HURSTWOOD HOLDINGS

310 EUROPA BOULEVARD, GEMINI BUSINESS PARK
WARRINGTON, WA5 7XR

More Details

360° View Video Tour



GRADE A REFURBISHED

HURSTWOOD HOLDINGS

SUMMARY

- Easy access to M62
- Shower and cycle facilities
- Newly refurbished reception and communal areas
- Secure on site car parking

DESCRIPTION

310 Europa Boulevard comprises a detached three-story office building, extending to 27,195 sq ft. The building is of brick construction, beneath a pitched slate roof. The property is configured across two distinct wings serviced by a central core, allowing for flexible floor plates. The building has recently completed a refurbishment of the communal areas including new reception area and break out space as well as an exposed services refurbishment of the ground floor suite.

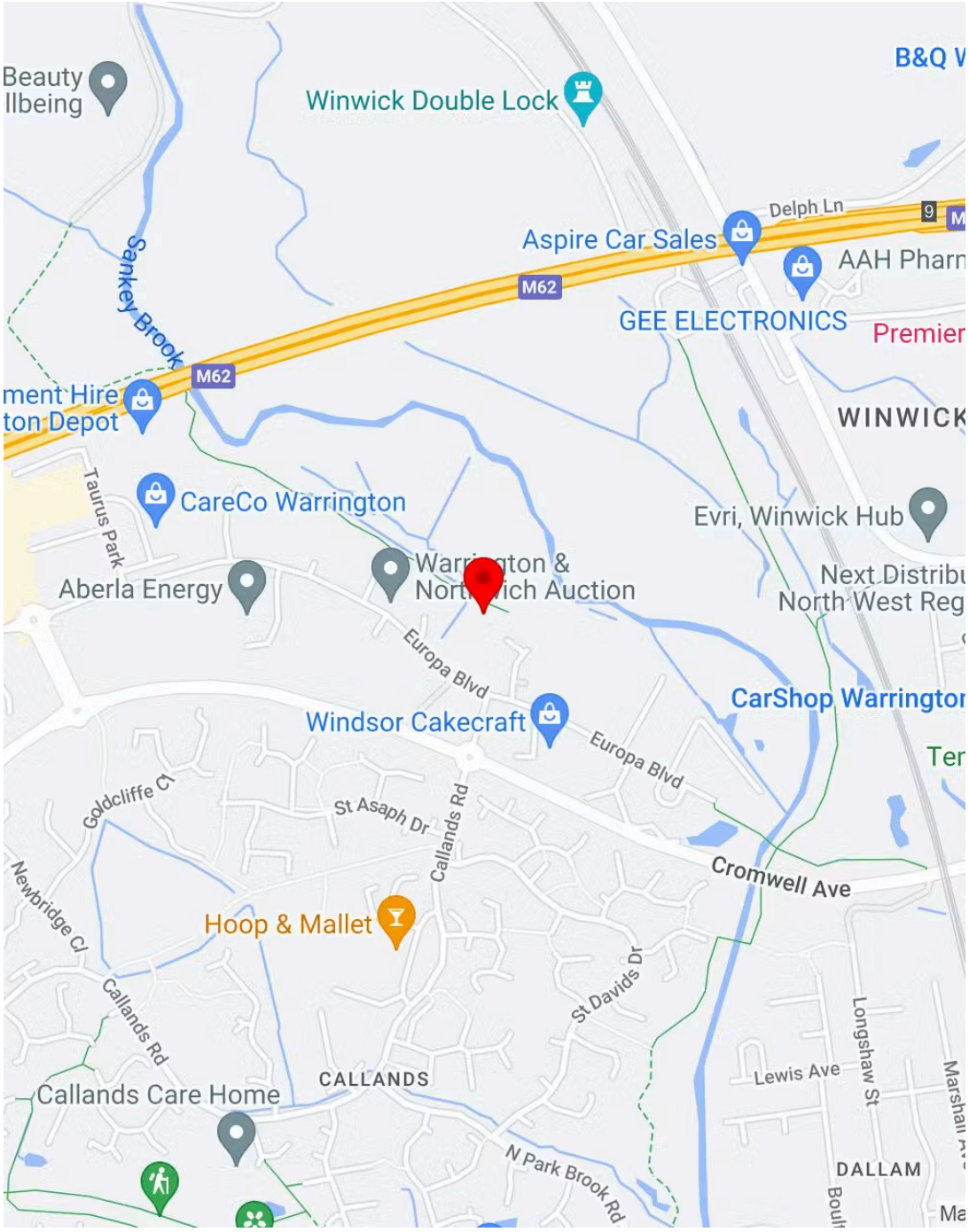
-LED lighting
-Exposed ceiling (ground floor only)
-Air conditioning
-Raised floors
-Remodelled reception
-Excellent car parking ratio
-DDA compliant





LOCATION

Warrington is located at the heart of the North West region, approximately 32 km (19 miles) west of Manchester and 29 km (18 miles) east of Liverpool. Warrington has an urban population of approximately 160,000 people and approximately 1.3 million people live within 20 km (12 miles) of Warrington town centre.



