/INDURENT

GEMINI BUSINESS PARK

WA5 7TP

///uplifting.firms.mascots

Refurbished unit.

Located directly along the M62.

HIGH QUALITY UNIT

UNIT 17: 7,192 SQ FT (668 SQ M)

Available immediately.

Warehousing that Works.

High performance space for your business.

Unit 17 provides refurbished industrial and warehouse space with integrated offices at Gemini Business Park, giving you a practical space for both operational and administrative needs. Its location offers quick access to Junctions 8 and 9 of the M62, supporting efficient connections across the North West and beyond.

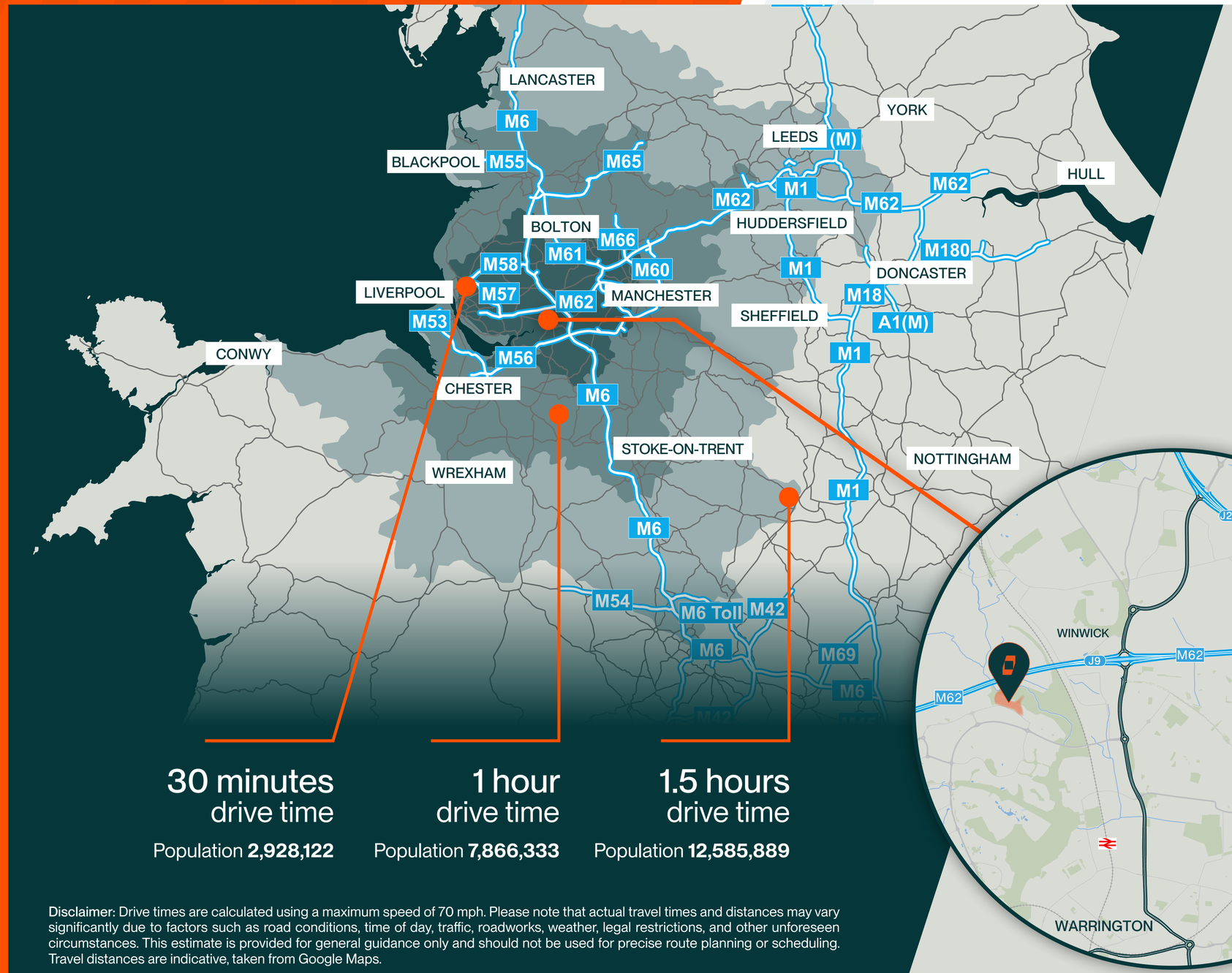
The unit benefits from three-phase power, a power-floated concrete floor, dedicated loading and on-site parking. Refurbished offices with LED lighting provide a high-quality workspace alongside the operational space.

