

For more information or to arrange a viewing

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K
**KELVIN
KAMPUS**

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www.orbit-developments.co.uk



Cheshire Science Corridor has been awarded Enterprise Zone status. This provides attractive business incentives and the ability to retain and reinvest new business rate revenue into the Enterprise Zone.

Further details are available upon request.

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Birchwood Warrington, WA3 7PB

K
**KELVIN
KAMPUS**

Space TO LET 100,000 sq ft
Self-contained HQ office premises





Kelvin Kampus boasts 100,000 sq ft of office space, located in Birchwood, one of the North West's premier business locations.



Well specified, open plan offices



Kelvin Kampus is an open-plan grade A, HQ office buildings providing two-storey office accommodation constructed to a high standard, with extensive on-site parking.

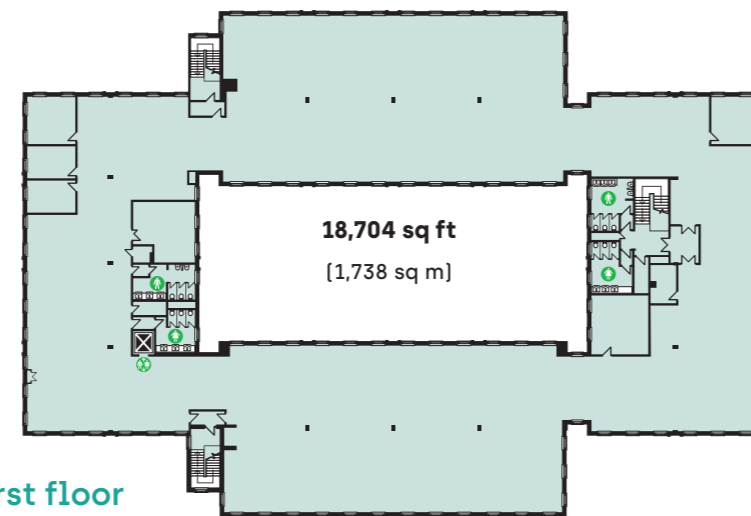
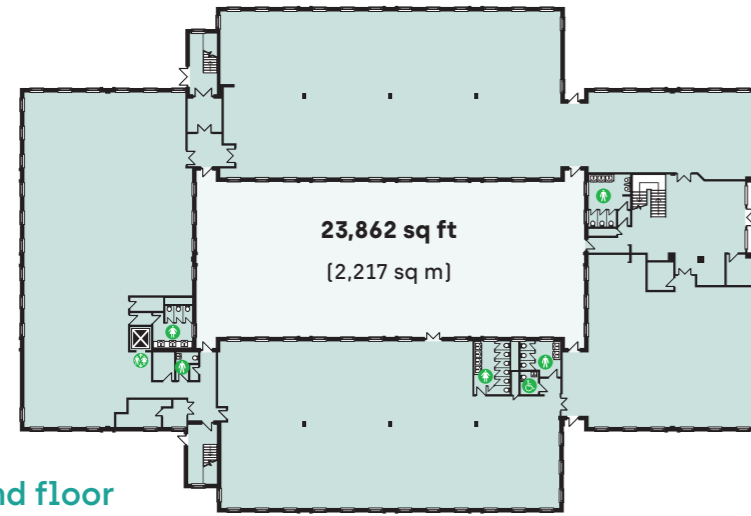
The buildings are arranged over ground and one upper floor with modern feature reception and an impressive central glazed atrium, providing good levels of natural light.

Located within Birchwood Park, boasts a high quality, self-contained office space in the heart of a thriving business community.



