

DEWHURST ROAD
BIRCHWOOD
WARRINGTON
WA3 7GB

BIRCHWOOD

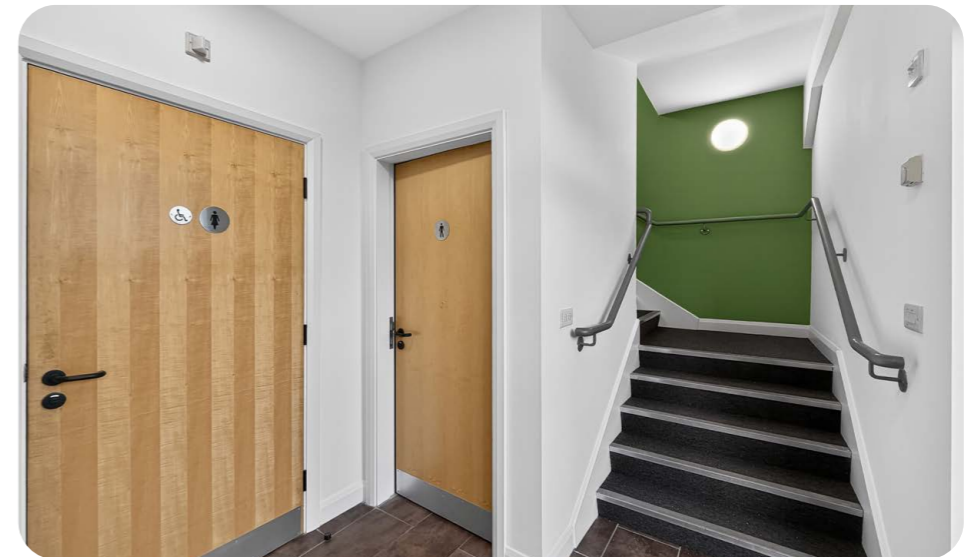
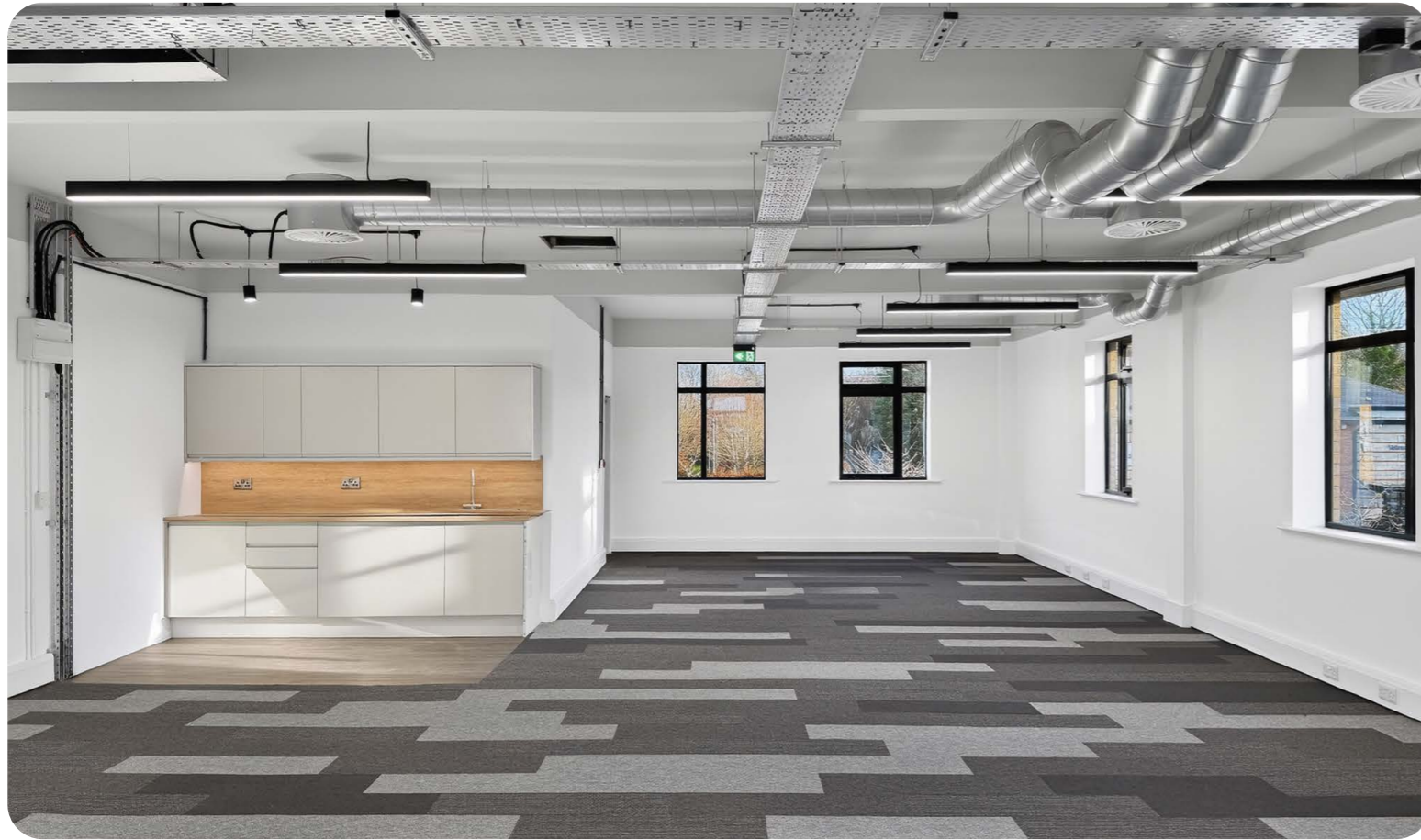