- 24 hour access.
- Premier industrial location.
- LED lighting.
- Dedicated car parking.
- Roller shutter access door.

Aerial.


M62
UNIT 21
UNIT 22
UNIT 20
UNIT 19
UNIT 18
UNIT 17
EUROPA BLVD
UNIT 16
N

You're well-connected.



30 minutes drive time

Population **2,928,122**

1 hour drive time

Population **7,866,333**

1.5 hours drive time

Population **12,585,889**

CITIES	MILES
WARRINGTON	3
BIRCHWOOD	6
LIVERPOOL	17
MANCHESTER	20
LEEDS	57

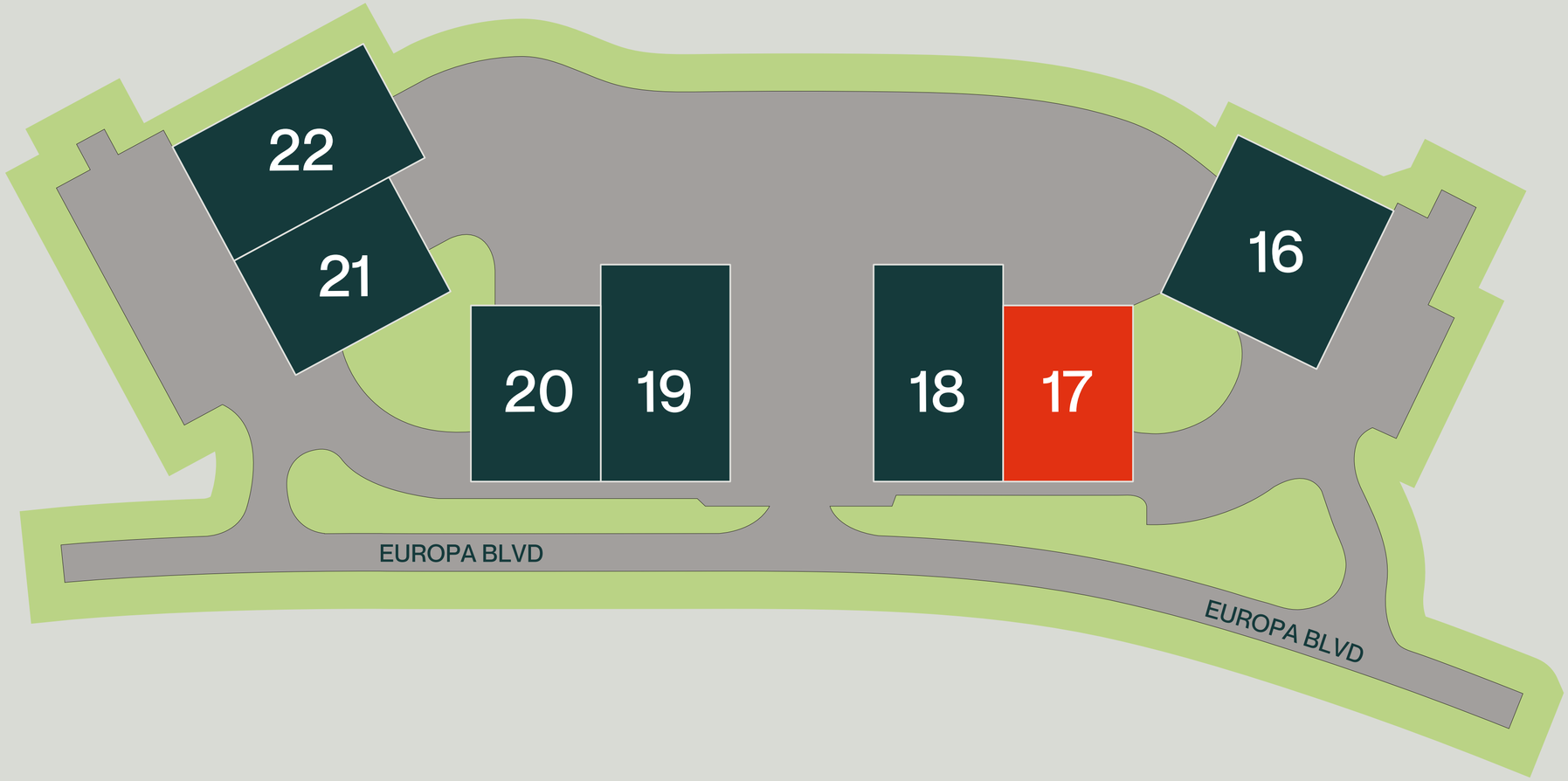
MOTORWAYS	MILES
M62	2
M6	4
M57	9

TRAIN STATIONS	MILES
WARRINGTON BANK QUAY STATION	3
NEWTON-LE-WILLOWS STATION	4
BIRCHWOOD STATION	6

Travel times indicative only.

