

UNIT 11a OLYMPIC PARK

BIRCHWOOD, WARRINGTON, WA2 0YL



TO LET/MAY SELL

MODERN DETACHED OFFICE BUILDING

4,090 SQ.FT.

GROUND FLOOR ACCOMMODATION WITH EXAMPLE FURNITURE LAYOUT

Specification

- Air conditioned
- Suspended ceilings with flat panel LED lighting
- Full access raised floors
- Fully fitted office accommodation
- Double glazed windows
- Male, female and disabled toilet facilities



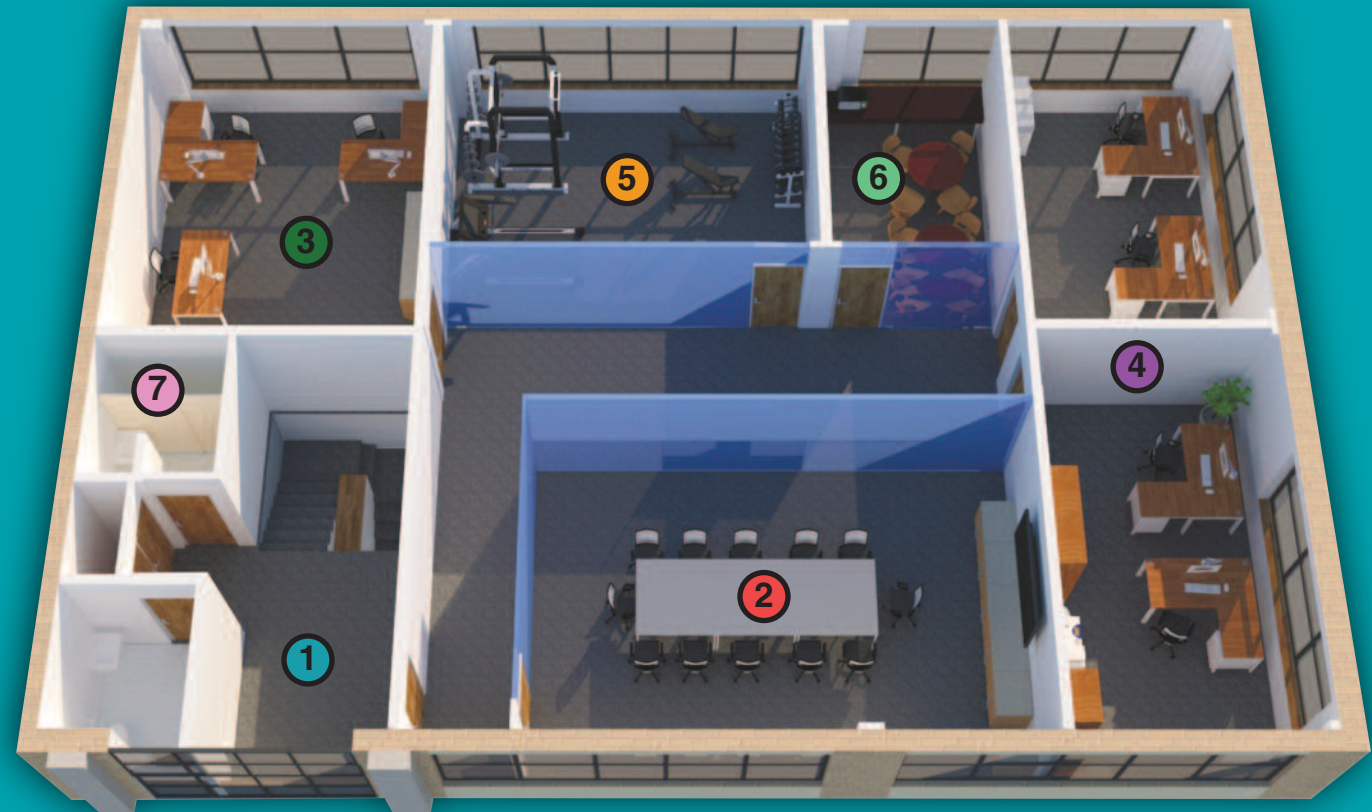
	sq ft	sq m
Ground Floor	2,045	190
First Floor	2,045	190
Whole Building	4,090	380

- ① Entrance area
- ② Reception
- ③ 8 person meeting room
- ④ 1 person office
- ⑤ x2 document storage areas
- ⑥ 21 person open plan office
- ⑦ Server room
- ⑧ Cleaners cupboard with belfast sink
- ⑨ Gally kitchen
- ⑩ Male & female/disabled toilets

