

FOR SALE / TO LET

Plots from 1 - 4.88 acres (0.404 - 1.974 ha)

Available by way of Plot Sales or Design and Build
Ideal for Industrial / Warehouse / Distribution / Leisure / Car
Showroom



RECENT SALES TO:

- Pendragon
- FX Leisure

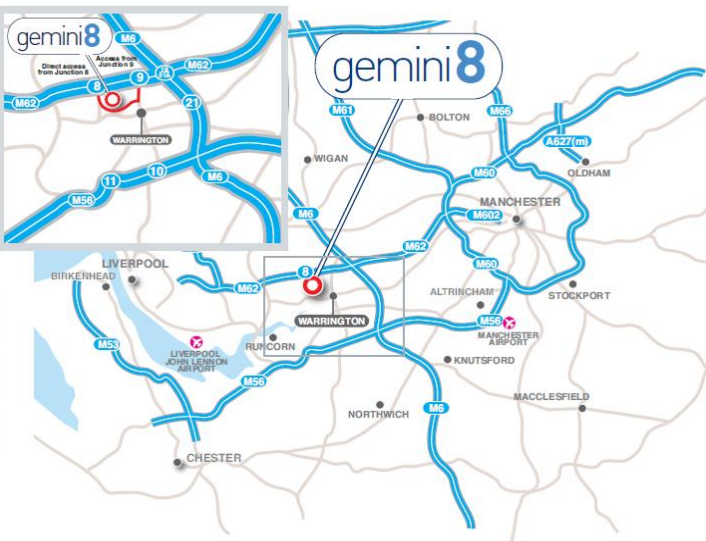
gemini

Junction 8 M62, Warrington WA5 3AX



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

www.gemini8.co.uk



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	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

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

THE SCHEME

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 of the M62 within 250 metres. It is ideal for high profile commercial operators and able to incorporate a wide range of uses.

Following the development of Phases One and Two, Gemini8 has created its own environment of amenities including Travelodge, Starbucks, Subway, Harvester Restaurant, Frankie & Benny's and Skymaster.

DESCRIPTION

Plots available up to 4.88 acres by way of land sale(s) or for the construction of D&B accommodation with units being built to occupier's precise requirements.

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 of Gemini 8 have been developed to provide a new Starbucks, Travelodge, Subway, Harvester Restaurant, Frankie & Benny's and Skymaster.

Consent has been given to the area shaded pink below to be developed as a car showroom and the yellow parcel of land for leisure.

WORKFORCE

The Borough of Warrington has a location 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 administrating providing employment for 26.4% of the working population.

Source: FOCUS Information Limited

TERMS

Upon application.

VAT

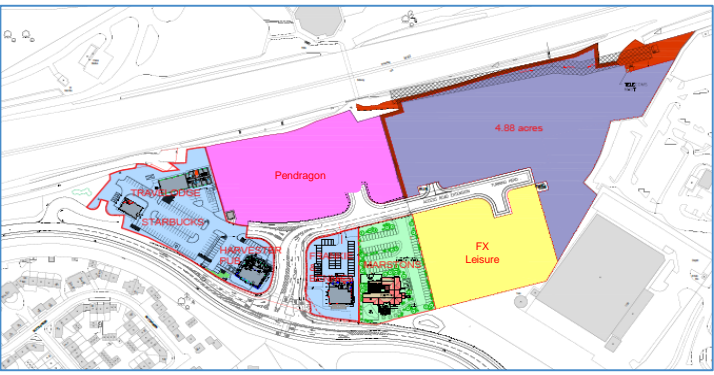
All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

THE DEVELOPER

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.



To discuss your requirement in further detail and how it can be accommodated at Gemini8 please contact:



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