Disclaimer: Drive times are calculated using a maximum speed of 70 mph. Please note that actual travel times and distances may vary significantly due to factors such as road conditions, time of day, traffic, roadworks, weather, legal restrictions, and other unforeseen circumstances. This estimate is provided for general guidance only and should not be used for precise route planning or scheduling. Travel distances are indicative, taken from Google Maps.

Masterplan.

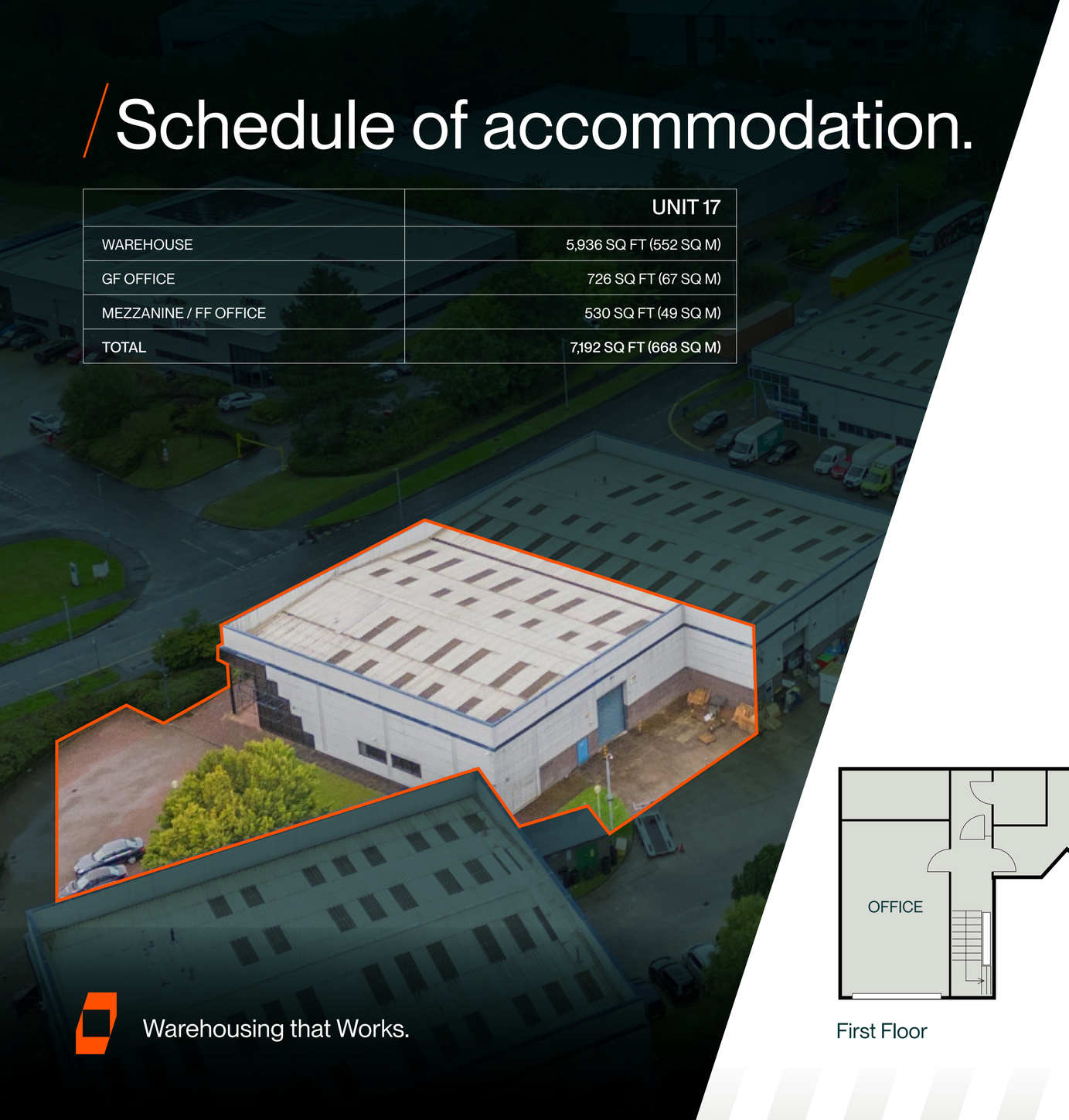


Masterplan is indicative.