FIRST FLOOR ACCOMMODATION WITH EXAMPLE FURNITURE LAYOUT

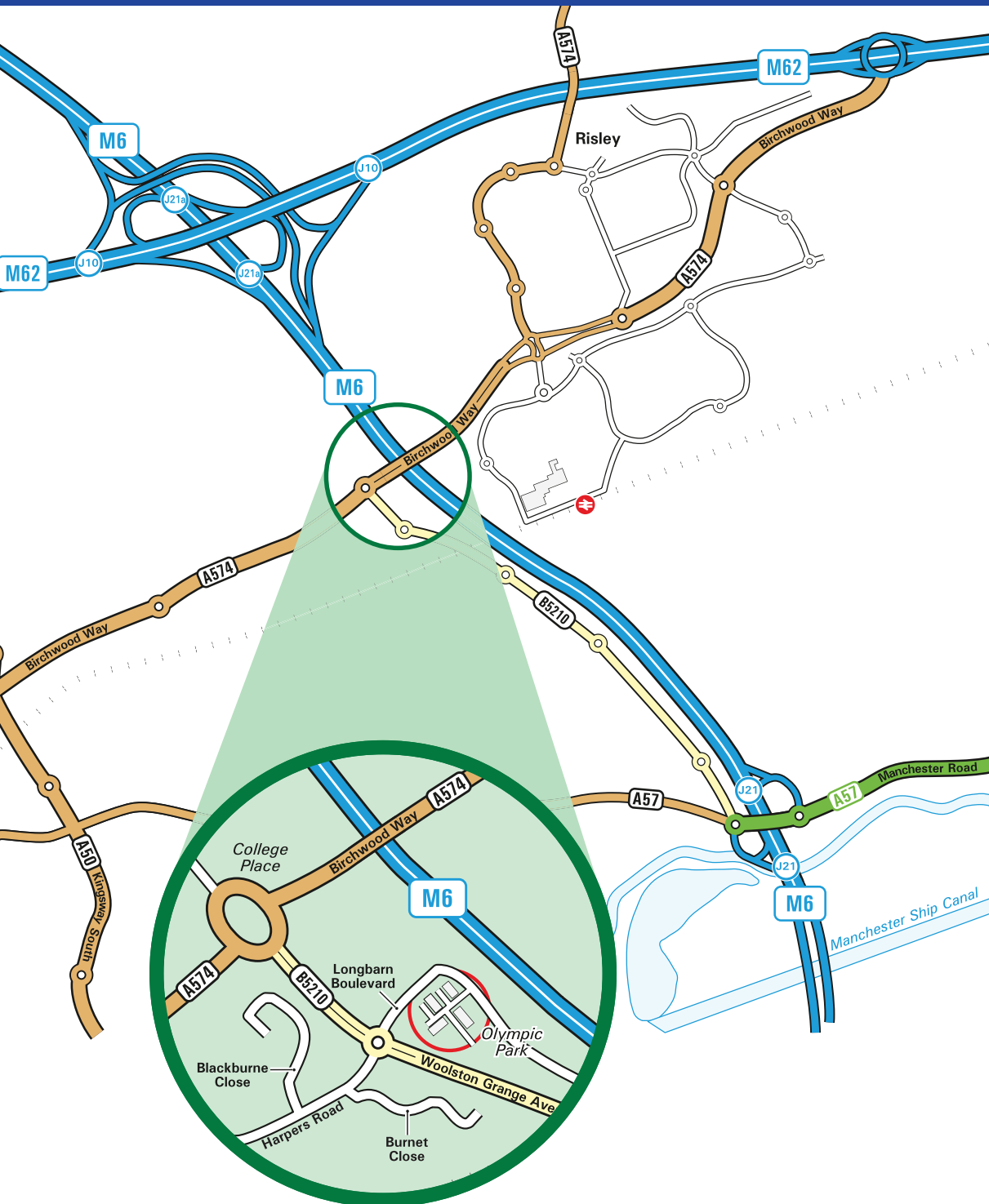
Specification

- Air conditioned
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- Full access raised floors
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	sq ft	sq m
Ground Floor	2,045	190
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- ① Landing area
- ② 12 person meeting point
- ③ 3 person office room
- ④ x2 2 person office
- ⑤ Staff gymnasium
- ⑥ Breakout area
- ⑦ Male & female/disabled toilets



LOCATION

Set in 10 acres, Olympic Park Birchwood is strategically positioned in close proximity to the M6/M62 interchange. Birchwood benefits from excellent connectivity to the regional and national motorway network, close to both J21 of the M6 and J11 of the M62.

Birchwood Train Station which is situated adjacent to Birchwood Shopping Centre provides a regular service into both Manchester and Liverpool and is situated circa 2 miles from Olympic Park. Birchwood Shopping Centre is the main centre for the provision of local amenity and provides a variety of shops and restaurants. Warrington town centre is just over 3.5 miles to the south west.



