



L I N G L E Y
H O U S E

120 Birchwood Boulevard, Warrington WA3 7QH



Shower Facilities



Air Conditioning



Male, Female & Disabled W/C



198 Parking Spaces



Raised Flooring



Suspended Ceiling



13 Person Passenger Lift



Double Height Reception



ACCOMODATION AVAILABILITY*

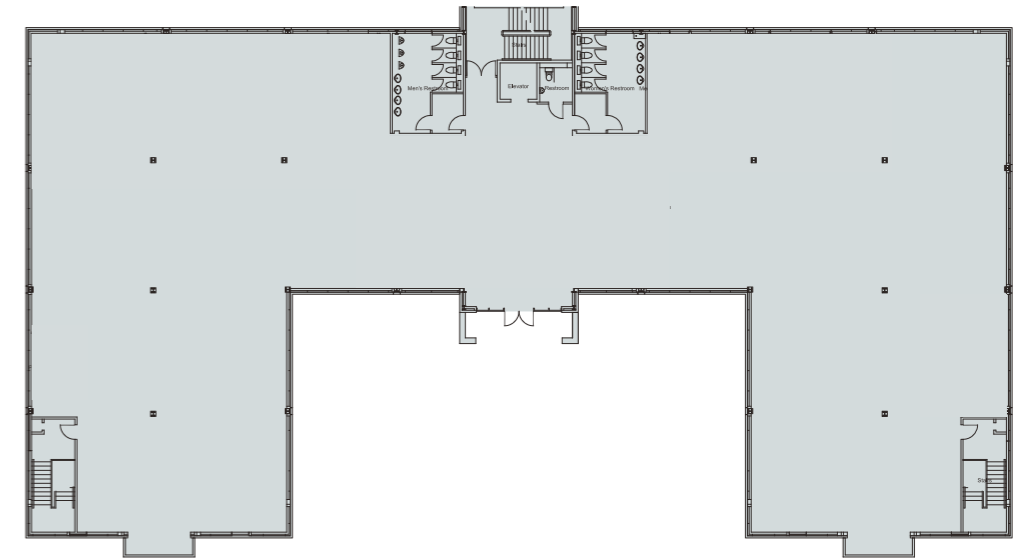
An inspirational office environment awaits you

FLOOR	SQ.FT.	SQ.M.	AVAILABILITY
SECOND	12,698	1,179	AVAILABLE
FIRST	12,698	1,179	AVAILABLE
GROUND	12,698	1,179	AVAILABLE

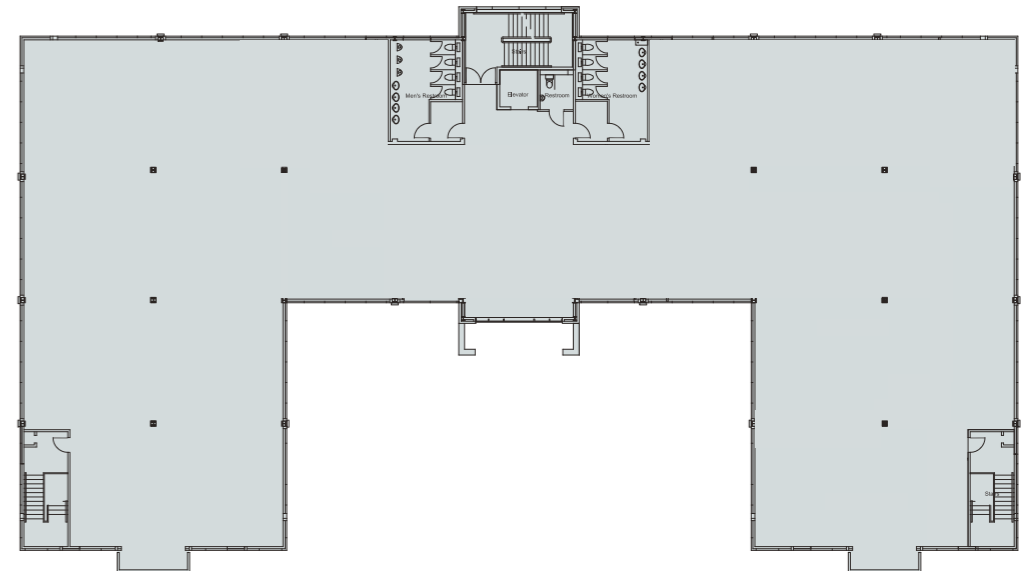
*Subject to final partitioning and measurements

