



620 Europa Boulevard
Warrington, WA5 7TX

TO LET

Modern Refurbished Unit with Low Site Coverage
33,520 - 44,351 sq ft. (3,114 - 4,120 sq m) on
2.70 acres (1.09 ha)





amazon

IRON MOUNTAIN

Omega Business Park

LIVERPOOL
14.5 MILES

EVRI

Burtonwood Services M62

MARKS & SPENCER

IKEA

M62

Taurus Business Park

M6
3.3 MILES

DX

GAP GROUP
HIRE SOLUTIONS

NHS

KYOCERA

ALDI

Arnold Clark

PORCELANOSA

NEXT

NEXT HOME

mba group

Vistry Group



Specification – (Extensive refurbishment in 2022)



Large secure yard
with sliding electric
security gate



95 car parking
spaces (inc. 4
charging points)



7 metres to Eaves



3 Ground Level
access doors



3 phase
Electricity Supply



LED lighting to
Warehouse



Three storey
HQ style office
accommodation



A mix of open
plan and cellular
office space



Lift access to
all floors



Reception area



Ceiling mounted
air conditioning in
the offices



Multiple kitchens /
welfare facilities



WCs on each floor
and warehouse

Accommodation

We have measured the property to have the following approximate gross internal areas.

Warehouse	26,612 sq ft	2,472 sq m
Ground floor office	6,908 sq ft	642 sq m
First floor office	7,393 sq ft	687 sq m
Second floor office	3,438 sq ft	319 sq m
Total:	44,351 sq ft	4,120 sq m

The first and second floor office accommodation could be retained by the existing tenant to reduce the overall office content of the unit.



Planning

We understand the property benefits from classes B1 (c) / B2 (Light industrial) or B8 Storage and Distribution) use, and are not aware of any hours of use or noise restrictions. Interested parties should satisfy themselves in this respect.

Rateable value

We note from the VOA website that the property has a Rateable Value of £234,000 which was effective on 1st April 2023.

EPC

We note from the EPC Register that the property has a rating of C73, with the Certificate expiring in May 2032.





Location



Road	Miles
A49	1
M62 J9	1.6
M6 J21A	3.3
M56 J10	7
M60 J11	12
M60 J11	20



Location	
Warrington Town Centre	2
Liverpool	14.5
Manchester	17



Airport	
Liverpool Airport	15
Manchester Airport	17



Train	
Warrington Central Station	2.5
Warrington Bank Quay Station	2.5

Demographics



2.85 million residents live within a **30 minute drive time** of the subject property. This increases to **7.79 million** within 1 hour.



62.8% of people in Warrington are of working age and has a higher proportion of residents 'In Employment' at **77.7%** of those aged between 16-64.



Terms

The property is held by way of a lease from 10th January 2023 for a term of 10 years. We are able to offer either an assignment of the existing lease, or a sublet on terms to be agreed. Subject to Contract.

Legals costs

Each party to bear their own legal costs.

VAT

All prices are exclusive of VAT and will be payable at the prevailing rate.

For further information or if you wish to arrange a viewing please contact the joint agents.

**AVISON
YOUNG**

Jack Rodgers

M. 07748 704191

E. jack.rodgers@avisonyoung.com

DTRE

0161 549 9760

www.dtre.com

Jack Weatherilt

M. 07920 468487

E. jack.weatherilt@dtre.com

Simon Hampson

M. 07891 810255

E. simon.hampson@avisonyoung.com

Matt Styles

M. 07701 275588

E. matt.styles@dtre.com



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