

Gemini8

Business Park

Warrington WA5 7YA

- ▶ 18 new trade/warehouse/industrial units
- ▶ 4,415 - 6,625 sq ft available
- ▶ With direct access to the M62

To Let

Available Now



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, Pendragon, Iron Mountain & Athelis

Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
1		UNDER OFFER	
2	3,174 (295 sq m)	1,199 (111 sq m)	4,373 (406 sq m)
3	3,735 (347 sq m)	1,199 (111 sq m)	4,934 (458 sq m)
4	4,168 (387 sq m)	1,347 (125 sq m)	5,515 (512 sq m)
5	4,616 (429 sq m)	1,347 (125 sq m)	5,963 (554 sq m)
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 - KENJI UK	
10	4,356 (405 sq m)	1,119 (104 sq m)	5,475 (509 sq m)
11	4,999 (464 sq m)	1,626 (151 sq m)	6,625 (615 sq m)
12	3,332 (310 sq m)	1,085 (101 sq m)	4,417 (410 sq m)
14	3,336 (310 sq m)	1,087 (101 sq m)	4,423 (411 sq m)
15	3,333 (310 sq m)	1,083 (100 sq m)	4,416 (410 sq m)
16	3,333 (310 sq m)	1,082 (100 sq m)	4,415 (410 sq m)
17		LET - NEU PROJECTS	
18	4,640 (431 sq m)	1,335 (124 sq m)	5,975 (555 sq m)
19		NHS PROPERTY SERVICES	



UNITS

2-6, 10-16 & 18

4,415 up to 6,625 sq ft

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

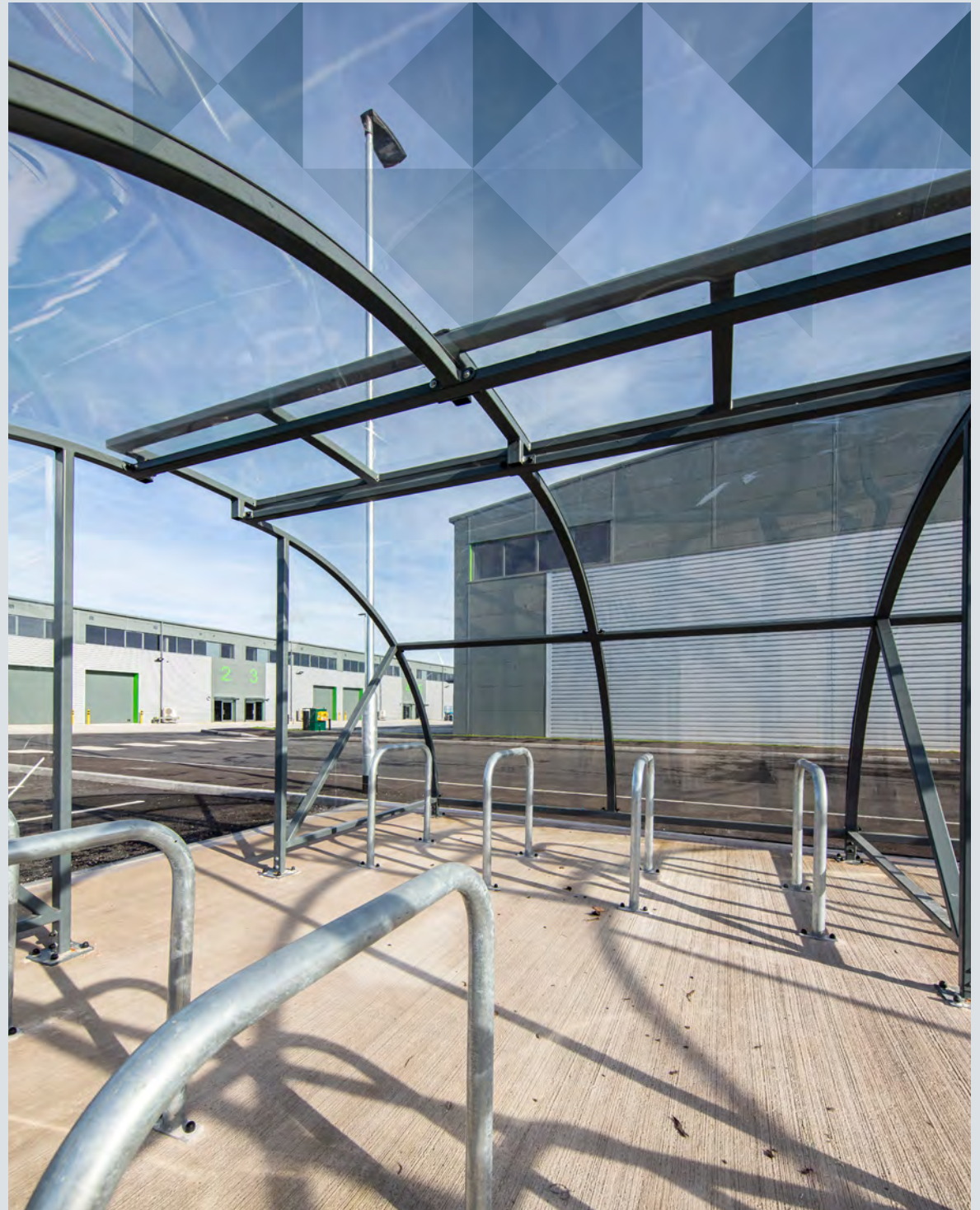
E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