Dedicated Bus service to Birchwood Station and Shopping Centre



3 hotels within minutes drive



20 minutes to Manchester International Airport



25 minutes to Manchester City Centre



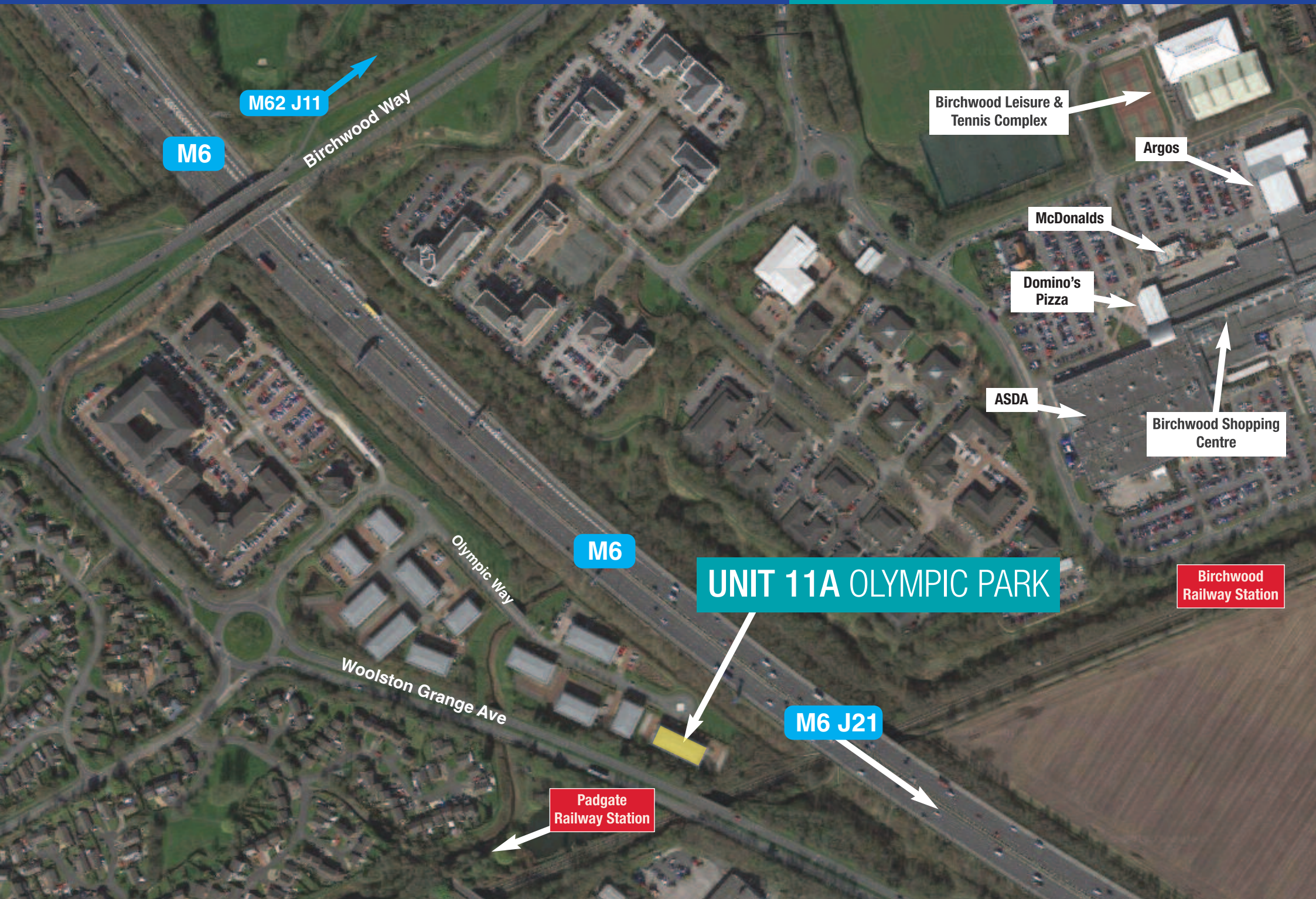
5 minute drive to Birchwood Shopping Centre



15 minute walk to Birchwood Shopping Centre

AERIAL VIEW





M62 J11

M6

Birchwood Way

Birchwood Leisure & Tennis Complex

Argos

McDonalds

Domino's Pizza

ASDA

Birchwood Shopping Centre

M6

UNIT 11A OLYMPIC PARK

Birchwood Railway Station

Woolston Grange Ave

M6 J21

Padgate Railway Station

TERMS

The property is available by way of a new FRI lease or alternatively consideration will be given to a sale.

EPC

B 26-50

46

This is how energy efficient the building is.

BEgroup

01925 822112

www.begroup.uk.com



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