310 Europa Boulevard

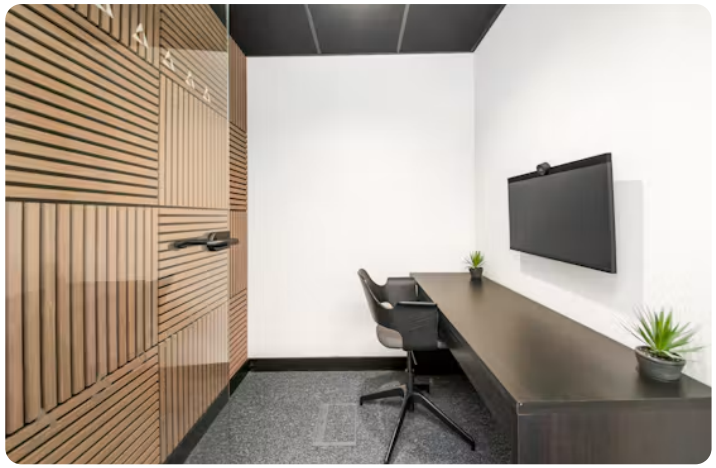
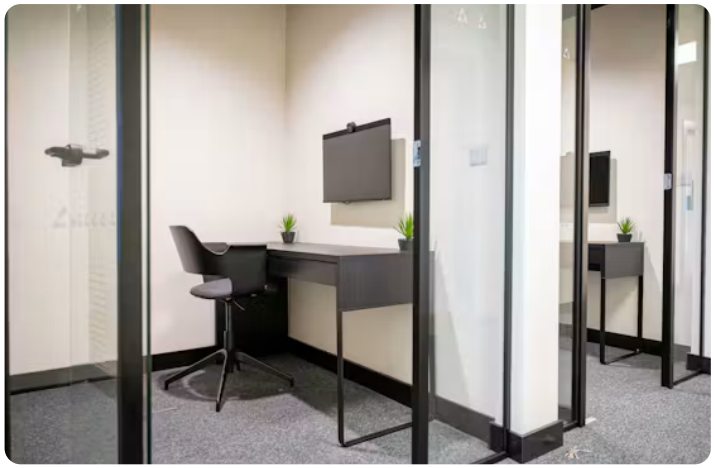








