

gemini

Junction 8 M62, Warrington WA5 3AX

The North West's most prominent business park
11 acres available

Phase 1 and 2 complete - occupiers include Starbucks, Travelodge,
Harvester, Subway, Skymaster and Frankie & Benny's

www.gemini8.co.uk

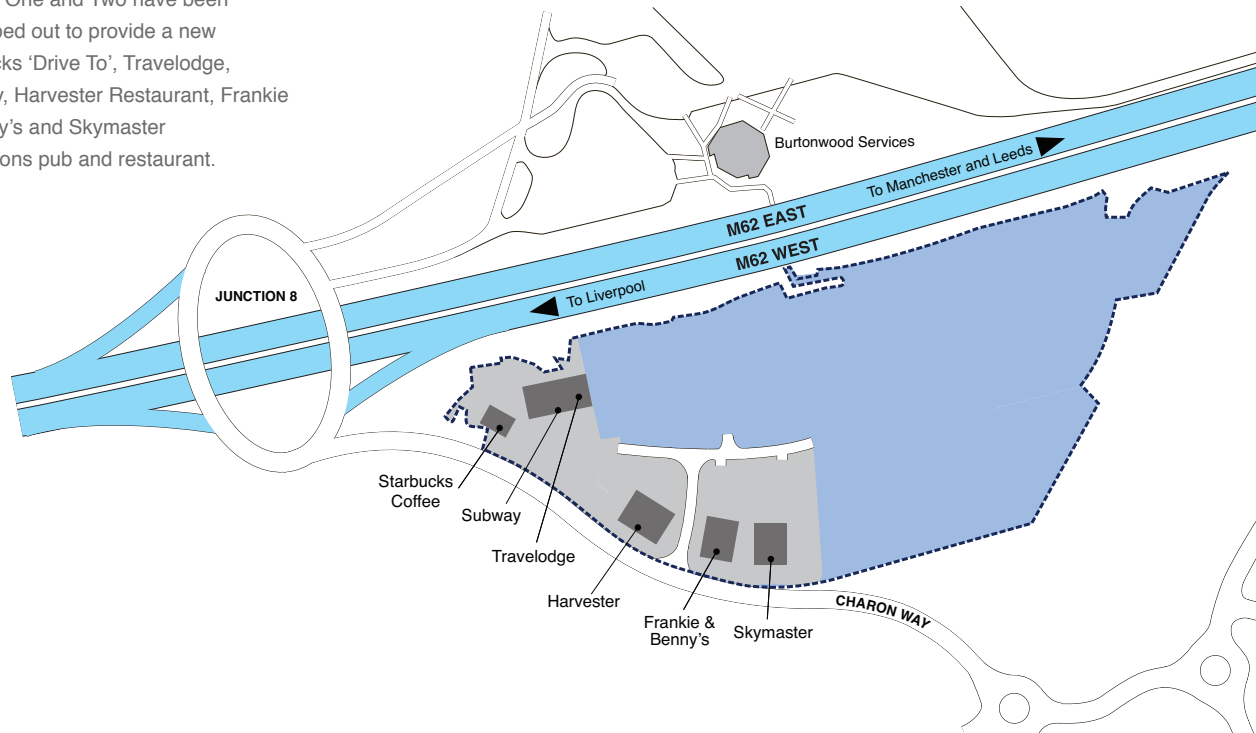
masterplan

Planning

The site is allocated for uses B1, B2, B8 or Sui Generis. A wide variety of uses are available subject to planning consent.

Phases One and Two have been developed out to provide a new Starbucks 'Drive To', Travelodge, Subway, Harvester Restaurant, Frankie & Benny's and Skymaster a Marstons pub and restaurant.

gemini8



the scheme

Comprising of 14 acres (5.66 hectares), Gemini8 is the North West's most prominent business park, offering an unrivalled strategic location with full motorway frontage and direct access to Junction 8, M62, within 250 metres. Ideal for high profile commercial operators and able to incorporate a wide range of uses.

Marshall CDP has experience in developing a wide variety of distribution, industrial and office accommodation throughout the North West and with a dedicated in-house design and build team they are able to deliver a bespoke layout to satisfy any occupier's specific requirements.

Following the development of Phases One and Two, Gemini8 has created its own environment of amenities including Starbucks, Subway, Harvester Restaurant, Frankie & Benny's and Skymaster. In addition to this Marks & Spencer Food Hall and Café are located next to the Park.

In the surrounding area other occupiers include Royal Mail, Aldi and IKEA,

alongside other Warrington distribution occupiers such as:

- Eddie Stobart
- Interlink
- Next
- Christian Salvesen

Workforce

The Borough of Warrington has a local population in excess of 206,400 with

around 1.5 million people within a 12.5 mile radius*. AB groupings at 23% are higher than the national average with banking, finance and administration providing employment for 26.4% of the working population*.

