



LONGBARN BOULEVARD

BIRCHWOOD, WARRINGTON, CHESHIRE WA2 0XD

PRIME OFFICE SPACE
19,849 SQ FT AVAILABLE
WITH 122 CAR SPACES

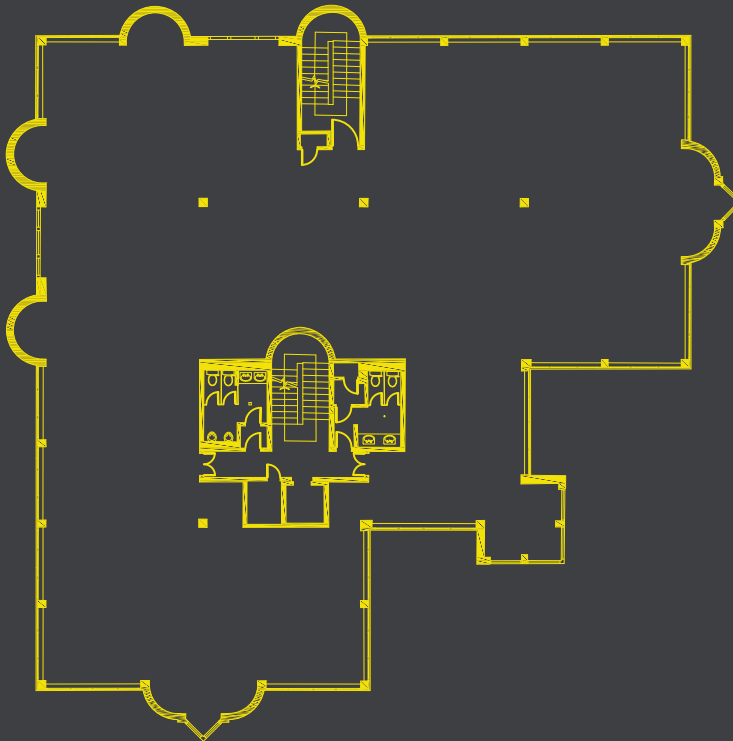
TO LET /
FOR SALE



300 LANGBARN BOULEVARD occupies a prominent position on the Birchwood Corporate Office Park and is located within an established and highly popular out of town office location.

The building is constructed with a steel frame and brick cavity walls with feature curtain walling under a pitched tiled roof.

TYPICAL FLOOR PLAN



SPECIFICATION

- | Full access raised floor
- | Suspended ceilings with Cat II lighting
- | Retro fitted air conditioning
- | Gas fired central heating
- | Mechanical ventilation
- | Tinted double glazing
- | 8 person passenger lift
- | Shower facilities
- | Male & Female WC on all floors
- | Disabled WC on ground floor
- | Unrivalled car parking ratio of 1:180 sq ft (122 spaces)

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground	7,318	679.90
First	7,287	677.00
Second	7,284	676.70
TOTAL	21,889	2,033.60



300 LANGBARN BOULEVARD is located in Birchwood, strategically positioned to be easily accessed from either J21 of the M6 or J11 of the M62. The Birchwood Shopping Centre is a short distance from the building where retail outlets include Greggs, Subway, McDonalds, Asda and Aldi.

For further information visit
www.birchwoodshoppingcentre.com

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 / 15 minute walk to Birchwood Shopping Centre

[SEE MAP](#)

[SEE AMENITIES GALLERY](#)



300 LONGBARN BOULEVARD is located in Birchwood, strategically positioned to be easily accessed from either J21 of the M6 or J11 of the M62. The Birchwood Shopping Centre is a short distance from the building where retail outlets include Greggs, Subway, Superdrug, Asda and Aldi.

For further information visit www.birchwoodshoppingcentre.com

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 / 15 minute walk to Birchwood Shopping Centre

[SEE MAP](#)

[SEE AMENITIES GALLERY](#)

