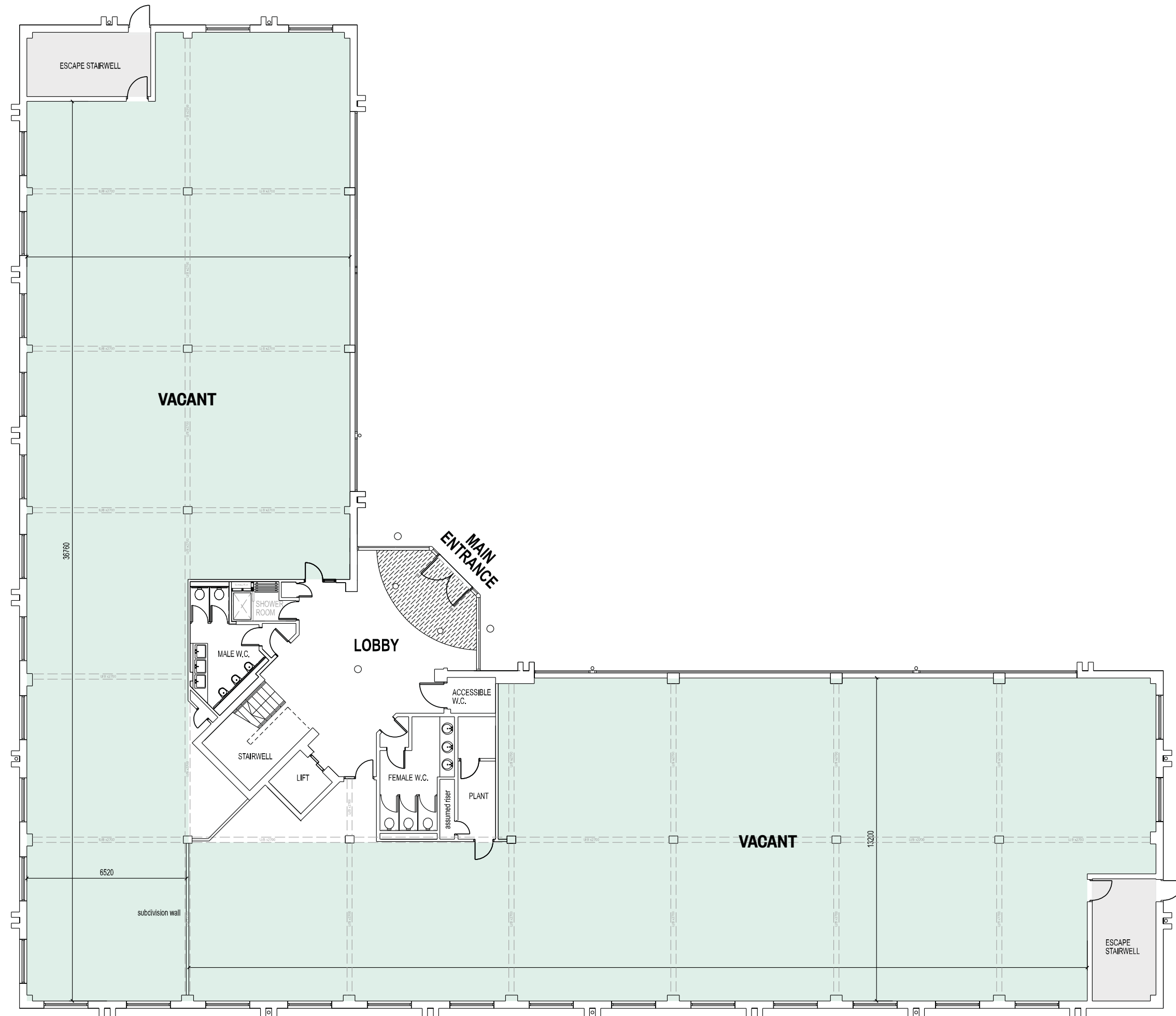
Shower Facilities



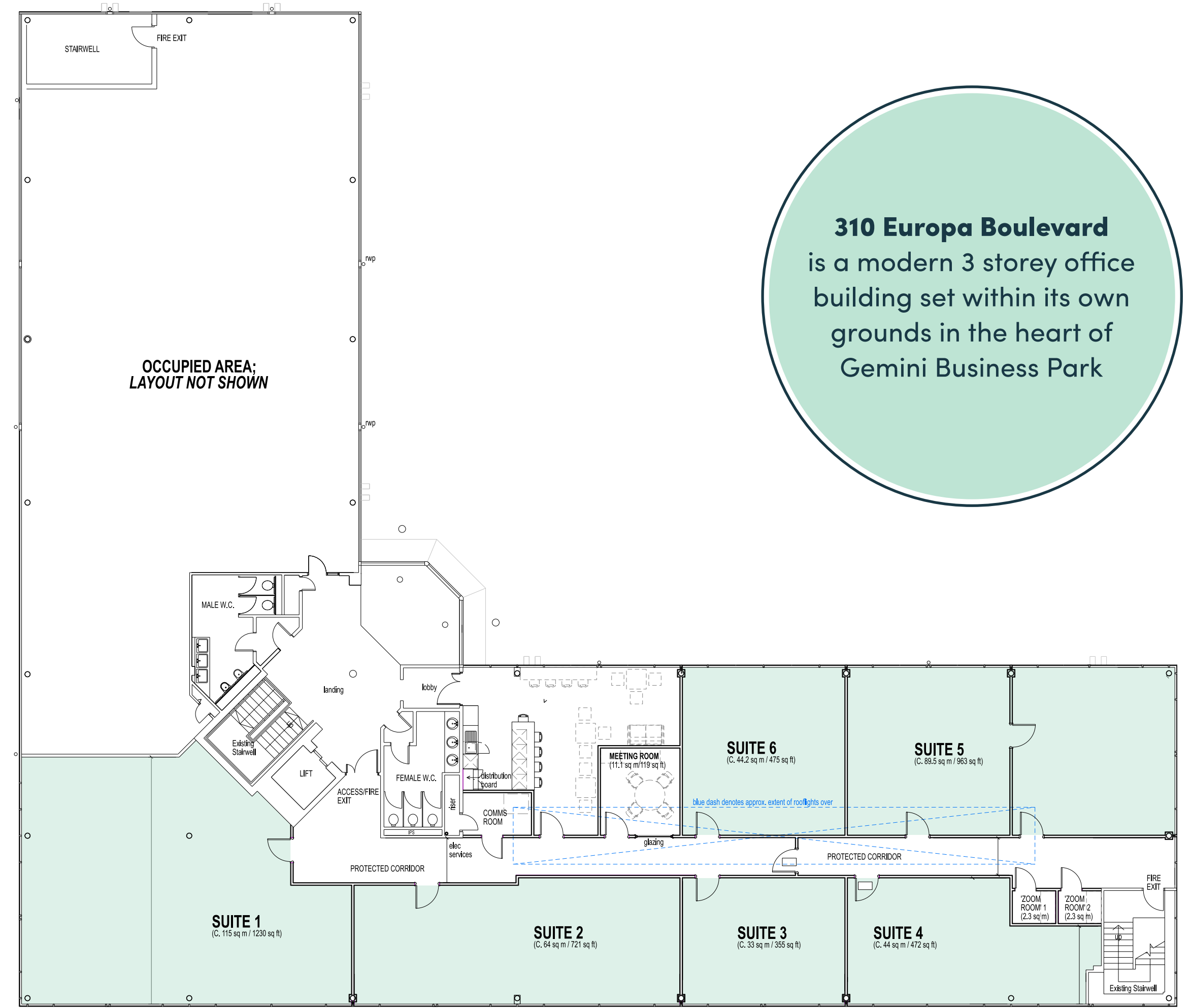
# FLOOR PLANS

310

Europa Boulevard

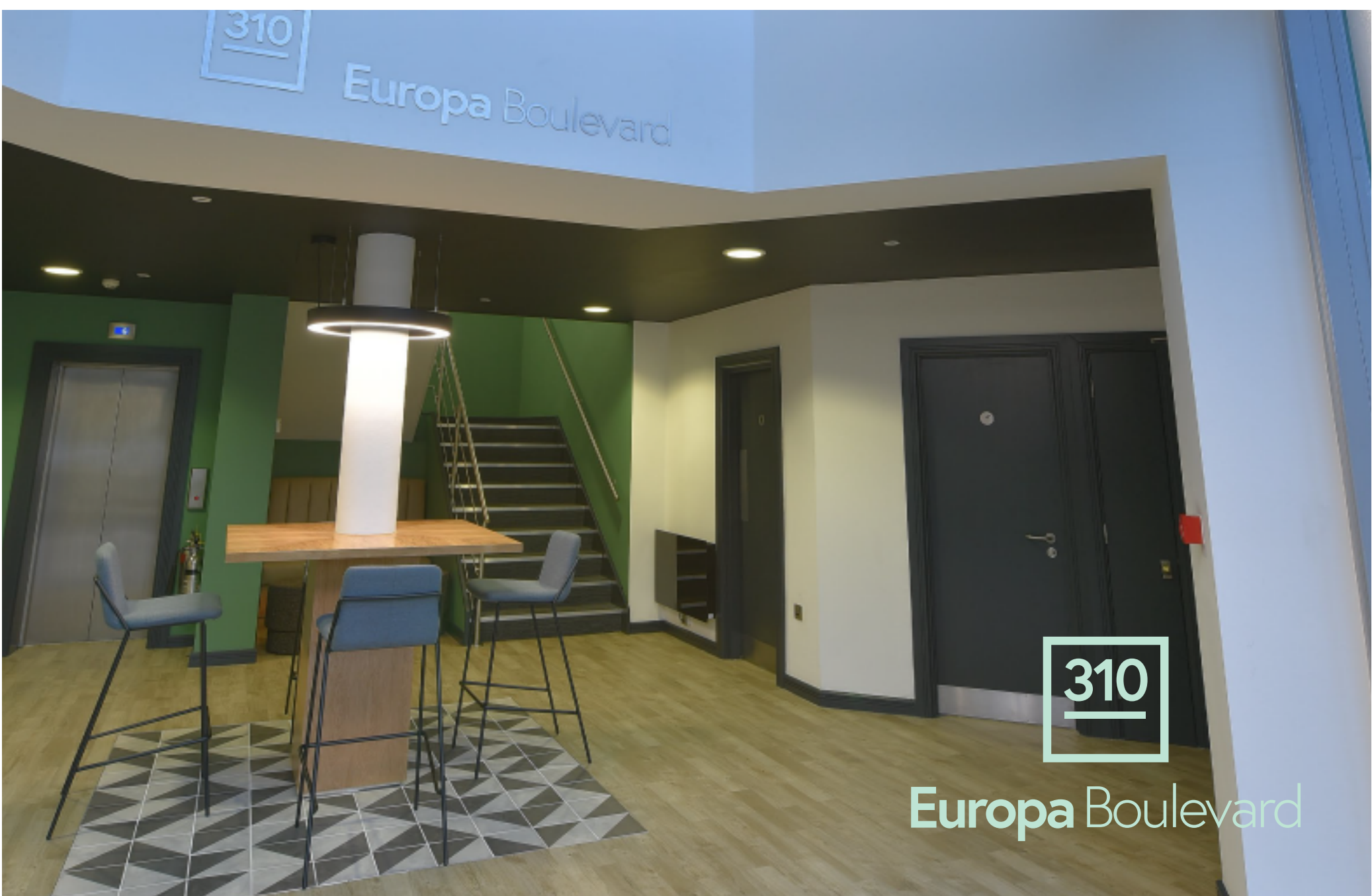


Ground Floor



Second Floor

**310 Europa Boulevard** is a modern 3 storey office building set within its own grounds in the heart of Gemini Business Park







## CONTACT



**Chloe Ellerby**

0161 220 1999

07718 884 764

[chloe.ellerby@hurstwoodholdings.com](mailto:chloe.ellerby@hurstwoodholdings.com)



**Simon Roddam**

07976 747 892

[simonroddam@begroup.uk.com](mailto:simonroddam@begroup.uk.com)

**Greg O'Hara**

07821 660 252

[Gregohara@begroup.uk.com](mailto:Gregohara@begroup.uk.com)



**Daniel Barnes**

[DBarnes@savills.com](mailto:DBarnes@savills.com)

07870 186 410

**Oliver Luckman**

07815 032 115

[oliver.luckman@savills.com](mailto:oliver.luckman@savills.com)

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Published November 2023.