Illustrative Specification

K1 Floor plans

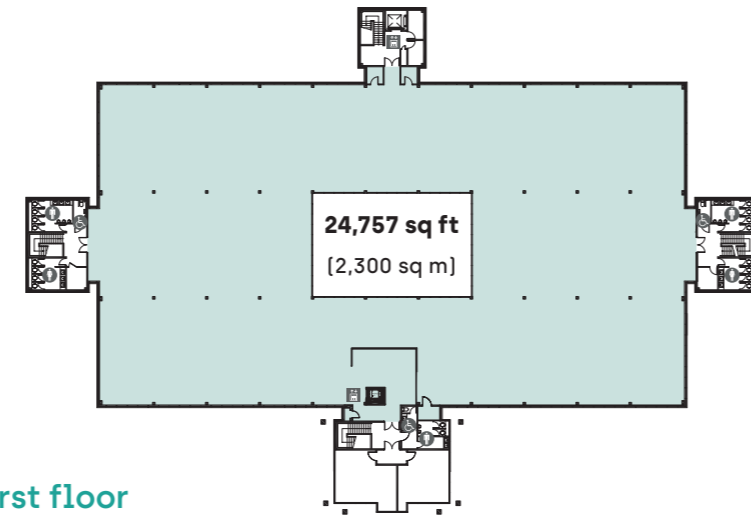
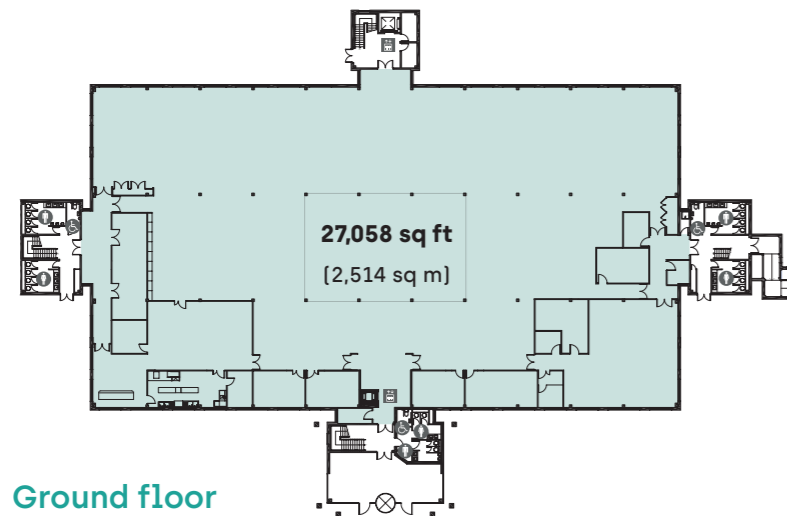


Specification

-  Suspended ceilings
-  Air conditioning
-  Kitchen and canteen facilities
-  Male and Female WC's on each floor
-  464 Car parking spaces [1:194 sq ft]
-  LED lighting with PIR controls
-  Goods and passenger lift
-  Showers



K2 Floor plans



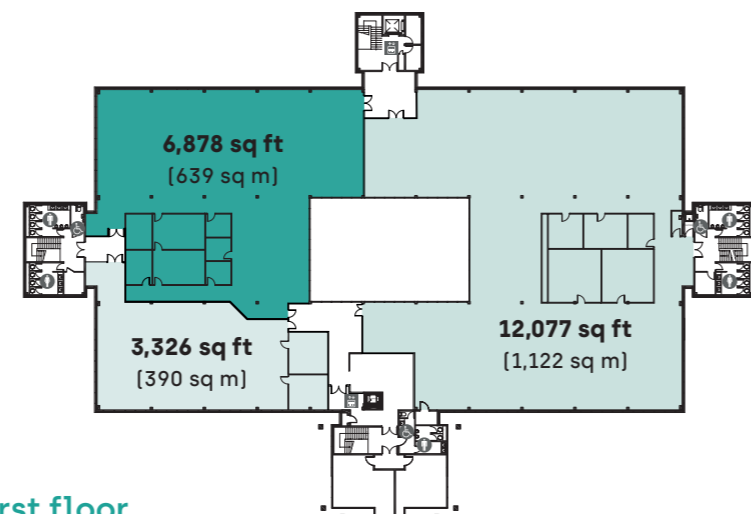
Specification

-  Raised floors
-  Air conditioning
-  Suspended ceilings
-  Male and Female WC's on each floor
-  Goods and passenger lift
-  Kitchen and canteen facilities
-  LED lighting with PIR controls
-  Bike Hub
-  464 Car parking spaces [1:194 sq ft]
-  Showers

At Kelvin Close you benefit from a dedicated, fixed-bandwidth 100/1Gb leased line data connection.

