



SpencerHouse

Birchwood • Cheshire

A Prestigious Office Location

50,000 sq ft (4,645 sq m) of modern office space
with suites from 1,000 sq ft (92.9 sq m)
to 11,000 sq ft (1,021.9 sq m) available

- Easy Access to the M6 and M62 motorways
- Regular bus routes operating through the town
- Opposite Birchwood's Main Line train station
 - Adjacent to Birchwood Shopping Mall
 - Free Designated Car Parking



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Description

Spencer House is a modern 50,000 sq ft (4,645 sq m) two storey office building arranged around two central landscaped courtyards.

Suites are either accessed off the central reception hall, or via their own private entrances.

Spencer House benefits from an excellent car parking ratio with 1:250 sq ft dedicated spaces, inclusive. Furthermore, there is unlimited car parking available with the shopping centre.

CCTV cameras are installed and monitored and there is on-site security available.

Specification

- Perimeter trunking
- Suspended ceilings with LG3 lighting
- 24 hour access
- On-site security / CCTV
- Air cooling and warming units
- DDA compliant
- Open plan suites from 1,000 sq ft
- Dedicated car parking at a ratio of 1 space : 250 sq ft

Floor Areas and Lease Terms

A range of office sizes can be accommodated. Please see insert for current availability, rents and leasing terms.

Business Rates

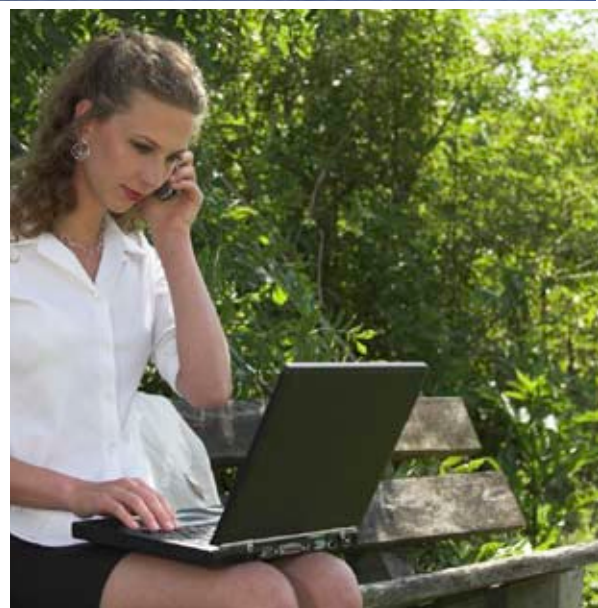
The ingoing tenant will be responsible for the payment of business rates on the demise.

Service Charge

A service charge will be payable by the tenant in respect of the landlord's cost of running, insuring and maintaining the building.

Summary

- Modern office specification including air cooling
- Easy access to M6 and M62 motorways
- Adjacent to Shopping Centre and Leisure Facilities
- Adjacent to mainline Train Station
- Security provided
- Large labour catchment area
- Dedicated car parking



This space will be hidden by the
pocket - dead space!!

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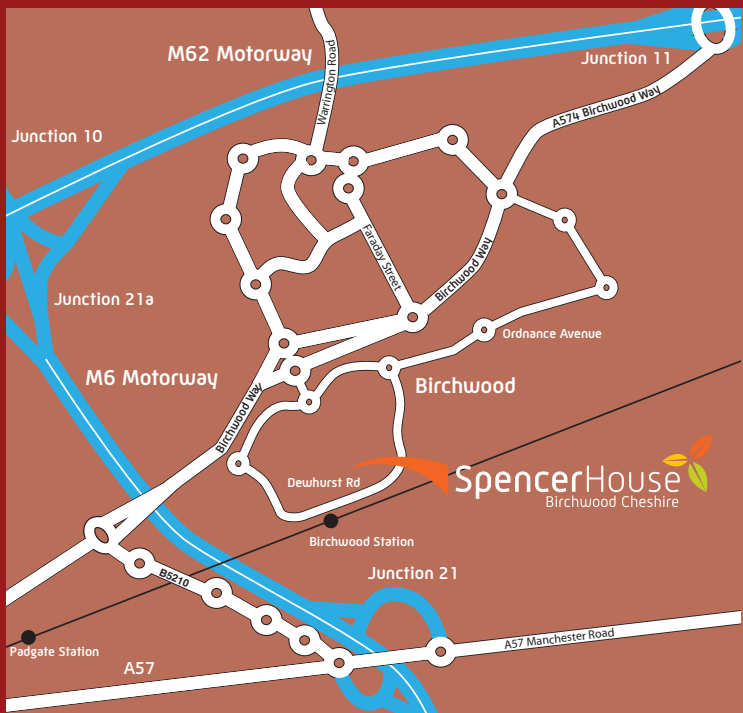
Location

Spencer House is located adjacent to Birchwood Shopping Centre, the commercial heart of Birchwood, Cheshire. Birchwood is an established business location with over 300 companies occupying 2.5 million sq ft (232,250 sq m) of offices.

Centrally located in the North West region, and with easy access to M6, M62 and M56 motorways, Birchwood makes a logical choice for office operations. The proximity of Birchwood mainline Station also provides the added benefit of regular commuter train services from Manchester and Liverpool and suburban stations in-between.

A wide choice of shopping, leisure and dining facilities are provided in the adjacent circa 300,000 sq ft (27,870 sq m) climate controlled shopping mall and with the convenience of unlimited free car parking, Spencer House delivers "the complete location" for offices.

From either, Junction 11, M62 or Junction 21a, M6 follow the "Birchwood Shopping Centre" or "Birchwood Train Station" signs for the short drive to Spencer House. Spencer House is located directly opposite Birchwood mainline Train Station.



Misrepresentation Act

The agent for themselves and for the vendors or lessors of their property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute any part of, an offer or contract;
- ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii) no person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

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