

Industrial

UNIT 17 | GEMINI BUSINESS PARK

Europa Boulevard, Warrington, WA5 7TP

UNIT 17 | 7,192 SQ FT

Industrial unit with office

Unit 17 provides a modern refurbished industrial / warehouse unit with integrated ground and first-floor office accommodation, set within the established Gemini Business Park. The property benefits from excellent accessibility to the regional motorway network, with Junctions 8 and 9 of the M62 located nearby, providing strong connections across the North West and beyond.

Designed to support a range of industrial, warehouse and distribution occupiers, the unit features a power-floated concrete floor, three-phase power supply, dedicated loading provision and on-site parking. Refurbished offices with LED lighting provide high-quality workspace, creating a practical blend of warehouse and office accommodation.

Lease Type

New



Unit Summary

- ☒ Car Parking
- ☒ Common Yard Area
- ☒ Premier Industrial Location
- ☒ Refurbished Unit
- ☒ 24 Hour Access
- ☒ LED Lighting

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£82,708.00	£11.50
Rates	£54,890.00	£7.63
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£137,598.00	£19.13

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Gemini Business Park is one of the North West's most established business and logistics locations. The estate offers excellent connectivity across the region, with direct access to the M62 and the M6/M62 interchange approximately 3 miles away, providing strong links to Liverpool, Manchester and the wider UK motorway network.



Road
M62 J8: 0.5 miles



Airport
Liverpool John Lennon Airport: 14 miles



Rail
Warrington West Station: 2.2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (57)



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Key Contact



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For more info please visit: unit.info/U4P1200030

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