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To Let - Office Accommodation - 3338 sqft



Birchwood One Business Park, Unit 602, Dewhurst Road,
Birchwood, Warrington, Cheshire, WA3 7GB

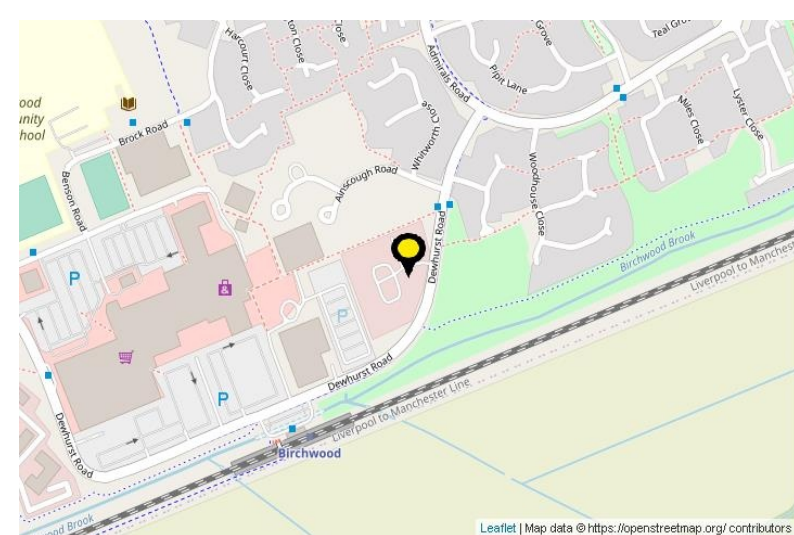
FEATURES

- Modern self-contained two storey open plan offices.
- Suspended ceilings with lighting.
- Fully comfort cooled throughout.
- High speed fibre optic broadband.
- 24 hour audio CCTV surveillance.

CONTACT

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LOCATION

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. 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.

DESCRIPTION

Birchwood One is a high quality development comprising six two storey, self contained offices of brick construction with pitched slate roofs. The offices are set within a landscaped site providing extensive designated parking.

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

MEASUREMENTS

Self-contained two storey open plan offices.
 Carpet tiled floors.
 3 compartment perimeter trunking.
 Suspended ceilings with lighting.
 DDA compliant.
 Fully comfort cooled throughout.
 High speed fibre optic broadband.
 24 hour audio CCTV surveillance.

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

Ground Floor - 1669 sqft
 First Floor - 1669 sqft.

RENT

The property is available to rent at £14.50 Per Sq Ft.

TERMS

The premises are immediately available by way of a new full repairing and insuring lease.

EPC



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