

Gemini8

Business Park

Warrington

- › 18 new industrial/warehouse units
- › 3,889 up to 16,200 sq ft
- › Potential design and build opportunities from 20,000 – 80,000 sq ft

For sale/
To let



Gemini 8 Business Park

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, Starbucks, Travelodge, Frankie & Benny's and Marks & Spencer

Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of B for their units. As a result, occupational costs to the end user will be reduced.

The green initiatives we employ to achieve this have included:

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels
- Warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking



Accommodation



General Specification

Flexible industrial / warehouse units with shell mezzanine floor for occupiers to undertake their own fit out to suit their specific occupational needs.

Unit	Total sq ft
1	6,028
2	4,295
3	4,844
4	5,425
5	5,856
6	9,301
7	6,200
8	8,805
9	16,200
10	5,963
11	3,889
12	4,424
13	4,424
14	4,424
15	6,630
16	4,424
17	5,457
18	11,015

All areas are approximate on a GEA (Gross External Area) basis.

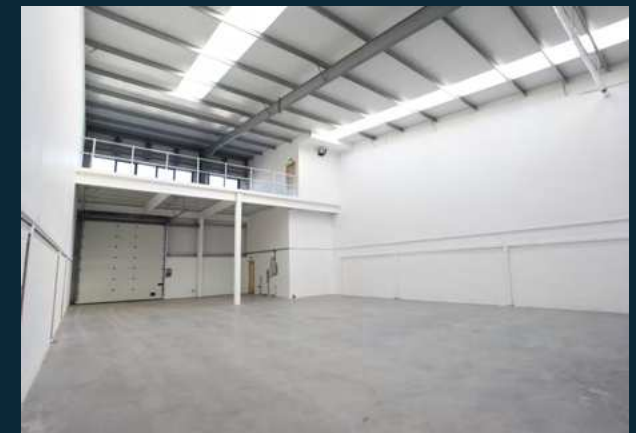
 8.4m clear internal height	 37.5kN sq m floor loading	 First floor for storage or fitting out as office space
 Electric loading doors	 Ability to combine units	 12 year collateral warranty available
 Toilets	 Private gated yards to units 9 & 18	

Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

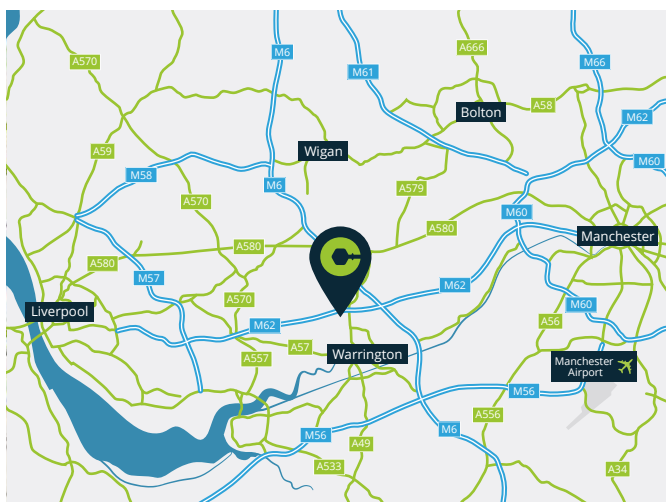
Terms

Units are available freehold or to let on new terms to be agreed.



Gemini 8

Business Park



www.gemini8.co.uk

Travel Distances

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
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Travel Times

Liverpool Lime Street	27 mins
Manchester Piccadilly	31 mins
London Euston	2 hours 25 mins

Airport

Liverpool John Lennon Airport	14 miles
Manchester Airport	22 miles

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More information available
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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. March 2020.

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