Two
for
One
on all
Main
Courses

300 LONGBARN BOULEVARD

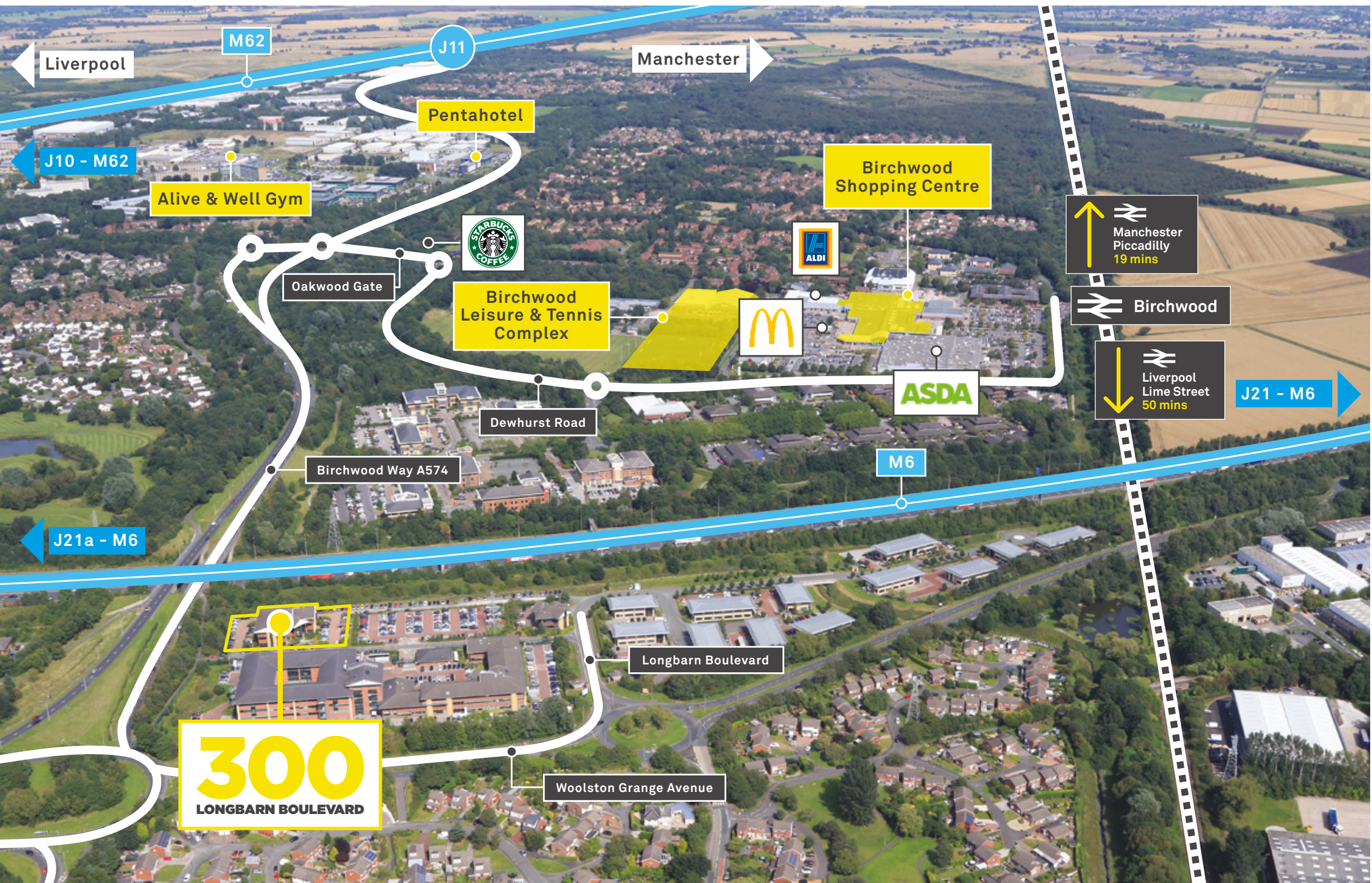
DESCRIPTION

LOCATION

AERIAL

GALLERY

TERMS AND CONTACT



Liverpool

M62

J11

Manchester

Pentahotel

J10 - M62

Alive & Well Gym

Birchwood Shopping Centre



Oakwood Gate

Birchwood Leisure & Tennis Complex



Manchester Piccadilly
19 mins

Birchwood

Liverpool Lime Street
50 mins

J21 - M6

Dewhurst Road

M6

J21a - M6

Birchwood Way A574

300
LONGBARN BOULEVARD

Longbarn Boulevard

Woolston Grange Avenue



TERMS

The building is available For Sale or To Let.
Rent and prices are available via the agents.

VAT

All figures are quoted exclusive of VAT.

EPC

A full certificate is available upon request.

CONTACT

0161 833 0023
Knight Frank

MARK BAMBER

0161 833 7715

07776 763 317

mark.bamber@knightfrank.com

IMPORTANT NOTICE

Knight Frank give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

Published January 2017, photography taken November 2016.

