

# To Let - Unit 5

# EASTER COURT

Will be Extensively Refurbished | Ready for occupation Q1 2025

## 7,666 sq ft 712.2 sq m



## Europa Boulevard, Gemini Business Park, **WARRINGTON**

📍 **WA5 7ZB**



Modern warehouse unit with  
high quality office accommodation





## LOCATION

Easter Court benefits from a prime position at the western entrance to Gemini Business Park close to J8, M62. Access to Easter Court is off Europa Boulevard near the roundabout junction with Westbrook Crescent. Adjacent occupiers include Audi, Marks & Spencer and IKEA.

The M62/M6 interchange is less than 3 miles to the east making Easter Court an ideal central regional base for distribution, sales and service operations.

## DESCRIPTION

The unit offers the following specification:

- End of terrace unit with deep concrete forecourt
- Attractive brick and glazed front elevation
- 16 car parking spaces
- Canopied loading
- Clear span warehouse with 6m eaves
- Automatic car park barrier



Indicative of the refurbishment



Indicative of the refurbishment



## ACCOMMODATION

Warehouse	605 sq m	6,512 sq ft
1st Floor Office	107.2 sq m	1,154 sq ft
<b>TOTAL</b>	<b>712.2 sq m</b>	<b>7,666 sq ft</b>

All areas are based on a gross internal area

## RENT

Upon application.

## EPC

A new EPC will be commissioned following the refurbishment of the unit.



## Unit 5

## FLOORPLANS



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