



# CONCENTRIC

BIRCHWOOD | WARRINGTON

FULLY REFURBISHED HQ OFFICE BUILDINGS TO LET



**BUILDING A**  
**6,500 SQ FT**  
**27 CAR PARK SPACES**



**BUILDING C**  
**9,370 SQ FT**  
**41 CAR PARK SPACES**

BUILDING A

BUILDING A SPECIFICATION



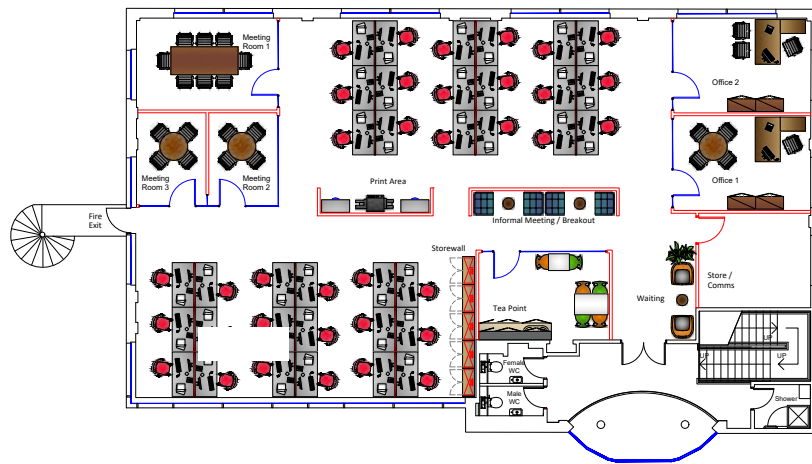
**BUILDING A**  
**6,500 SQ FT**  
**27 CAR PARK SPACES**

- Recent comprehensive refurbishment to Grade A standard
- VRF air conditioning
- Double height entrance lobby
- Ladies gents and disabled WCs and showers
- Full access raised floor
- LED lighting throughout
- 27 designated car parking spaces set within a landscaped site
- Gas central heating
- EPC B39

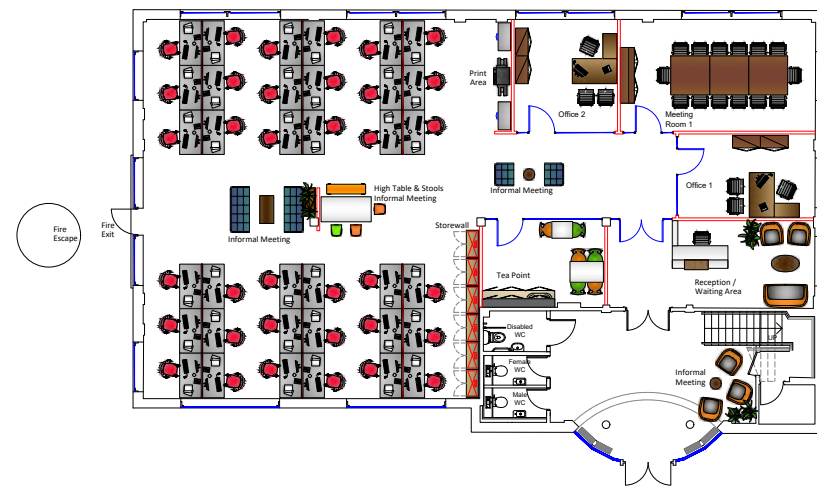
**BUILDING A**

**BUILDING A FLOORPLANS**

**FIRST FLOOR**



**GROUND FLOOR**



DEMISE	SQ FT (NIA)	SQ M (NIA)
Ground Floor	3,250 sq ft	301.9 sq m
First Floor	3,250 sq ft	301.9 sq m
<b>TOTAL</b>	<b>6,500sqft</b>	<b>603.9sqm</b>



