

Gemini8

Business Park

Warrington WA5 7AE

- ▶ New trade/warehouse/industrial units
- ▶ 3,894 - 9,869 sq ft (units combined)
- ▶ With direct access to the M62

To Let

► Rents from £13/sq ft



www.gemini8.co.uk

NORTHWOOD
URBAN LOGISTICS 



THE SITE

- ▶ Situated within the North West's most prominent business park, ideal for high profile commercial operators
- ▶ Strategically located with direct access to the M62 motorway
- ▶ Approximately 4 miles from M6/M62 interchange at J21A
- ▶ Surrounding occupiers include; Ikea, Howdens, Starbucks, Marks & Spencer, Rexel, Audi, Hyundai, Iron Mountain & Athelis

Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
1		LET - LUMIFIL	
2		LET - KONECRANES	
3		LET - GLOBAL FREIGHT SOLUTIONS	
4		LET - GLOBAL FREIGHT SOLUTIONS	
5		LET - TELEFONICA UK	
6	4,957 (461 sq m)	1,347 (125 sq m)	6,304 (586 sq m)
7		LET - VBG GROUP	
8		UNDER OFFER	
9		LET - CATERITE	
10	4,356 (405 sq m)	1,119 (104 sq m)	5,475 (509 sq m)
11		UNDER OFFER	
12		LET - SYSTEMATIC DATA SOLUTIONS	
14	3,336 (310 sq m)	1,087 (101 sq m)	4,423 (411 sq m)
15		LET - OCCASTORE	
16		LET - IGNE	
17	3,031 (282 sq m)	863 (80 sq m)	3,894 (362 sq m)
18	4,640 (431 sq m)	1,335 (124 sq m)	5,975 (555 sq m)
19		NHS PROPERTY SERVICES	



UNITS 6, 10, 14, 17 & 18

3,894 up to 9,869 sq ft (units combined)

General Specification

Flexible warehouse/industrial/trade units with fully fitted first floor offices available for immediate occupation.



8.4m clear internal height



37.5kN sq m floor loading



Full height loading doors



Fitted first floor offices



Ability to combine units



Prominent business park

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

The units are available to let on a leasehold basis.





GREEN CREDENTIALS

The scheme will ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives include:



Low air permeability design



Electric vehicle charging points



Secure cycle parking



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



Designed and constructed to BREEAM Very Good

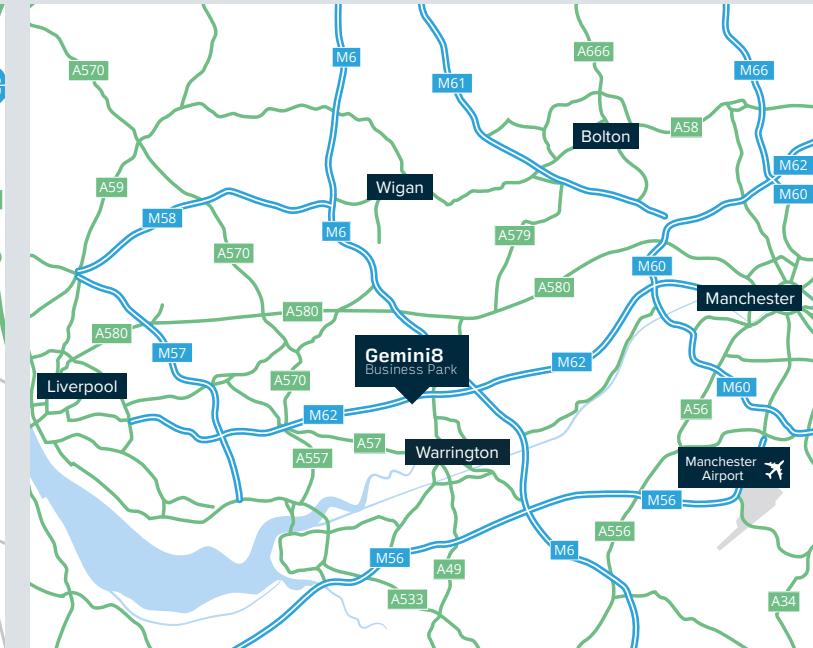
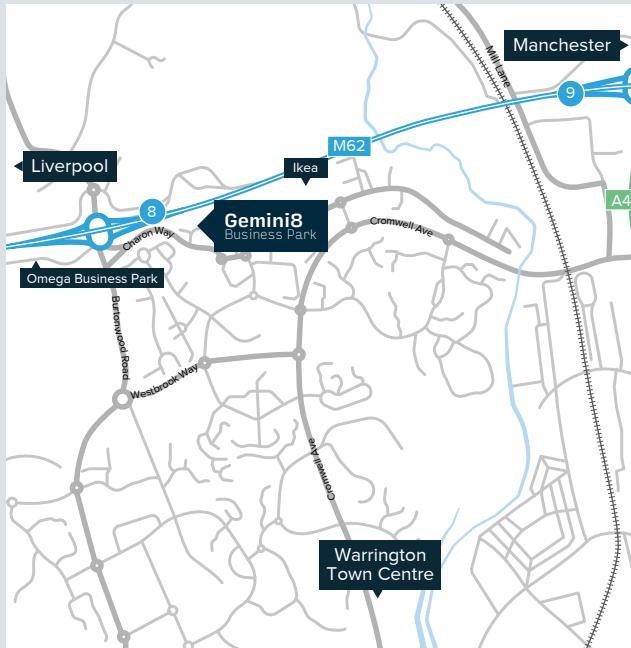


TRAVEL DISTANCES

Gemini8 Business Park, Apollo Park, Charon Way, Warrington, WA5 7AE

Road

M62 (J8)	0.5 miles
Warrington Town Centre	2.5 miles
M62/M6 Interchange	2.7 miles
Liverpool City Centre	16 miles
Liverpool Freeport	18 miles
Manchester City Centre	20 miles



Rail

Warrington West Station	2.2 miles
To Liverpool Lime Street	27 mins
To Manchester Piccadilly	31 mins
To London Euston	2 hours 25 mins

Airport

Liverpool John Lennon Airport	14 miles
Manchester Airport	22 miles

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