310 Europa Boulevard



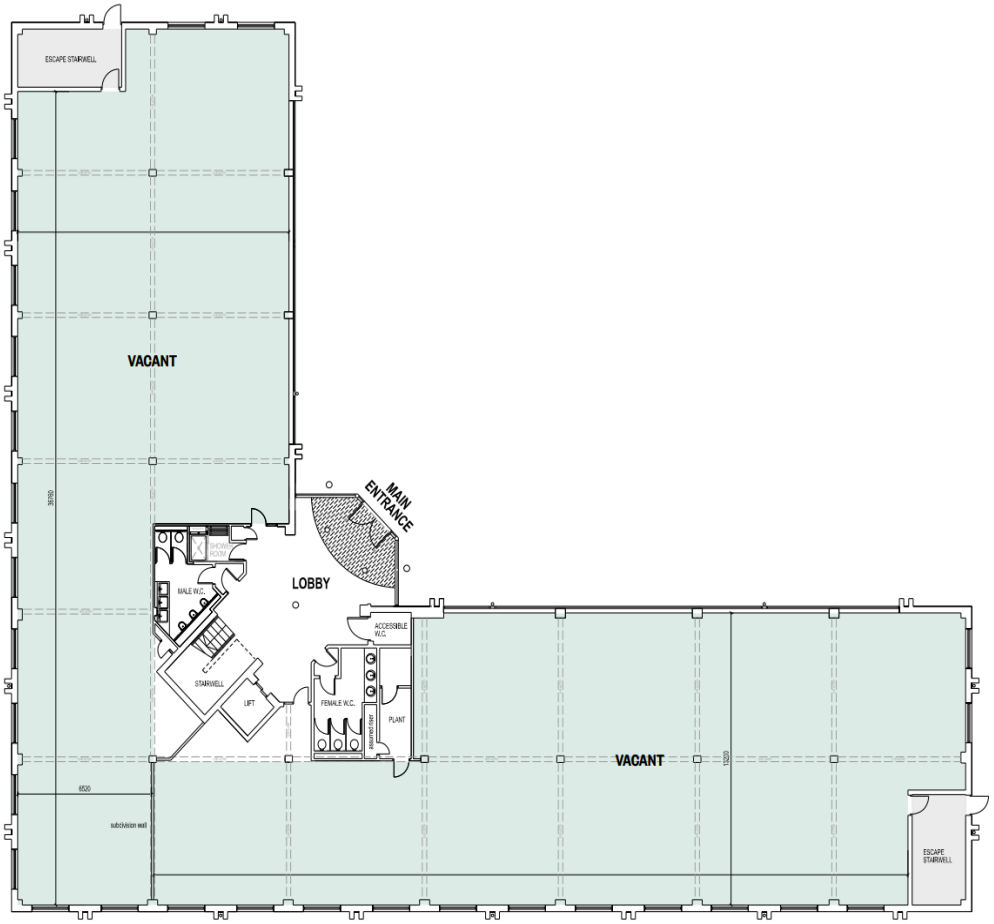




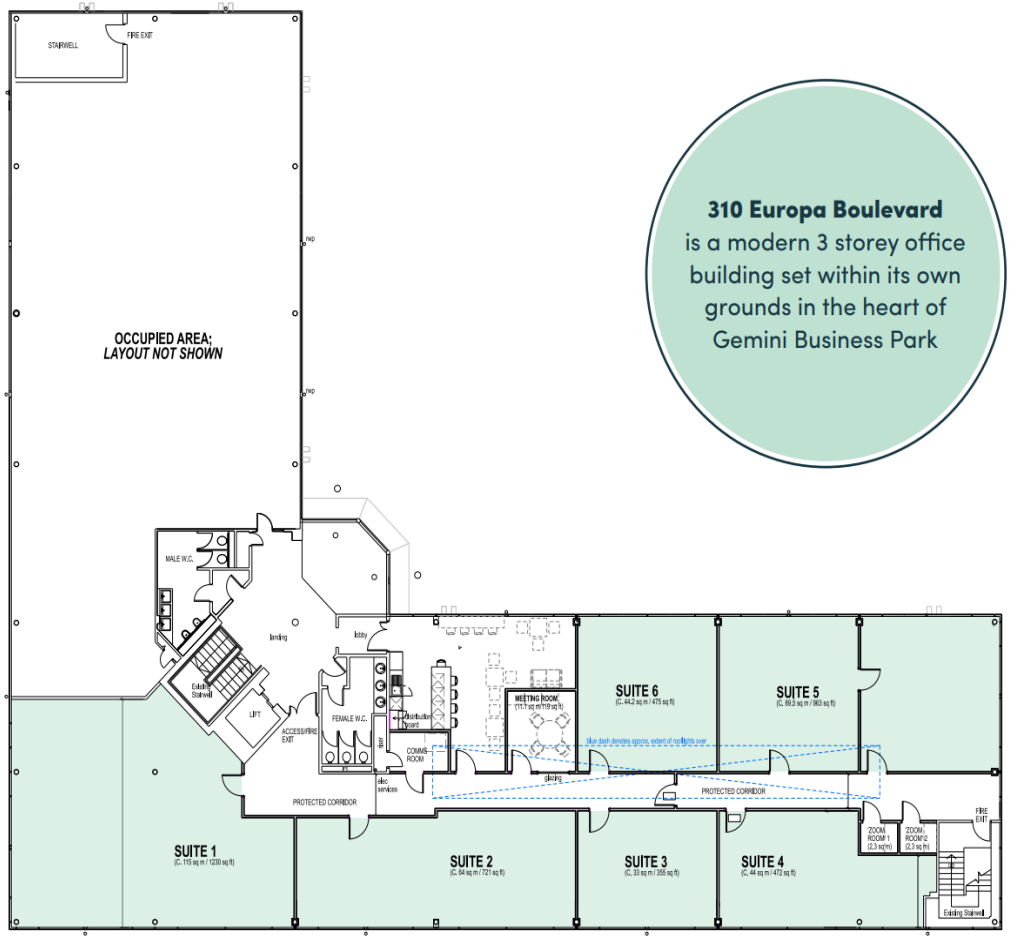
EUROPA HOUSE FLOOR PLANS.PNG

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

AVAILABILITY

NAME	SQ FT	RENT	SERVICE CHARGE
2nd - S2	721	£1,142 /month	£511 /month

VAT

All figures quoted are exclusive of, but will be liable for, VAT at the prevailing rate.

RATES

Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

TO ARRANGE A VIEWING, PLEASE CONTACT



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