

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)









Specification - (Extensive refurbishment in 2022)



Large secure yard with sliding electric security gate



LED lighting to Warehouse



95 car parking spaces (inc. 4 charging points)



Three storey HQ style office accommodation



Ceiling mounted air conditioning in the offices



7 metres to Eaves





A mix of open plan and cellular office space



Multiple kitchens / welfare facilities



3 Ground Level access doors

3 phase

Electricity Supply

Reception area



Lift access to all floors



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.

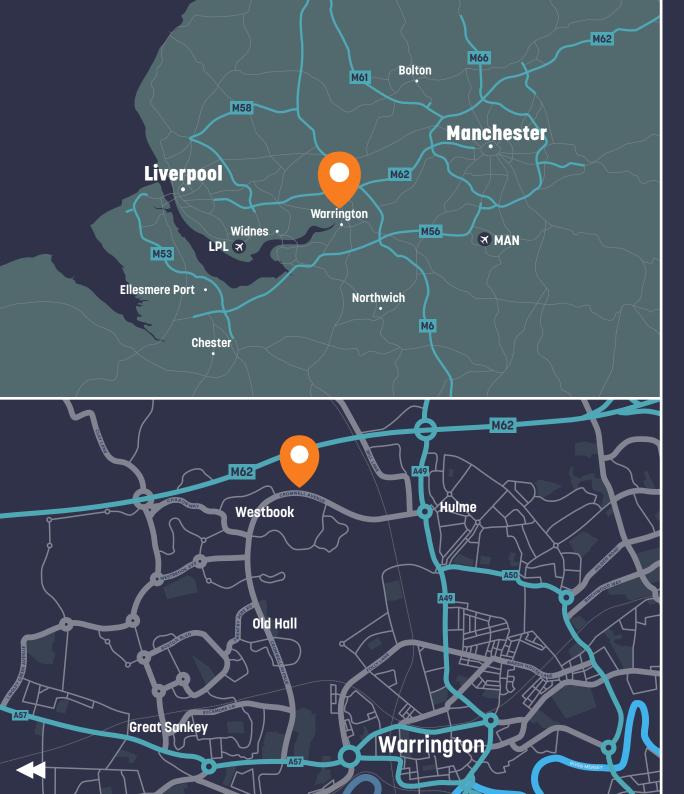
EPC

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









Location

7: \ 7: \	Road	Miles
7.1	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
X	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.



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