

STANFORD HOUSE

BIRCHWOOD WARRINGTON WA3 7BH

TO LET

54,793 SQ FT (5,090 SQ M)

GRADE A SPECIFICATION

FITTED OFFICE ACCOMMODATION OVER 2 FLOORS

WITH 381 CAR SPACES

FULLY FITTED CALL CENTRE OPTION





The Building

Stanford House has been comprehensively refurbished and provides Grade A office accommodation in a self contained building. The comfort cooling has been upgraded to provide a superior occupational density. In addition the building benefits from an excellent car parking ratio of 1 space per 143sqft.

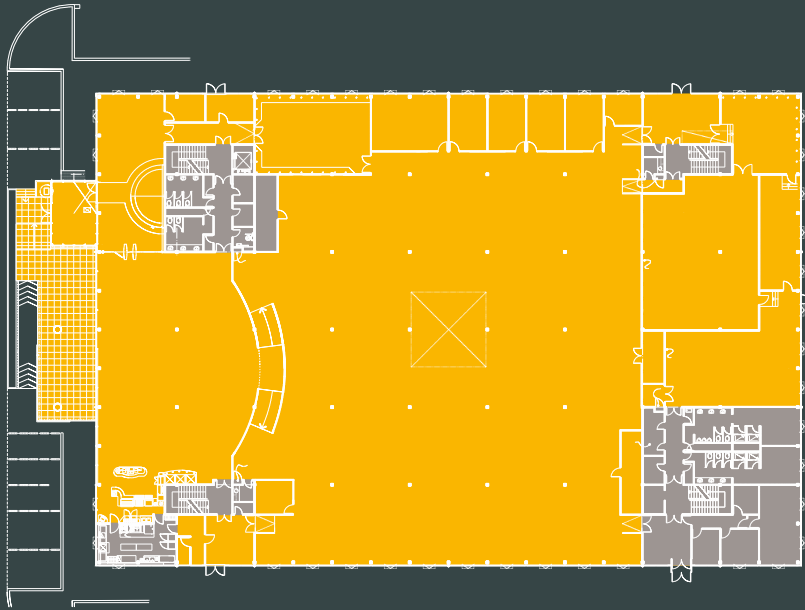
Specification

The specification includes:

- New 3 pipe VRF air conditioning system with BMS
- New raised floors (150mm void)
- New suspended ceilings
- New LG3 lighting
- New 1000 Kva electricity supply
- Remodelled exterior
- Remodelled main building reception
- 800 Kva Standby generator
- 1 no. new and 1 no. refurbished passenger lifts

The fit out includes:

- Large prestigious reception area with security access gates
- Fully fitted restaurant with food preparation area and servery
- Large fully serviced Comms Room and UPS Room with additional air conditioning and fire suppression
- Structured cabling throughout
- The office areas are generally open plan but with a range of private offices and meeting/training/conference rooms
- The building has accommodated up to 800 staff

