

# Gemini8

Business Park

**Warrington** WA5 7AE

- ▶ 3 large warehouse/industrial units
- ▶ 9,869 - 12,267 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
<b>3 &amp; 4</b>	<b>UNDER OFFER</b>		<b>10,449 (971 sq m)</b>
<b>5 &amp; 6</b>	9,573 (890 sq m)	2,694 (250 sq m)	<b>12,267 (1,140sq m)</b>
<b>17 &amp; 18</b>	7,671 (713 sq m)	2,198 (204 sq m)	<b>9,869 (917 sq m)</b>




# UNITS

## 3&4, 5&6, 17&18

9,869 up to 12,267 sq ft (units combined)

## 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



## 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

## Planning Use

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

## Terms

The units are available to let on a leasehold basis.

# TRAVEL DISTANCES

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

## Road

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

## Rail

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

## Airport

<b>Liverpool John Lennon Airport</b>	<b>14 miles</b>
<b>Manchester Airport</b>	<b>22 miles</b>



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