

15 TAURUS PARK

Unit 15, Taurus Park, Warrington WA5 5TN



Modern mid
terraced unit

Popular prominent
industrial estate

Showroom entrance
accommodation

6.85 metre
eaves height

TO LET Industrial / Trade / Workshop Unit
8,055 Sq Ft (including mezzanine)

15

LOCATION

The property is prominently situated on the well-established Gemini Business Park, 3-miles north of Warrington town centre and immediately south of the M62 between junctions 8 & 9 and visible from the motorway.

Gemini Business Park is home to a number of high-profile occupiers, including Howdens, Iron Mountain, IKEA and Marks and Spencer.



WA5 5TN

TRAVEL TIMES

Warrington	2.9 Miles	8 mins
M6 / M62 Interchange	3.5 Miles	8 mins
Liverpool	16.5 Miles	34 mins
Manchester	20.3 Miles	36 mins



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THE PROPERTY IS
PROMINENTLY
SITUATED ON THE
WELL-ESTABLISHED
GEMINI BUSINESS PARK



COUNTRYSIDE

mba

Audi

starplan
kitchens & bedrooms

Frankie & Benny's
NEW YORK ITALIAN RESTAURANT & BAR

next
HOME

MARTIN DAWES

SKYMASTER

COSTA

Boots

MARKS &
SPENCER

McDonald's

IKEA

TO M57 &
LIVERPOOL

Arnold Clark

M62

15 TAURUS
PARK

DX

HOWDENS

smiths
hire

TO M6 &
MANCHESTER



MODERN MID TERRACED INDUSTRIAL UNIT

DESCRIPTION

The unit comprises of a modern mid terraced industrial unit of a steel portal frame construction with profile metal clad elevations and a pitched profile clad roof incorporating translucent roof panels.

Internally the unit has been adapted to provide showroom accommodation on the ground floor with a return staircase. Loading is via an electric up and over roller shutter door within the warehouse area benefitting from 6.85 metre to the eaves. The unit also comes with a mezzanine storage providing additional storage.

Externally the unit benefits from approximately designated loading and car parking spaces.

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	471.11	5,071
Ground floor offices	74.96	804
First floor offices	106.19	1,143
Mezzanine	96.38	1,037
Total GI (including mezzanine)	748.26	8,055

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TERMS

The premises are available on a leasehold basis.

Terms to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWINGS



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