BUILDING A

BUILDING A GALLERY ●



BUILDING A

BUILDING A GALLERY ●







BUILDING C SPECIFICATION



**BUILDING C**  
**9,370 SQ FT**  
**41 CAR PARK SPACES**

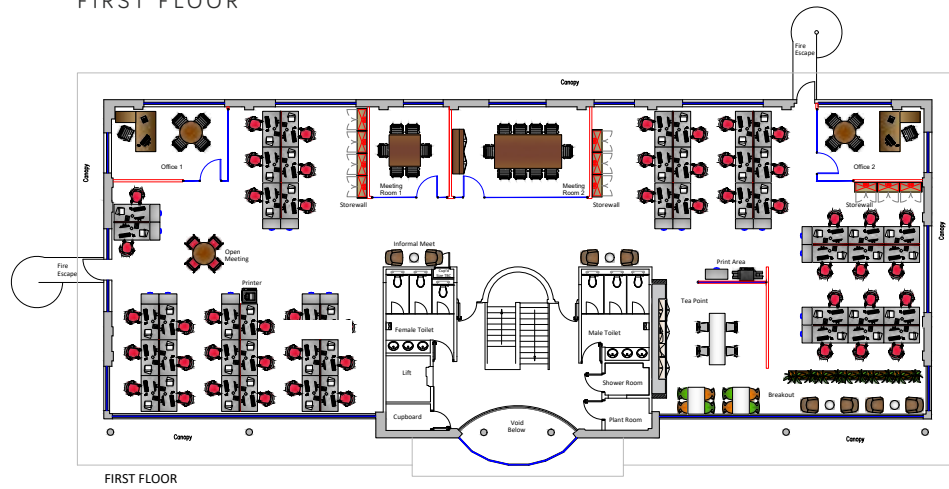
- Recent comprehensive refurbishment to Grade A standard
- Air conditioning
- Full access raised floor
- Gas central heating
- Ladies gents and disabled WCs and showers
- LED lighting throughout
- Passenger lift
- 41 designated car parking spaces set within a landscaped site
- Double height entrance lobby
- DDA compliant
- Kitchenette
- EPC B38



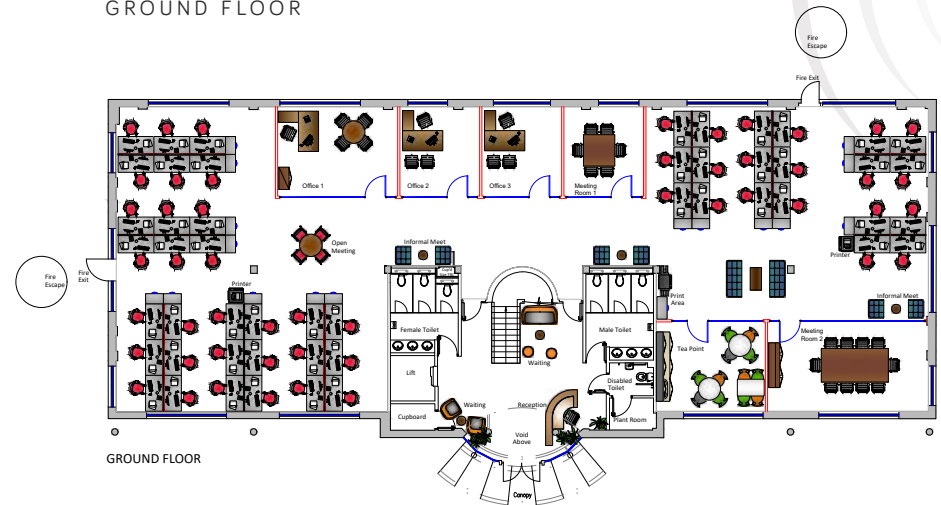
BUILDING C

BUILDING C FLOORPLANS

FIRST FLOOR



GROUND FLOOR



DEMISE	SQ FT (NIA)	SQ M (NIA)
Ground Floor	4,690 sq ft	435.7 sq m
First Floor	4,690 sq ft	435.7 sq m
<b>TOTAL</b>	<b>9,380 sq ft</b>	<b>871.4 sq m</b>



