

To Let - Unit 1

EASTER COURT

Being Refurbished

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



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

WA5 7ZB

Modern warehouse unit with high quality
office accommodation



16,088 sq ft 1,495 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:

- 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



** indicative images of other buildings at Easter Court

ACCOMMODATION

Warehouse	12,232 sq ft	1,136 sq m
Gr Floor Office	1,931 sq ft	179 sq m
1st Floor Office	1,925 sq ft	178 sq m
TOTAL	16,088 sq ft	1,495 sq m

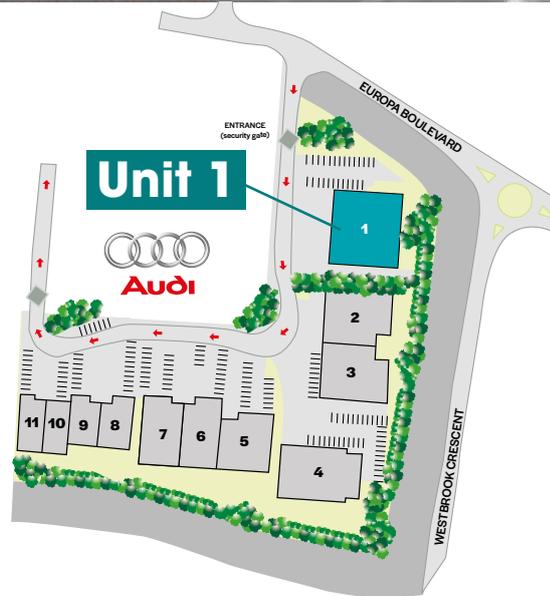
All areas are based on a gross internal area

RENTAL

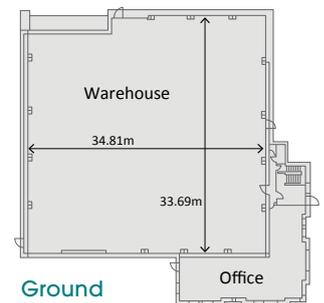
Upon application.

EPC

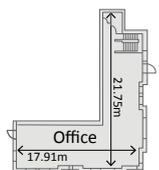
The property has an EPC rating of C-68. View the certificate by [clicking here](#).



FLOORPLANS



Ground Floor



First Floor

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