This will allow a seamless, reliable, high-quality internet connection with guarantees of upload and download speed, uptime and resilience.

Your internet connection comes with guaranteed uptime SLA's and 1-2-1 contention directly to the internet.



Tailor your perfect workspace

Your specific requirements can be accommodated into the refurbishment and bespoke space plans are available on request.

Ground floor offices	27,058 sq ft	2,514 sq m
First floor offices	24,757 sq ft	2,300 sq m
TOTAL *	51,815 sq ft	4,814 sq m

* Whole building available



Three million people within a half an hour drive time - the largest workforce catchment in the UK outside London.

Location

Strategically located within Birchwood, one of the most successful business locations in the North West, the property is accessed via Kelvin Close, off the main Birchwood Park Avenue.

The property is extremely well situated, at the heart of the North West motorway network, close to junctions 21/21a of the M6 and junctions 10 and 11 of the M62. Warrington is just 6 miles to the south west with Manchester Airport and Liverpool John Lennon Airport both within easy reach.

Birchwood Station provides local connections to Liverpool, Manchester and Warrington Bank Quay Station all providing onward intercity links, via the Westcoast main line, to the Midlands, London & Scotland.

Birchwood is Warrington's key office location and one of the North West's premier business destinations, home to 200 companies and over 6,000 people. This major commercial hub is also supported by leisure and shopping amenities including Birchwood Shopping Centre and Birchwood Golf Club.



5 minutes to M62 (Junction 11)
9 minutes to M6 (Junction 21a)



15 minutes to Manchester and 27 minutes to Liverpool by train

SAT NAV: WA3 7PB

35 minutes walk to Birchwood Station

Connections

Travel times in minutes.



CAR

M62 (J11) 5
M6 (J21A) 9
Warrington Town Centre 15
Warrington Bank Quay 17
Warrington Central Station 14
Lymm 20
Altrincham 26
Manchester 34
Liverpool 43



TRAIN

Birchwood Train Station 7
Rail services run to and from Warrington Central, Manchester, Manchester Airport & Liverpool



AIR

Manchester Airport 24
Liverpool Airport 30



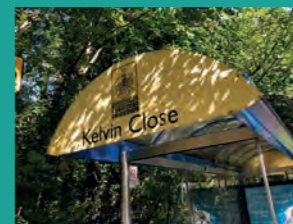
BUS 2

Kelvin Close has its own dedicated bus stop providing regular services as follows

28/ 28A Warrington to Leigh Padgate - Birchwood - Culcheth
192 Birchwood - Rixton
193 Birchwood - Glazebury
WVR1 Warrington Campus - Irlam

SHUTTLE BUS 2

Connect 17 bus service that runs from Birchwood train station and Warrington town centre approximately every 30 minutes



Amenities

SHOPPING

Birchwood Shopping Centre 5
ASDA 5
SPAR 2

GYM

Alive and Well Gym 2
[Birchwood Park]

FOOD & DRINK

The Café 2
[Birchwood Park]
The Noggin Pub Restaurant 2

NURSERY

Busy 0-5 Nursery 3
[Birchwood Park]

HOTEL

Penta Hotel 4
[Birchwood Park]



24 minutes from Manchester Airport



464 CAR PARKING SPACES



K2 has excellent public transport connectivity including buses and trains at Birchwood Railway Station.



Surrounded by superb leisure amenities and easy access transport links, Kelvin Kampus is perfectly located.



Local occupiers

currys

Birchwood is Warrington's key office location and one of the North West's premier business destinations, home to c.200 companies and over 6,000 people.

Local amenities

Kelvin Kampus is situated within a large and vibrant business environment, with a wealth of local amenities within easy reach. The bustling retail hub of Birchwood Shopping Centre is a short distance away offering access to a range of retailers and facilities, including ASDA, Aldi, Costa Coffee and The Planet Coffee House & Grill amongst others.

Nearby you have the beautiful Risley Moss Nature Reserve, Birchwood Forest Park and access to both the Alive & Well Health Club and Birchwood Leisure & Tennis Complex, making fitness and health facilities easily accessible from your working environment.

A nearby Starbucks drive through, local spar, Peacock Pub Restaurant and Penta Hotel add to an impressive range of amenities.