Further information is available at:
www.warrington.gov.uk/facts



*Source: FOCUS Information Limited





location

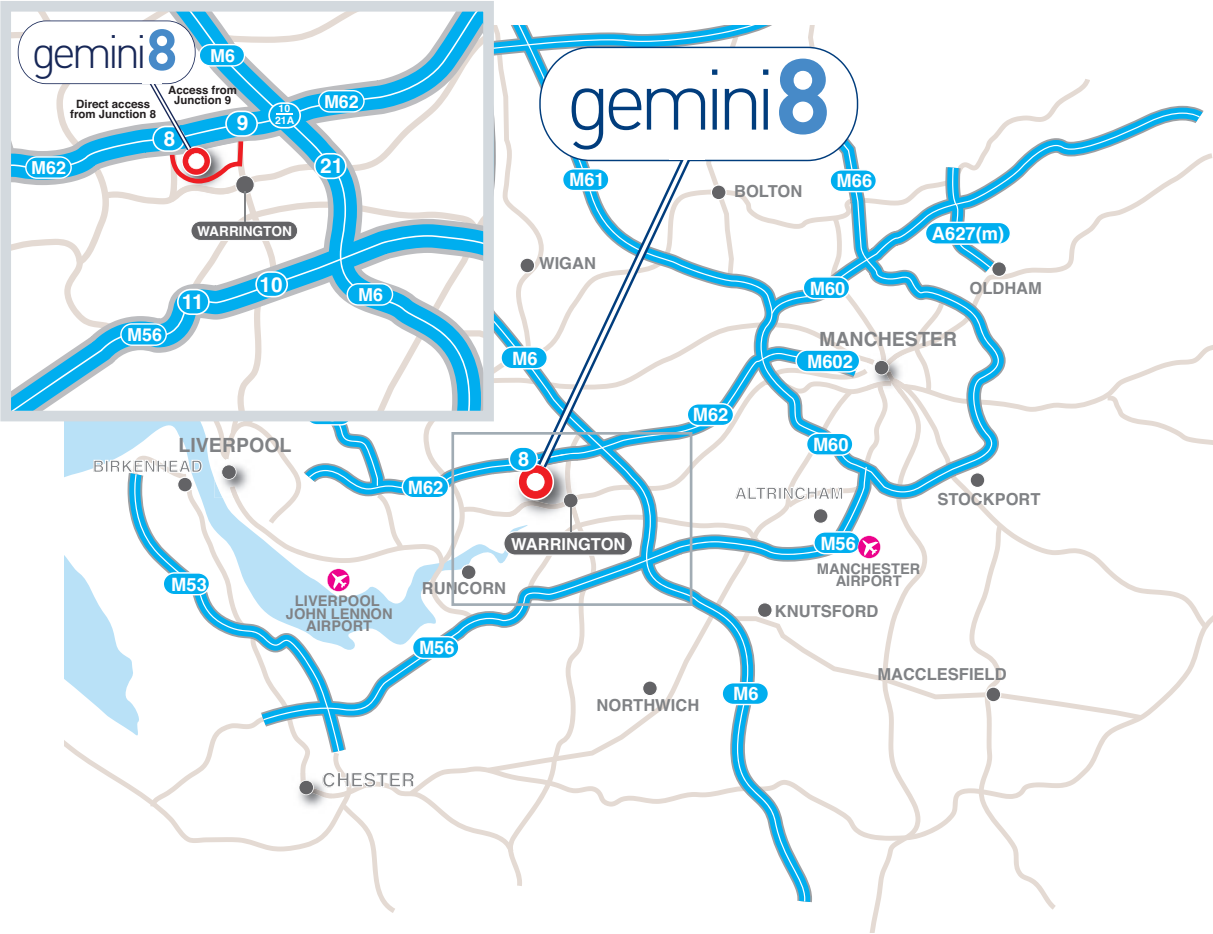
Gemini8 is a prominent commercial development opportunity strategically located with direct access from Junction 8 of the M62 motorway. Gemini8 can also be accessed from junction 9 via the A59/A574.

The M6/M62 interchange at Junction 21a is approximately 4 miles to the east.

Travel Distances

Place	Distance (Miles)	Drive Time (mins)
Warrington Town Centre	2.5	5
Liverpool John Lennon Airport	14	25
Liverpool City Centre	16	23
Liverpool Freeport	18	26
Manchester City Centre	20	34
Manchester Airport	22	33

Source: TheAA.com



communications

Warrington is strategically positioned midway between Manchester and Liverpool offering excellent road communications via M62, M56 and M6. The nearby Manchester Airport and Liverpool John Lennon Airport provide an extensive range of domestic, European and worldwide flights.

A regular West Coast Main Line service to London with a journey time of 2 hours 20 minutes is available at Warrington Bank Quay station, 10 minutes' drive/3.3 miles from the site.

Gemini Retail Park benefits from regular bus services to and from Warrington town centre, via routes 17, 17C and 18E.

further information

If you would like to discuss your requirement in further detail and how it can be accommodated at Gemini8 please do not hesitate to contact either of the joint agents.

tenure

Units are available either Freehold or Leasehold on a design and build basis.

VAT

VAT will be charged where applicable at the prevailing rate.



Contact: David Porter
Email: david.porter@knightfrank.com
or
Contact: Rob Taylor
Email: rob.taylor@knightfrank.com



Contact: Rick Davies
Email: rick@daviesharrison.com
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Contact: John Harrison
Email: john@daviesharrison.com

Misdescription Act

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