



## 310 Europa Boulevard, Gemini Business Park, Warrington, WA5 7XR

A high quality refurbished office building arranged over 3 floors and set within a mature landscaped environment.

Tenure	To Let
Available Size	355 to 8,978 sq ft / 32.98 to 834.08 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

### Key Points

- > Easy access to M62
- > Shower and cycle facilities
- > Newly refurbished reception and communal areas
- > Secure on site car parking

## Description

310 Europa Boulevard comprises a detached three-story office building, extending to 27,195 sq ft. The building is of brick construction, beneath a pitched slate roof. The property is configured across two distinct wings serviced by a central core, allowing for flexible floor plates. The building has recently completed a refurbishment of the communal areas including new reception area and break out space as well as an exposed services refurbishment of the ground floor suite.

- LED lighting
- Exposed ceiling (ground floor only)
- Air conditioning
- Raised floors
- Remodelled reception
- Excellent car parking ratio
- DDA compliant

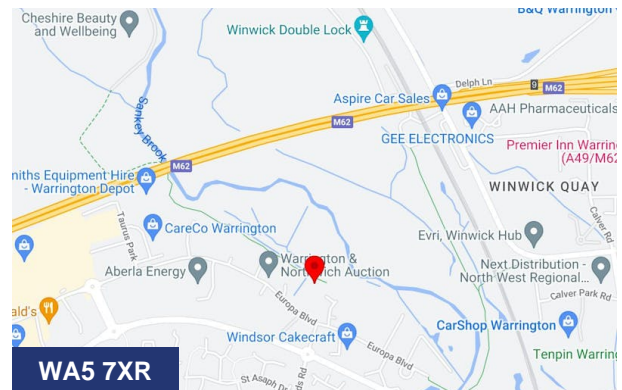
## Location

Warrington is located at the heart of the North West region, approximately 32 km (19 miles) west of Manchester and 29 km (18 miles) east of Liverpool. Warrington has an urban population of approximately 160,000 people and approximately 1.3 million people live within 20 km (12 miles) of Warrington town centre.

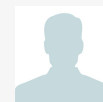
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Service Charge
Ground - Ground	8,978	£11,596 per month	£3,740 /month
Ground - Part Ground	2,065	£3,441 per month	£860 /month
Floor			
2nd - Second Floor	5,694	£7,355 per month	£2,373 /month
Ground - Ground floor	2,750	£3,551 per month	£1,145 /month
split			
2nd - S1	1,230	£1,845 per month	£718 /month
2nd - S2	721	£1,082 per month	£420 /month
2nd - S3	355	£533 per month	£207 /month
2nd - S4	472	£708 per month	£275 /month
2nd - S5	963	£1,444 per month	£562 /month
2nd - S6	475	£713 per month	£277 /month



## Viewing & Further Information



Constantine Thanopoulos

0161 220 1999 | 07718884764

constantine.thanopoulos@hurstwoodholdings.com

