

# Gemini8

Business Park

**Warrington** WA5 7AE

- ▶ 2 large warehouse/industrial units
- ▶ 10,449 & 9,869 sq ft available
- ▶ With direct access to the M62

**To Let**





## THE SITE

- ▶ Situated within the North West's most prominent business park, ideal for high profile commercial operators
- ▶ Strategically located with direct access to the M62 motorway
- ▶ Approximately 4 miles from M6/M62 interchange at J21A
- ▶ Surrounding occupiers include; Ikea, Howdens, Starbucks, Marks & Spencer, Rexel, Audi, Pendragon, Iron Mountain & Athelis

## Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
3 & 4	7,903 (734 sq m)	2,546 (237 sq m)	10,449 (971 sq m)
17 & 18	7,671 (713 sq m)	2,198 (204 sq m)	9,869 (917 sq m)

# 10,449 & 9,869 SQ FT

## General Specification

Flexible warehouse/industrial/trade units with fully fitted first floor offices available for immediate occupation.



8.4m clear  
internal height



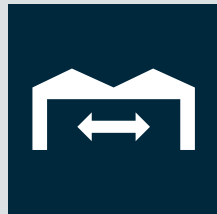
37.5kN sq m  
floor loading



Full height  
loading doors



Fitted first floor  
offices



Ability to  
combine units



Prominent  
business park

## Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

## Terms

The units are available to let on a leasehold basis.



## GREEN CREDENTIALS

The scheme will ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

### The green initiatives include:

- ▶ Low air permeability design
- ▶ Electric vehicle charging points
- ▶ Secure cycle parking
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Designed and constructed to BREEAM Very Good



# TRAVEL DISTANCES

Gemini8 Business Park, Apollo Park, Charon Way, Warrington, WA5 7AE

## Road

M62 (J8)	0.5 miles
Warrington Town Centre	2.5 miles
M62/M6 Interchange	2.7 miles
Liverpool City Centre	16 miles
Liverpool Freeport	18 miles
Manchester City Centre	20 miles

## Rail

Warrington West Station	2.2 miles
To Liverpool Lime Street	27 mins
To Manchester Piccadilly	31 mins
To London Euston	2 hours 25 mins

## Airport

Liverpool John Lennon Airport	14 miles
Manchester Airport	22 miles



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