

TO LET

HIGH QUALITY OFFICE ACCOMMODATION

334 TO 14,672 SQ FT

EUROPA BOULEVARD, WARRINGTON WA5 7XR

HURSTWOOD HOLDINGS

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

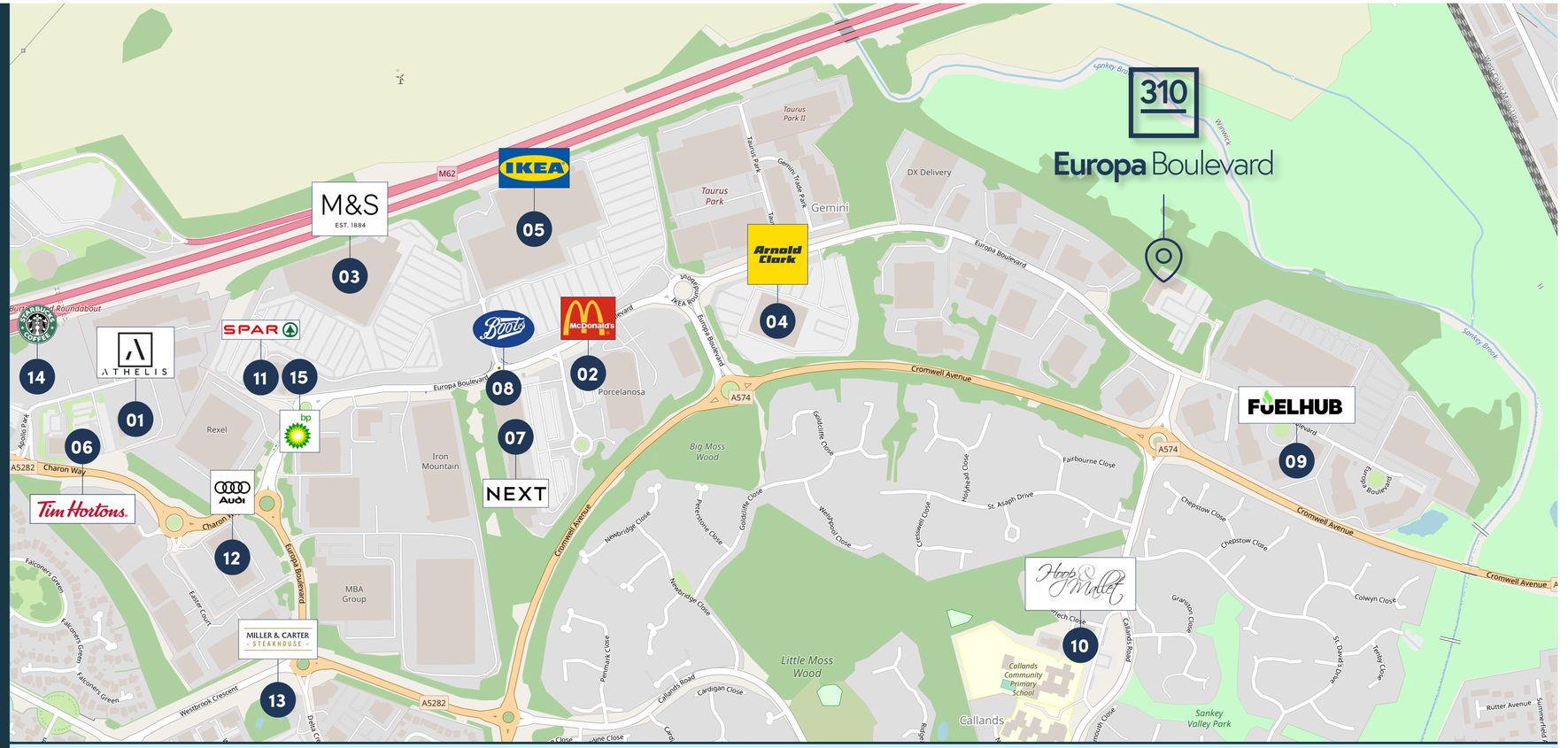
Warrington Central Train Station can be found 2.5 miles from the building with Warrington Bank Quay station within 3.5 miles.

