

# Gemini8

## Business Park

**Warrington** WA5 7AE

- ▶ New trade/warehouse/industrial units
- ▶ 3,894 - 9,869 sq ft (units combined)
- ▶ With direct access to the M62

**To Let**

**Rents from £13/sq ft**



[www.gemini8.co.uk](http://www.gemini8.co.uk)

**NORTHWOOD**  
URBAN LOGISTICS





# 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, Hyundai, Iron Mountain & Athelis

# Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
1		LET - LUMIFIL	
2		LET - KONECRANES	
3		LET - GLOBAL FREIGHT SOLUTIONS	
4		LET - GLOBAL FREIGHT SOLUTIONS	
5		LET - TELEFONICA UK	
6	4,957 (461 sq m)	1,347 (125 sq m)	<b>6,304 (586 sq m)</b>
7		LET - VBG GROUP	
8		LET - SPECTRE ELECTRICAL SUPPLIES LTD	
9		LET - CATERITE	
10	4,356 (405 sq m)	1,119 (104 sq m)	<b>5,475 (509 sq m)</b>
11		LET - BAM NUTTALL LTD	
12		LET - SYSTEMATIC DATA SOLUTIONS	
14	3,336 (310 sq m)	1,087 (101 sq m)	<b>4,423 (411 sq m)</b>
15		LET - OCCASTORE	
16		LET - IGNE	
17	3,031 (282 sq m)	863 (80 sq m)	<b>3,894 (362 sq m)</b>
18	4,640 (431 sq m)	1,335 (124 sq m)	<b>5,975 (555 sq m)</b>
19		NHS PROPERTY SERVICES	



# UNITS

## 6, 10, 14, 17 & 18

3,894 up to 9,869 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

### Planning Use

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

### Terms

The units are available to let on a leasehold basis.





SmileGP

KONECRANES

2 3

4 5

6 7

dpd

W123 JKL

J10 JUC

KW24 GFD



# 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:



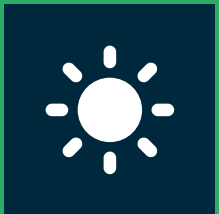
Low air permeability design



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

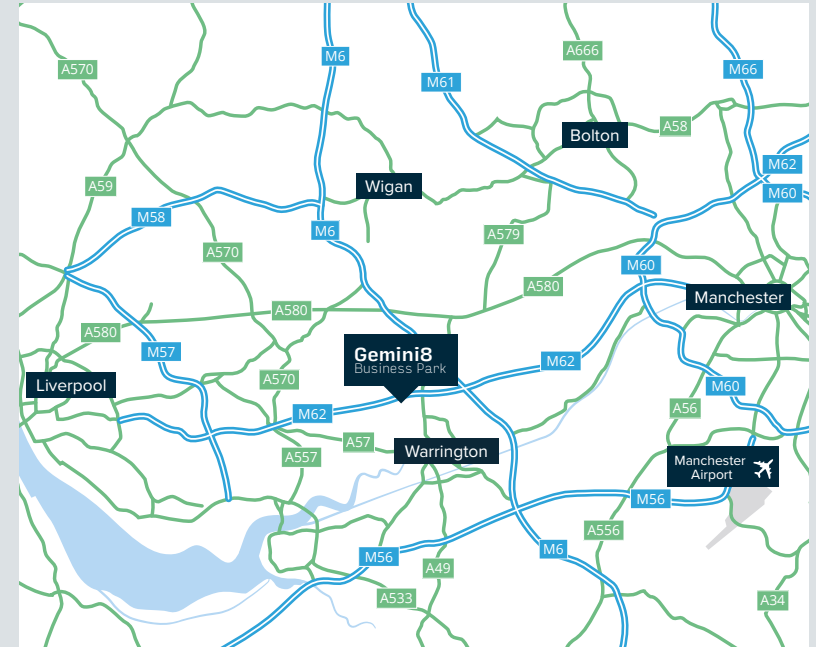
M62 (J8)	0.5 miles
Warrington Town Centre	2.5 miles
M62/M6 Interchange	2.7 miles
Liverpool City Centre	16 miles
Liverpool Freeport	18 miles
Manchester City Centre	20 miles

## 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



More information available through the joint marketing agents:

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