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:



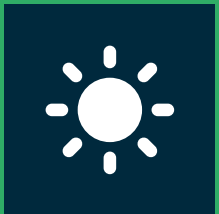
Low air permeability design



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 7YA

Road

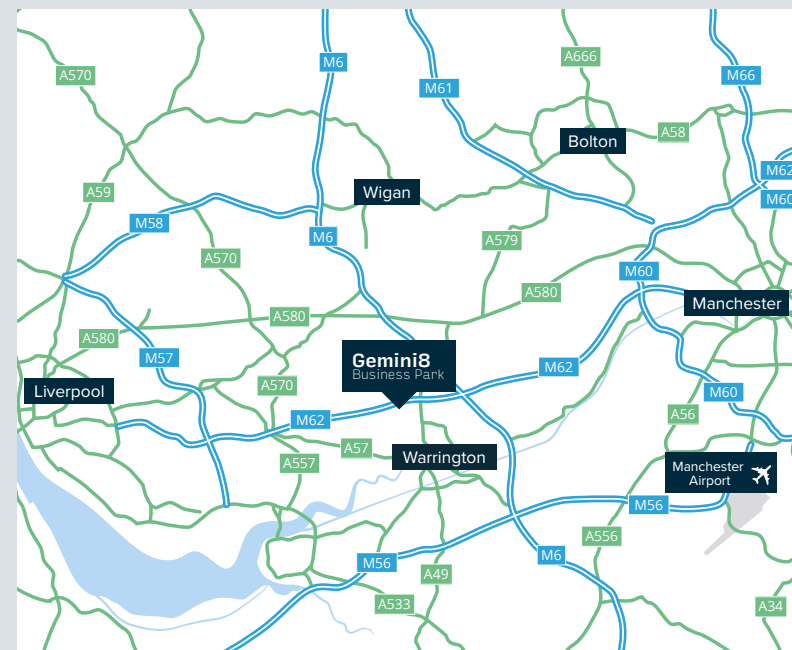
M62 (J8)	0.5 miles
Warrington Town Centre	2.5 miles
M62/M6 Interchange	2.7 miles
Liverpool City Centre	16 miles
Liverpool Freeport	18 miles
Manchester City Centre	20 miles

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



More information available through the joint marketing agents:


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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. July 2023.