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

310

Europa Boulevard

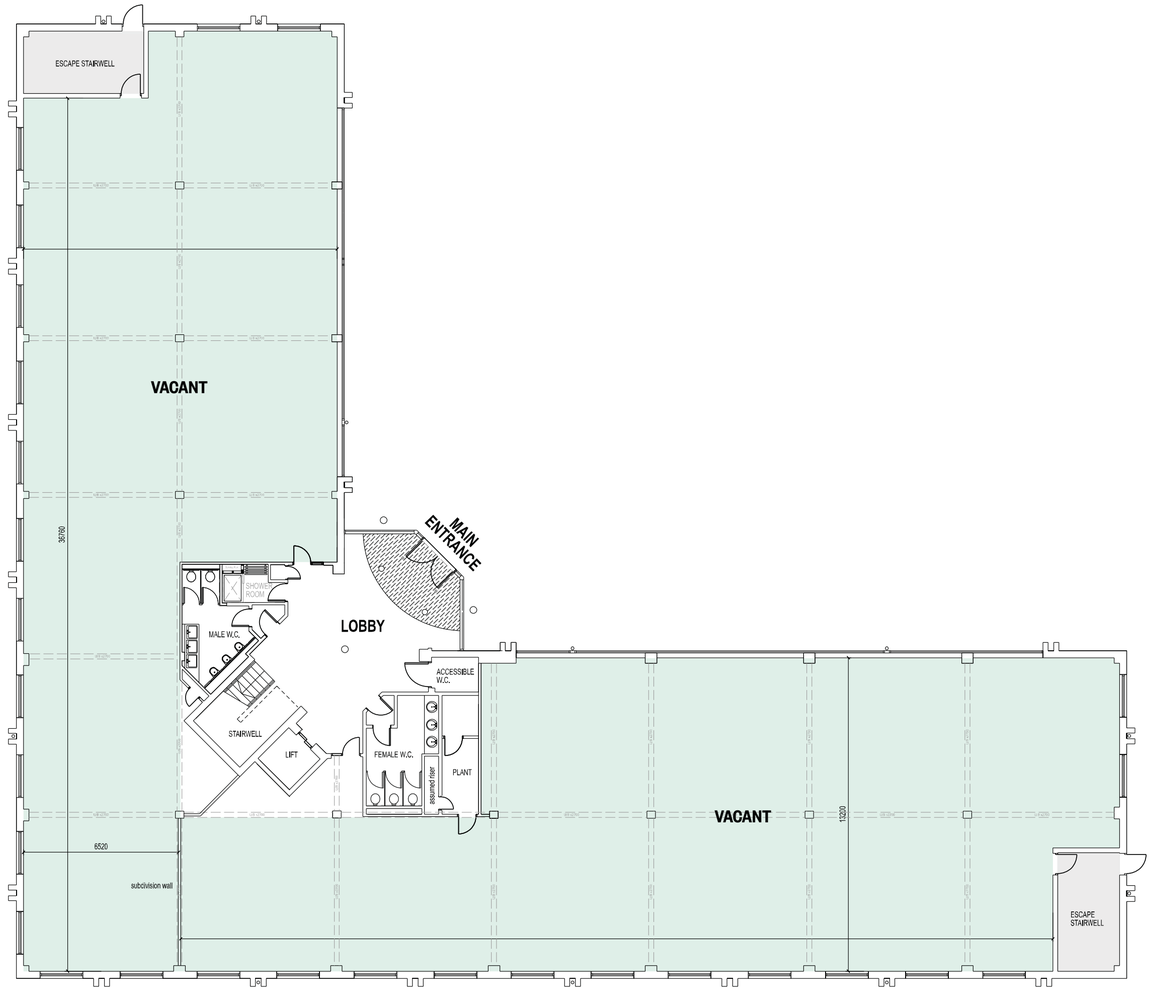
SPECIFICATION

- Newly Refurbished Throughout
- Meeting Rooms
- Breakout Rooms
- EPC (C Rating)
- Shower Facilities