Tailor your perfect workplace

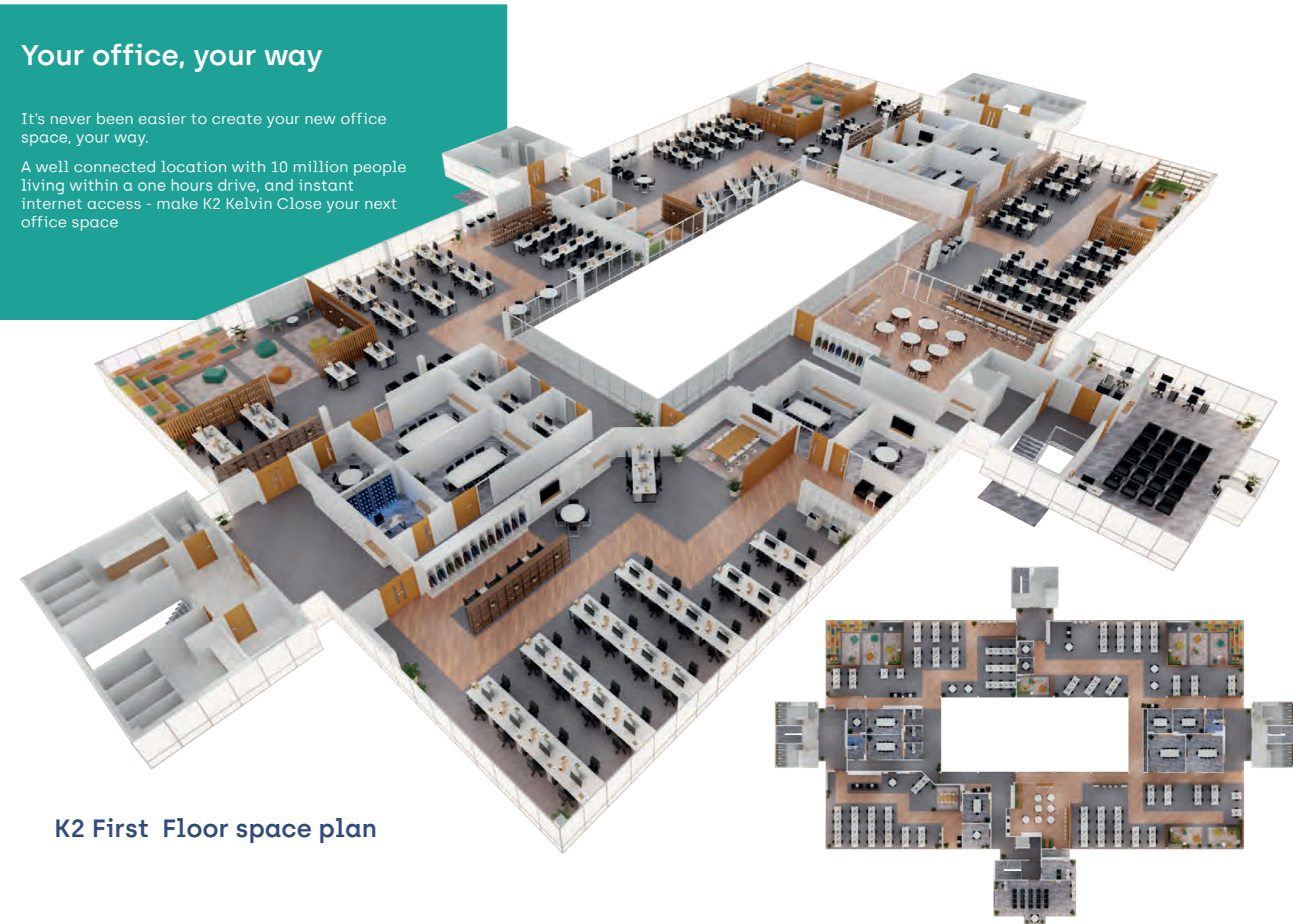


K2 Ground Floor space plan

Your office, your way

It's never been easier to create your new office space, your way.

A well connected location with 10 million people living within a one hours drive, and instant internet access - make K2 Kelvin Close your next office space



K2 First Floor space plan