Warehousing that Works.

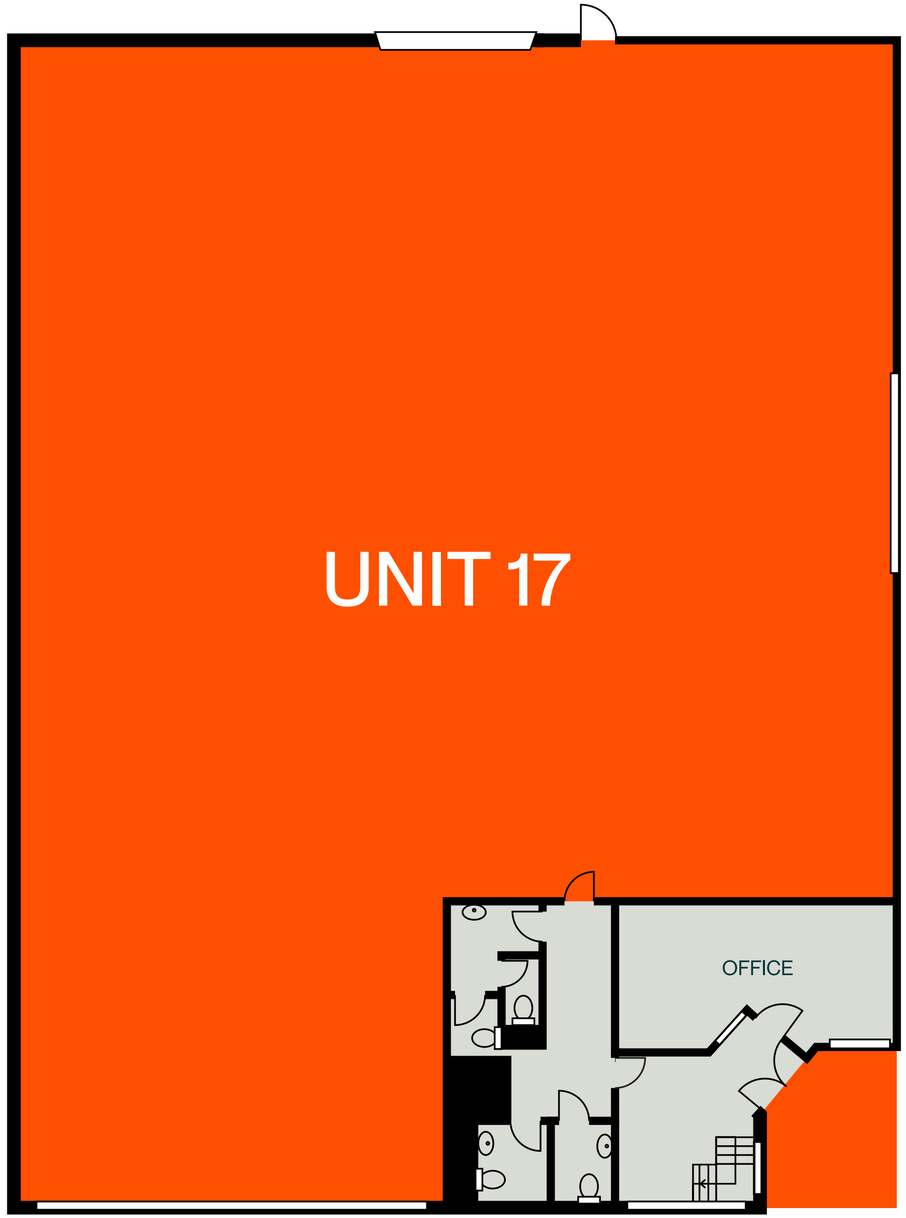
Schedule of accommodation.

	UNIT 17
WAREHOUSE	5,936 SQ FT (552 SQ M)
GF OFFICE	726 SQ FT (67 SQ M)
MEZZANINE / FF OFFICE	530 SQ FT (49 SQ M)
TOTAL	7,192 SQ FT (668 SQ M)



Warehousing that Works.

First Floor



Ground Floor

Unit plan is indicative.



Alice Bolton Gough

Asset Manager

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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. October 2026. TBDW 08617-01.

Warehousing that Works.

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GEMINI BUSINESS PARK

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