BUILDING C

BUILDING C GALLERY ●





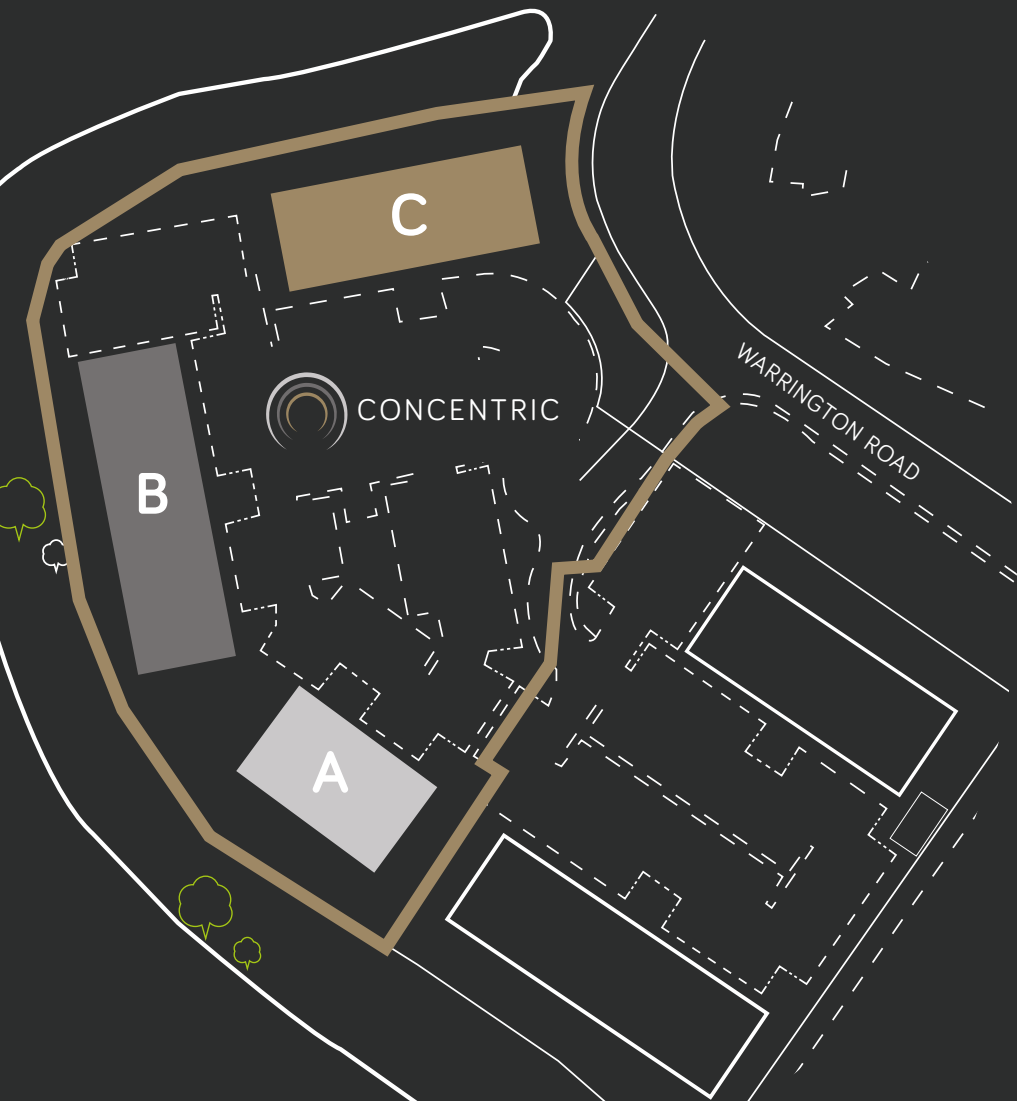












COMPRISING OF **THREE**  
**2-STOREY OFFICE BUILDINGS**  
ARRANGED OVER GROUND  
AND FIRST FLOORS

Internally the properties each boast an impressive double height main reception area and provide open plan office space. Two of the buildings have recently undergone a comprehensive refurbishment.

Concentric is located within the heart of Birchwood and is accessed via Warrington Park Road, off the main Birchwood Park Avenue.

Birchwood is Warrington's key office location for premier businesses, home to 200 companies and over 6,000 people. This major commercial hub is also supported by extensive retail amenity at Birchwood Shopping Centre and public transport connectivity including bus and Birchwood Railway Station.

## CONCENTRIC BENEFITS FROM UNRIVALLED LOCAL AMENITY

Concentric is situated within Birchwood, one of the North West's premier business locations, benefitting from numerous nearby amenities including cafes and restaurant, Spar, gym, Creche and golf course all within easy walking distance together with numerous cycle and walking routes around parkland including Birchwood Forest Park and Riley Moss Nature Reserve.