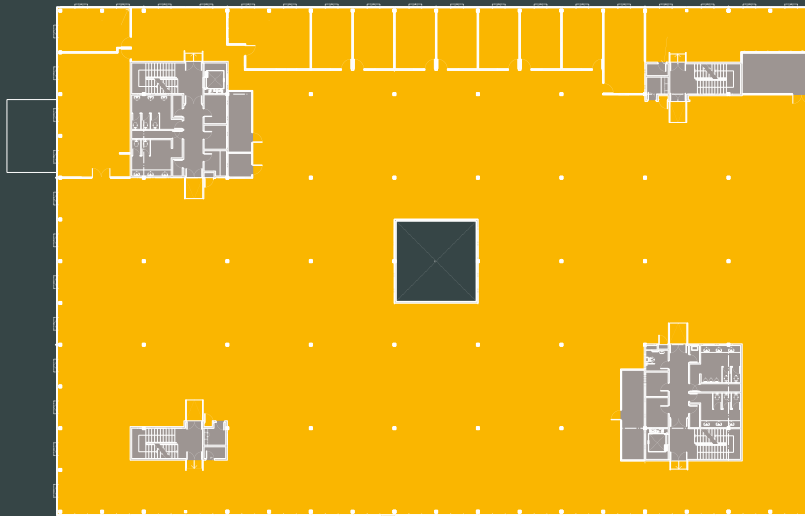


Ground



STANFORD HOUSE

54,793 sq ft

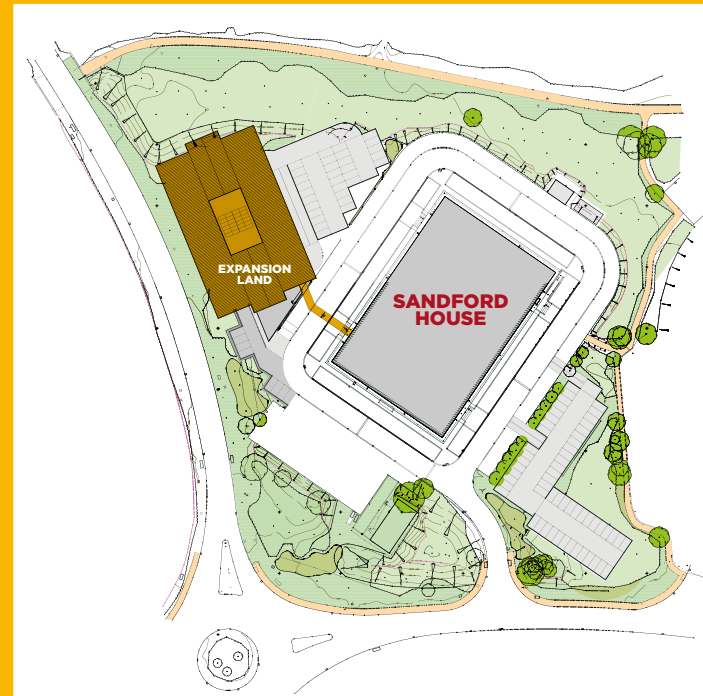


First



Potential Expansion

In December 2004 a planning consent was obtained for the construction of an additional office building of 45,500sqft. A total of 547 car spaces were provided with this consent. If implemented there would be up to 100,000sqft provided on site. For further information please contact the agents.



Car Parking

The site offers an outstanding level of car parking with 381 car parking spaces available offering an excellent / unrivalled ratio of 1:143 sq ft.

Our clients currently have a separate agreement with a 3rd party for another circa 150 car parking spaces closelyby that could potentially be retained if required.



STANFORD HOUSE

TalkTalk
Group

Lease/Tenure

TalkTalk hold the building on a lease dated 27th March 2008 for a term expiring 20th December 2025.

Transaction

The building is available as a whole by way of:

- Subletting for a term to be agreed
- Assignment
- Surrender and grant of new Lease direct from the Freeholder
- Potential surrender and sale of the building



11

↑ MANCHESTER
M62
↓ LIVERPOOL

DATEN
AVENUE

BIRCHWOOD PARK

BIRCHWOOD
WAY

A574
BIRCHWOOD
PARK AVE

STANFORD
HOUSE



Location

Stanford House is located off Birchwood Park Avenue within Birchwood and adjacent to Birchwood Park. The property is located to the east of Warrington and positioned strategically between Liverpool and Manchester at the intersection of the M62 and M6 motorways.

Birchwood is now considered to be the prime office location in the Warrington area appealing to both the UK nuclear industry as well as a wider occupier base from a range of sectors.

Occupiers are attracted by the available transport links and levels of amenity available closeby. Stanford House also benefits from many of the facilities at Birchwood park which include a 500 seat Canteen/Restaurant; Conference Facilities; Gym and Children's Day Nursery.

All the above facilities are within a very short walking distance of Stanford House and are available to occupiers outside Birchwood Park itself.

Local shopping amenities are available close by and Birchwood Shopping Centre is located one mile south of Stanford House. Access by road from either the M6 (Jct 21) or M62 (Jct 11) is excellent. There are local bus services, and rail links via Birchwood Station for local services, or Warrington Bank Quay for Intercity connections.

TO LET

54,793 SQ FT (5,090 SQ M)

GRADE A SPECIFICATION

FITTED OFFICE ACCOMMODATION OVER 2 FLOORS

WITH 381 CAR SPACES

FULLY FITTED CALL CENTRE OPTION

STANFORD HOUSE

BIRCHWOOD WARRINGTON WA3 7BH



Viewing & Further Information

Viewings are strictly by appointment with the joint agents.
All other enquiries in the first instance to the joint agents.

MISREPRESENTATION ACT

Canning o' Neill and JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Canning o' Neill and JLL has any authority to make or give any representation or warranty in relation to this property. 02/2016. Subject to contract. Designed and Produced by Creativeworld. Tel: 01282 858200.



andrew.rands@eu.jll.com
chris.mulcahy@eu.jll.com



mark@canningoneill.com