2,130 sq ft (198 sq m)

New High Specification Office
Accommodation



- Self-contained, two storey office building
- Recently refurbished to offer a high-specification
- Established commercial location, with direct access to M6 / M62
- 10 dedicated parking spaces



Description

Birchwood One is located within the popular and well-established business location of Birchwood, which is home to around 500 local, national and international companies. The building has been refurbished to a high-specification, providing contemporary office accommodation in a modern business park setting.

Specification

MALE, FEMALE, DISABLED WCS	AIR-CONDITIONING	OPEN PLAN OFFICE ACCOMMODATION	10 PARKING SPACES
CONTEMPORARY EXPOSED CEILING DESIGN	KITCHEN / BREAK OUT AREAS	MEETING ROOM	FIBRE OPTIC BROADBAND

Location

Birchwood is positioned at the heart of the UK motorway network with access to the M62 junction 11 and M6 at junction 21, and sitting between Manchester 14 miles to the east and Liverpool 20 miles to the west. The development is ideally positioned adjacent to both the Birchwood Shopping Centre and Birchwood railway station, which provides access to the trans-Pennine route.



PROVIDE YOUR COLLEAGUES WITH ALL THE LOCAL AMENITY THEY COULD NEED



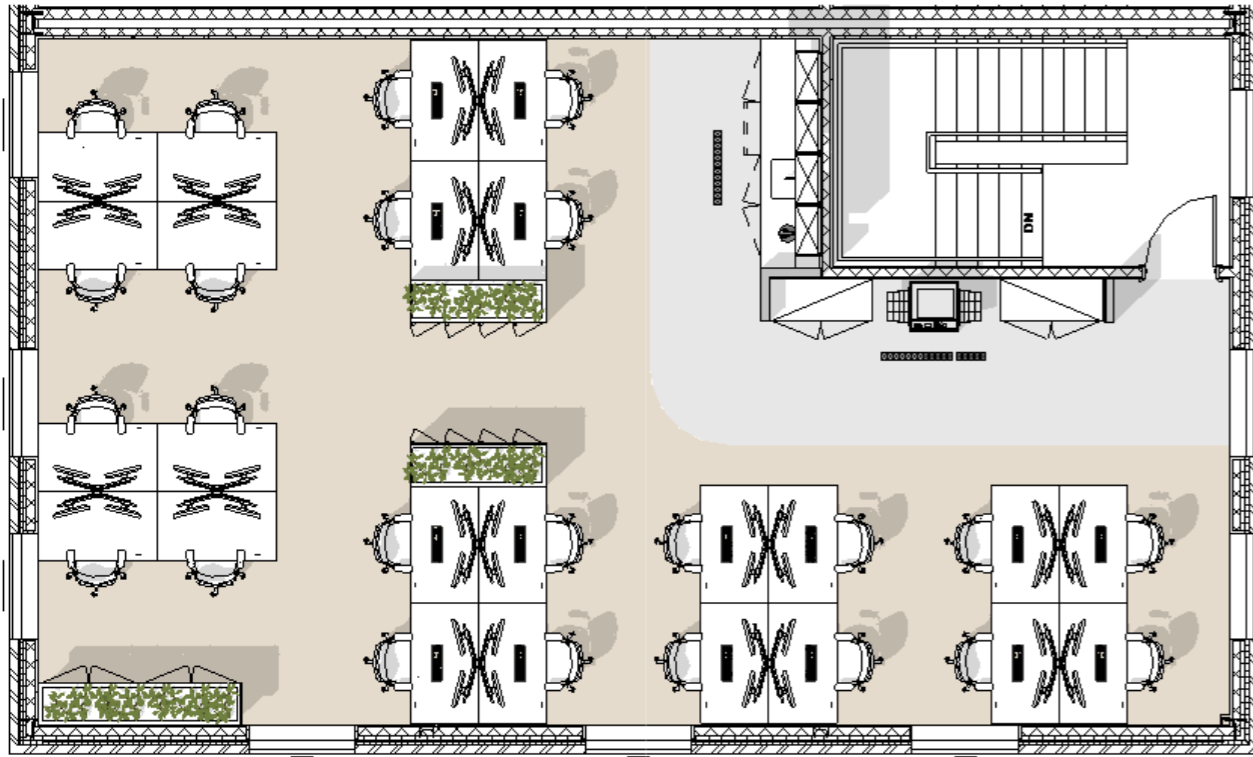
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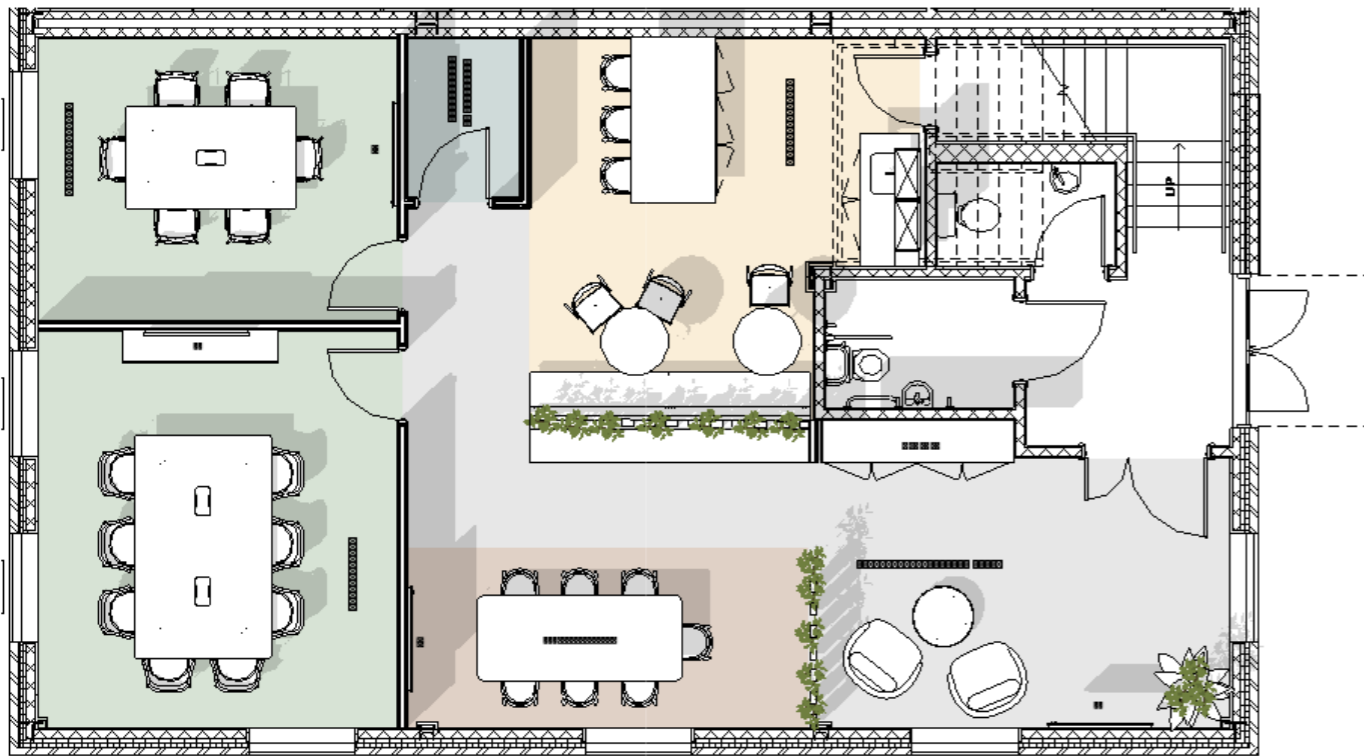
The Birchwood Shopping Centre is adjacent to the Birchwood One development and provides a range of shops, banks and food outlets, with retail names including ASDA, New Look, Costa Coffee, Superdrug, Greggs and Home Bargains. Other facilities include the Birchwood Tennis Centre with four outdoor and four indoor courts, and fitness centre, medical centre and library.