*Whole building available

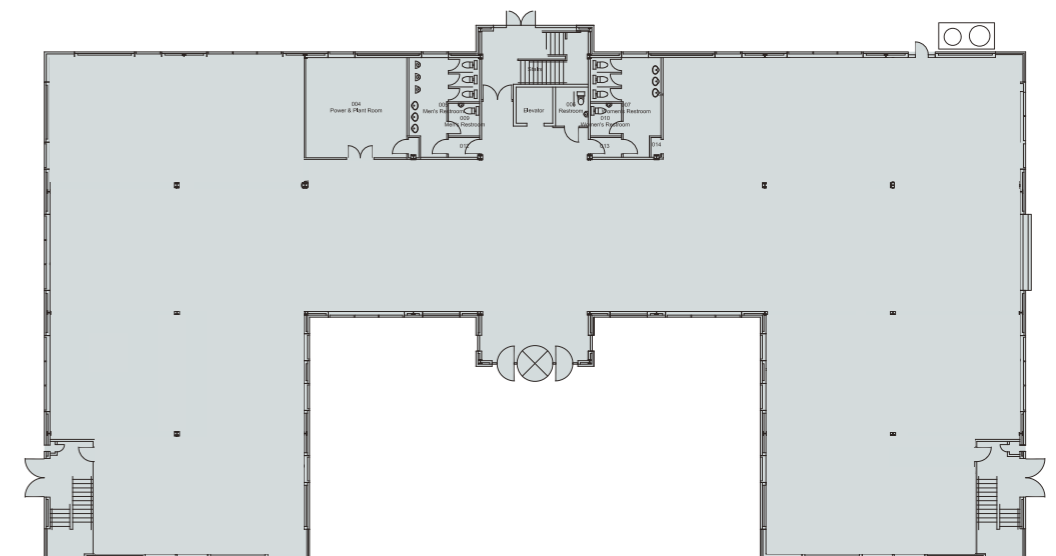
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR*





WARRINGTON

Warrington is a thriving commercial hub with excellent transport links via motorways and train stations, making it easily accessible. The area features a strong business community, modern infrastructure, and local amenities like cafes and parks, creating a pleasant work environment. With competitive rental rates and ongoing development, Warrington is an ideal location for businesses looking to expand and grow in a dynamic setting.

LOCATION

Strategically located at the junction of the M6 and M62 motorways, Manchester and Liverpool City Centres are less than 30 minutes drive, with both Manchester and Liverpool airports within easy reach via the motorway network. Lingley House is well served by local bus, rail and shopping facilities at Birchwood, whilst Warrington town centre, with it's extensive shops and amenities, is only a 10 minute drive.



TRAVEL TIMES

Birchwood Shopping Centre 9 Min Walk

Walking distance from the office includes Asda, Subway, Greggs, Aldi, B&M Express, Card Factory

Birchwood Train Station 14 Min Walk

Regular connections to Liverpool, Manchester, and beyond.

Gemini Retail Park 20 Min Drive

Ikea, M&S, Boots, Next, Travelodge, Tim Hortons, Starbucks, Miller & Carter

Golden Square 15 Min Drive

Over 100 stores including Primark, TK Maxx, River Island, HMV, Lush, and Waterstones

Junction NINE Retail Park 14 Min Drive

Pets at Home, Hobbycraft, Dunelm, Currys, Home Bargains and more

Stockton Heath 18 Min Drive

Ideal location for food and drinks with bars and restuarants including Teppanyaki, Santorini, Bavette Steak House, Olive Tree Brasserie, Ego Mediterranean, Gin Alley



Birchwood Shopping Centre





LINGLEY HOUSE

Orbit
Developments

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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.

Images are for illustrative purposes only and may not represent the exact office space available.

DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of this property give notice that : (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers-or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (4) Prices and rents quoted in these Particulars may be subject to VAT in addition. Orbit Investments (Properties) Limited Co. No. 2274745. Registered in England and Wales. (0326)

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