



# 620 Europa Boulevard Warrington, WA5 7TX

**TO LET**

Modern Refurbished Unit with Low Site Coverage  
44,351 sq ft (4,120 sq m) on  
2.70 acres (1.09 ha)





amazon

LIVERPOOL  
14.5 MILES

IRON MOUNTAIN

Omega  
Business Park

EVRI

Burtonwood  
Services M62

mba  
group

IKEA

MARKS &  
SPENCER

IKEA

Vistry Group

NEXT

PORCELANOSA

M62

Taura  
Business Park

M6  
3.3 MILES

NEXT  
HOME

ALDI

Arnold  
Clark

Mileway

DX

KYOCERA



GAP  
GROUP  
HIRE SOLUTIONS





# Specification – (Extensive refurbishment in 2022)

# Accommodation



Large secure yard with sliding electric security gate



95 car parking spaces (inc. 4 charging points)



7 metres to Eaves



3 Ground Level access doors



3 phase Electricity Supply



LED lighting to Warehouse



Three storey HQ style office accommodation



A mix of open plan and cellular office space



Lift access to all floors



Reception area



Ceiling mounted air conditioning in the offices



Multiple kitchens / welfare facilities



WCs on each floor and warehouse

We have measured the property to have the following approximate gross internal areas

<b>Warehouse</b>	26,612 sq ft	2,472 sq m
<b>Ground floor office</b>	6,908 sq ft	642 sq m
<b>First floor office</b>	7,393 sq ft	687 sq m
<b>Second floor office</b>	3,438 sq ft	319 sq m
<b>Total:</b>	<b>44,351 sq ft</b>	<b>4,120 sq m</b>



# Planning

We understand the property benefits from classes B1 (c) / B2 (Light industrial) or B8 Storage and Distribution) use, and are not aware of any hours of use or noise restrictions. Interested parties should satisfy themselves in this respect.

# Rateable value

We note from the VOA website that the property has a Rateable Value of £234,000 which was effective on 1st April 2023.

# EPC

We note from the EPC Register that the property has a rating of C73, with the Certificate expiring in May 2032.





# Location



Road	Miles
A49	1
M62 J9	1.6
M6 J21A	3.3
M56 J10	7
M60 J11	12
M60 J11	20



Location	Miles
Warrington Town Centre	2
Liverpool	14.5
Manchester	17



Airport	Miles
Liverpool Airport	15
Manchester Airport	17



Train	Miles
Warrington Central Station	2.5
Warrington Bank Quay Station	2.5

# Demographics



**2.85 million** residents live within a **30 minute drive time** of the subject property. This increases to **7.79 million** within 1 hour.



**62.8%** of people in Warrington are of working age and has a higher proportion of residents 'In Employment' at **77.7%** of those aged between 16-64.





## Terms

The property is held by way of a lease from 10th January 2023 for a term of 10 years. We are able to offer either an assignment of the existing lease, or a sublet on terms to be agreed. Subject to Contract.

## Legals costs

Each party to bear their own legal costs.

## VAT

All prices are exclusive of VAT and will be payable at the prevailing rate.

**For further information or if you wish to arrange a viewing please contact the sole agents, Avison Young.**

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**AVISON  
YOUNG**

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