

To Let - Unit 7

EASTER COURT

**Europa Boulevard,
Gemini Business Park,
Warrington**



**Ideal premises and location for
sales, service and distribution operations**

WA5 7ZB

Superb refurbished modern warehouse unit with
high quality office accommodation



7,154 sq ft 665 sq m



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.

DESCRIPTION

The unit offers the following specification:

- Terraced unit with deep concrete forecourt
- Attractive brick and glazed front elevation
- 17 car parking spaces
- Canopied loading
- Clear span warehouse with 6m eaves
- Automatic car park barrier



ACCOMMODATION

Warehouse	493 sq m	5,303 sq ft
Gr Floor Office	85 sq m	915 sq ft
1st Floor Office	86 sq m	936 sq ft
TOTAL	664 sq m	7,154 sq ft

All areas are based on a gross internal area

RENTAL

Upon application.

EPC

The property has an EPC rating of D-95. View the certificate by [clicking here](#).



FLOORPLANS



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