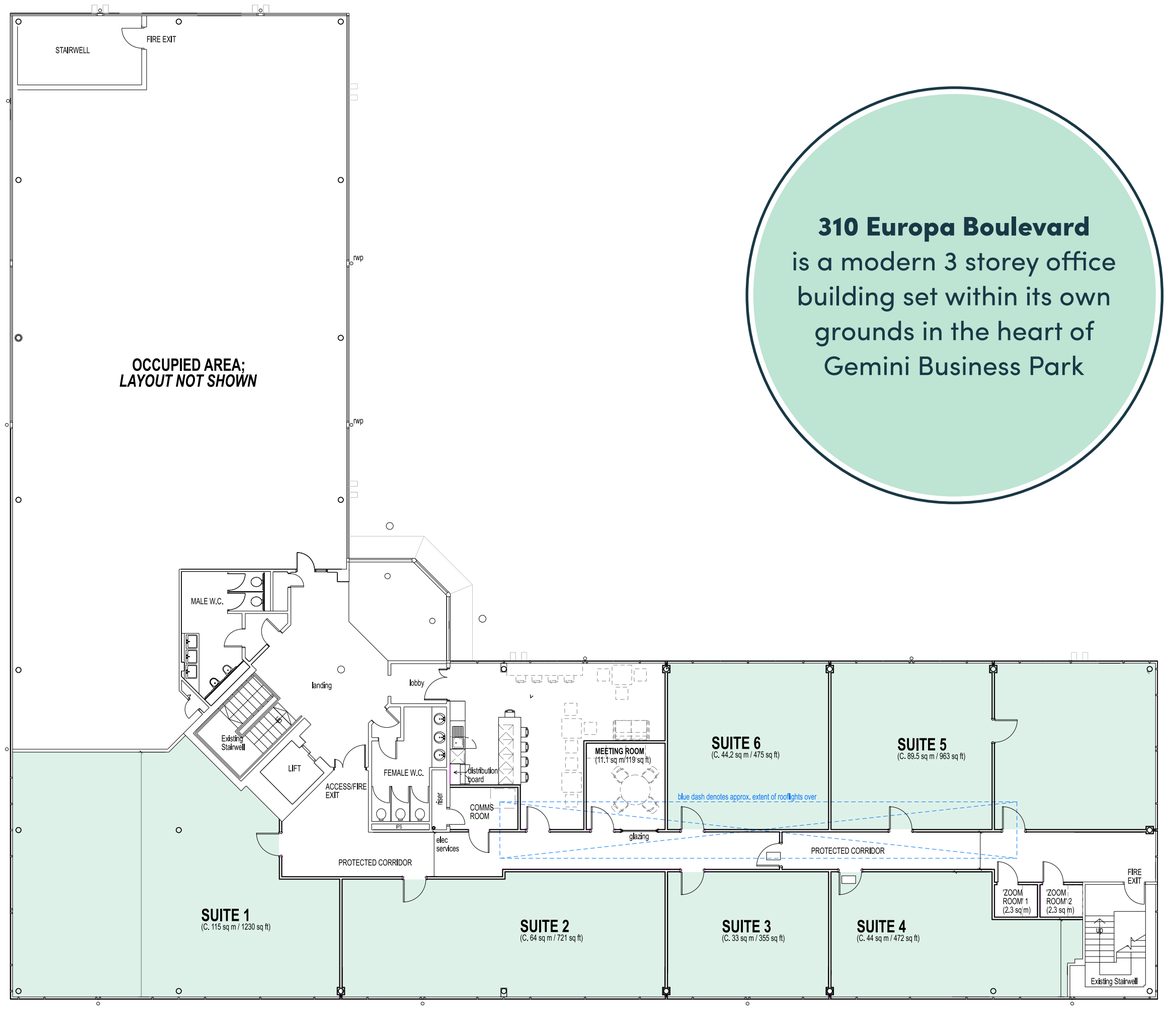


FLOOR PLANS

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










310
Europa Boulevard
310
Europa Boulevard



CONTACT

Constantine Thanopoulos
0161 220 1999
07718 884 764
constantine.thanopoulos@hurstwoodholdings.com

Simon Roddam
07976 747 892
simonroddam@begroup.uk.com

Greg O'Hara
07821 660 252
Gregohara@begroup.uk.com

Daniel Barnes
DBarnes@savills.com
07870 186 410

Oliver Luckman
07815 032 115
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 April 2024.