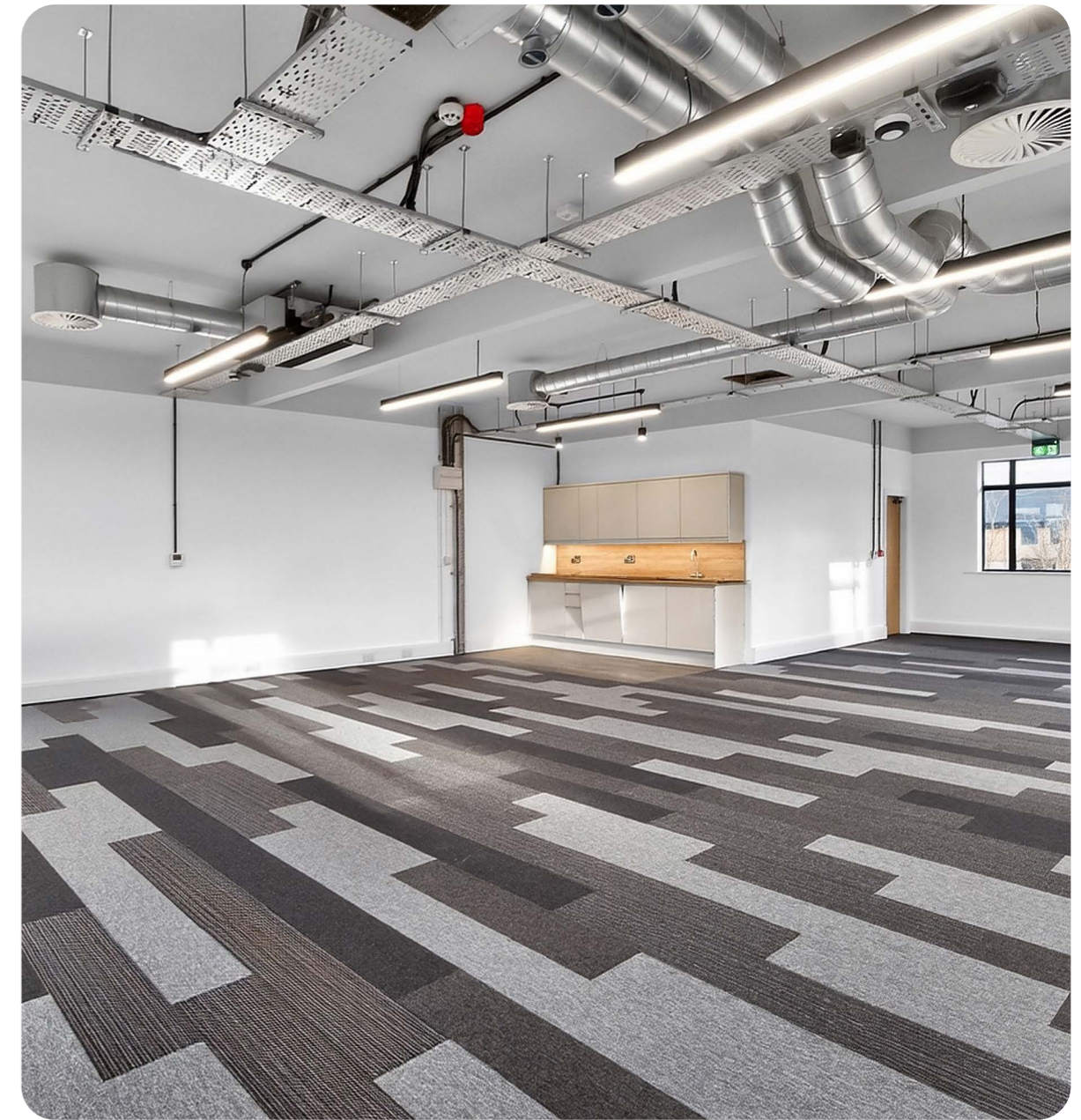
INDICATIVE SPACEPLANS



First Floor



Ground Floor



Measurements The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement (1st Edition):

Whole Building 2,130 sqft // 198 sqm

Tenure To be let on a new FRI Lease for a term of years to be agreed.

Rent We understand the building has been elected for VAT, which will be payable where applicable.

VAT £17.50 per sq ft, exclusive of VAT



Enquire Now :

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