### AMENITIES

	MINS
<b>🛍️ SHOPPING</b>	
Birchwood Shopping Centre	5
ASDA	5
Spar	1
<b>🏋️ GYM</b>	
Alive and Well, Birchwood Park	3
<b>🍴 FOOD &amp; DRINK</b>	
Starbucks, Birchwood Park	2
The Peacock Pub	5
<b>👶 NURSERY</b>	
Busy 0-5 Nursery (Birchwood Park)	5
<b>🏨 HOTEL</b>	
Penta Hotel (Birchwood Park)	5

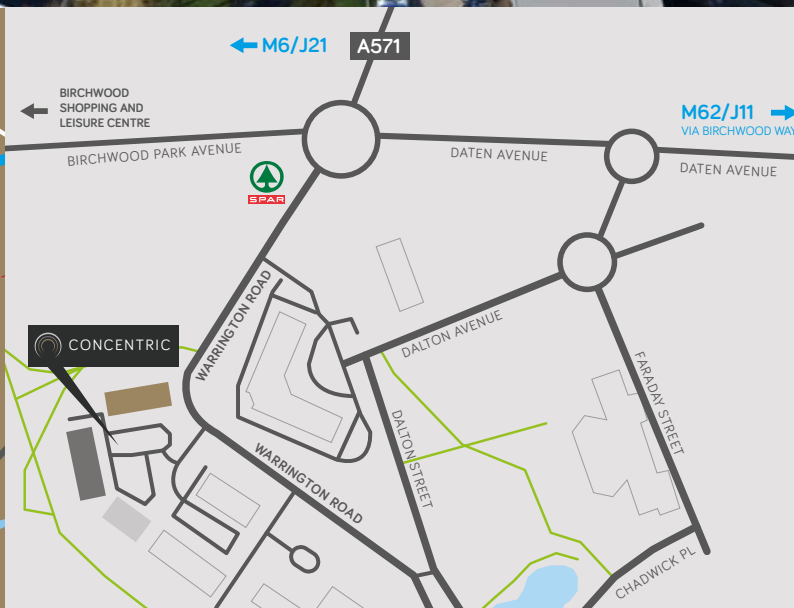
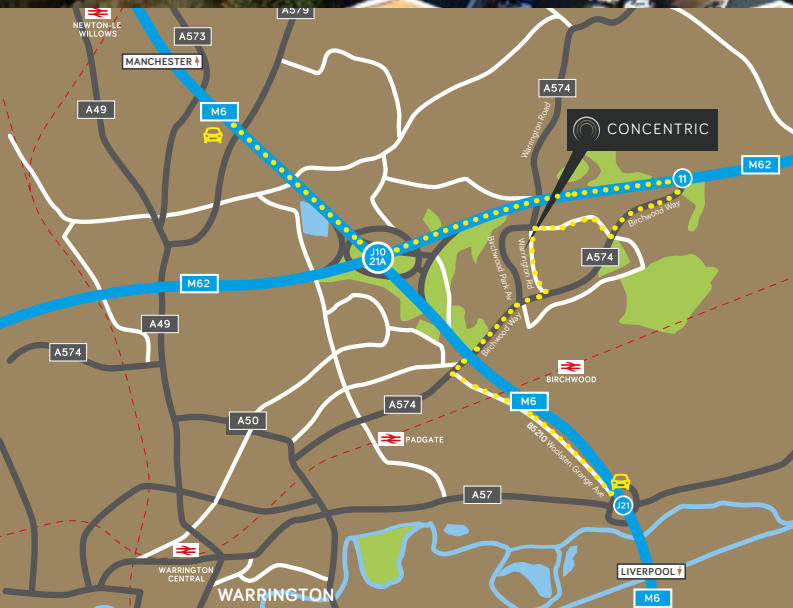
LOCATION



SAT NAV:  
WA3 6W X

CONCENTRIC IS  
SITUATED AT  
THE HEART  
OF THE REGION'S  
MOTORWAY  
NETWORK

Concentric is situated in the heart of Birchwood, one of the North West's premier office locations. Birchwood is accessed off J10 M62 via A574 and J21 M6 via B5210 and A574 providing easy access from the region's motorway network.









FULLY REFURBISHED HQ OFFICE BUILDINGS TO LET



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