

Mileway

Europa Trade Park Warrington

Available to Let

Warehouse

3,144 - 15,312 sq ft (292 - 1,422 sq m)

Established trade park



Electric roller shutter door



Office accommodation



Onsite parking



Refurbished units



Access to M62 & J8 & J9



Europa Trade Park

Europa Trade Park, Europa Blvd Warrington WA5 7TN



Description

Europa Trade Park provides warehouse/office business units ranging from 3,000 sq ft to 15,000 sq ft within an attractive landscaped environment.

The available units include open plan offices to the first floor, a ground floor reception/office area plus WC and kitchen facilities. To the rear of the property is a full height warehouse / storage space with loading doors. Externally, there are loading / yard areas to the rear and office car parking to the front of the unit.

Location

Europa Trade Park is located only 1.9 miles from junctions 8 and 9 of the M62, the main link between Manchester and Liverpool and 3 miles from junction 21A of the M6 and Warrington town centre.

The estate is situated on Cromwell Avenue (A574) close to the Gemini Retail Park which has occupiers including Ikea, Marks & Spencer, Boots, Next, Costa Coffee, Starbucks, Tim Hortons and McDonalds.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

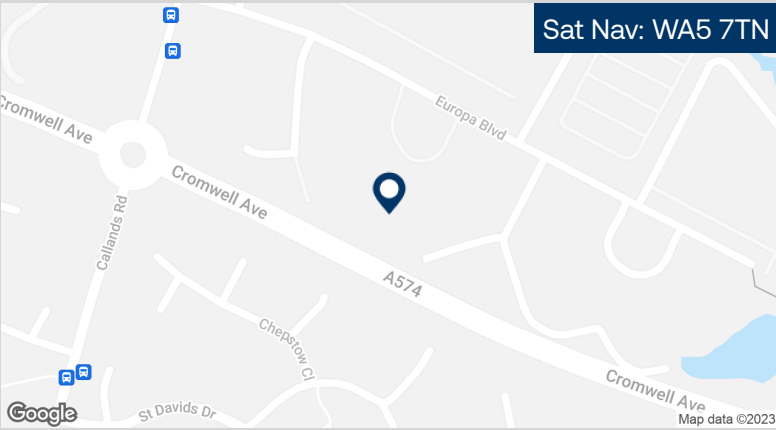
Viewing / Further Information

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 223	Warehouse	3,695	343	Immediately	£3,541 PCM
Unit 224	Warehouse	3,144	292	Immediately	£3,013 PCM
Unit 225	Warehouse	5,309	493	Immediately	£5,088 PCM
Unit 241	Warehouse	3,164	294	Immediately	£3,032 PCM
Total		15,312	1,422		

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