



**TO LET**

OFFICE SPACE 188 TO 6,400 SQFT  
HYBRID WORKSPACE 1,182 TO 2,609 SQFT



# QUAY

BUSINESS CENTRE

High quality office and hybrid workspaces on a well established business park conveniently located within 1 mile of the M62 and 2 miles of Warrington Centre.

WARRINGTON WA2 8LT

*Space2Work*



## HIGH QUALITY CONTEMPORARY WORKSPACE

QBC is situated in the well established Winwick Quay Business Area. The business centre is set within a landscaped environment, benefitting from parking for 165 vehicles with ample available and is 45,816 sqft in total. Ideally located 1 mile to the South of the M62 Junction 9 and 2 miles to the North of Warrington Centre.



## THE WORKSPACE

### Refurbished High Quality Office and Hybrid Workspaces Ranging from 188 - 6,400 Sqft.

A mix of self contained workspaces and office suites within our multi-occupancy buildings QBC is designed to offer a selection of workspaces for flexible occupation.

Offices are available from small suites to large self contained spaces. Our Hybrid units offer a workspace area in addition to a first floor office, ideal where businesses require a showroom, storage area or production space.

All of the space is refurbished to a high standard as it becomes available. Offices are presented with contemporary finishes complemented by modern LED lighting. Hybrid units have high specification offices and a ground floor area finished to suit occupiers requirements.





CONTACT  
OUR  
TEAM

**0800 433 7000**  
[INFO@S2W.UK](mailto:INFO@S2W.UK)

## Key Features

- High quality multi-use space
- Air conditioning to office spaces
- Contemporary carpets and woodwork finishes
- Contemporary kitchens and tea points
- Suspended ceilings with LED lighting
- DDA access and facilities
- Sliding service doors to workspace units
- Floor surfaces to workspace units finished to tenants' requirements
- Generous allocated on-site parking
- Male, female and disabled toilets
- Superfast broadband available
- Remote access CCTV

## Terms

Terms and viewings are available on request directly from our team or our joint agents detailed on the back cover.

## Location Metrics

Population

202,228

Employment Level

65%

Demographic

15-24 12%  
25-44 27%  
45-64 27%  
65+ 16%

Source: Nomisweb

Liverpool Airport  
17 mi



Warrington Bank Quay Train Station  
2.7 miles (1hr 50 min direct to London Euston)



QBC Site

## THE LOCATION

### Motorway Location to the North of Warrington Town Centre.

Quay Business Centre is ideally situated close to junction 8 and 9 of the M62 and approximately 2 miles north of Warrington town centre providing easy access to the region's motorway network connecting the major cities of Manchester and Liverpool. Manchester International and Liverpool Airport are approximately 25 minutes away. Rail services from Warrington Bank Quay and Warrington Central provide excellent inter-city links to London (under 2 hours) as well as surrounding towns and cities.

The scheme is located less than half a mile from both Junction 9 Retail Park and Fordton Retail Park, offering a good mix of both retail and leisure facilities, including Pure Gym, Costa, ALDI and Nandos.

#### Work space sizes (Sqft)

1	5,949 <sup>(1)</sup>	2	2,625	3	1,182	4	1,296	5	2,670
6	6,319	7	3,341 <sup>(2)</sup>	8	2,591	9	1,183	10	1,188
11	1,186	12	1,181	14	2,609	15	6,516 <sup>(3)</sup>		

(1) 10 Suites from 188 to 1,739sqft

(2) Available as a whole or 2 separate floors

(3) 5 Suites from 606 to 1,746sqft



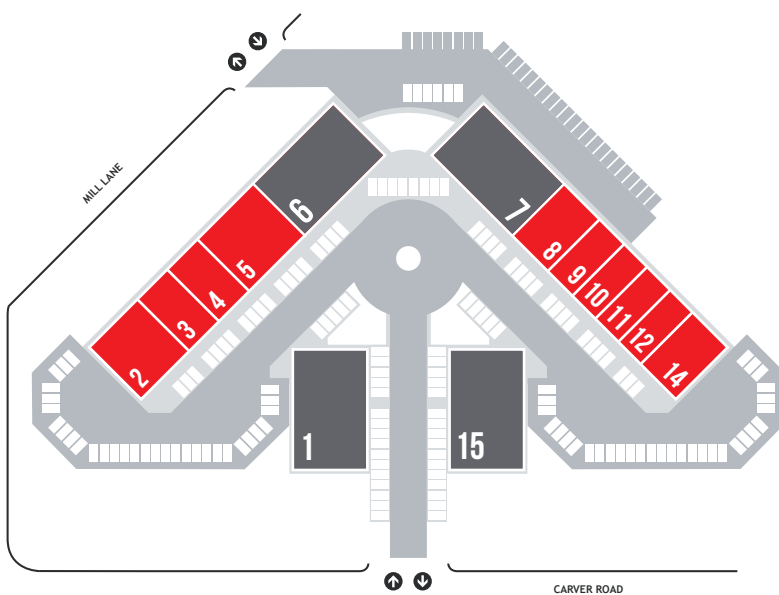
M62 J9  
0.5 MI



Manchester Airport  
20 mi



### Site Plan



**Hybrid Workspace**  
Office Space

### Transport Links

**Car**

M62 Junction 9  
1 mile

**Airport**

Manchester airport:  
20 miles  
Liverpool airport:  
17 miles

**Train**

Warrington Bank Quay:  
2.7 miles (1hr 50 min direct  
to London Euston)

**Bus**

Nearby bus stop 400m  
Warrington 2 miles,  
12 minutes



**WHATEVER  
YOUR  
BUSINESS  
SPACE  
NEEDS  
WE'RE  
HERE  
TO  
MAKE  
IT  
HAPPEN**

**CALL OUR TEAM NOW  
ON 0800 433 7000**



*Space2Work*



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Space2work has been providing businesses like yours with inspirational, flexible workspace solutions for more than two decades.

We share the passion and entrepreneurial spirit that characterises our clients and we offer work spaces that are tailored to fit your needs.

Our simple, fair and flexible approach delivers great spaces, simple leases and quick access to your new workspace, so you can focus on running your business.

We help make your vision a reality by delivering the right space for your business to grow.

## Why Choose Space2Work as Your Workspace Provider?

### Dedicated Support Team

From your initial search to completing the formalities, moving in and throughout the term of your occupation our dedicated in-house team are there to ensure things run smoothly, so you can focus on the important things in your business.

### Straight Talking

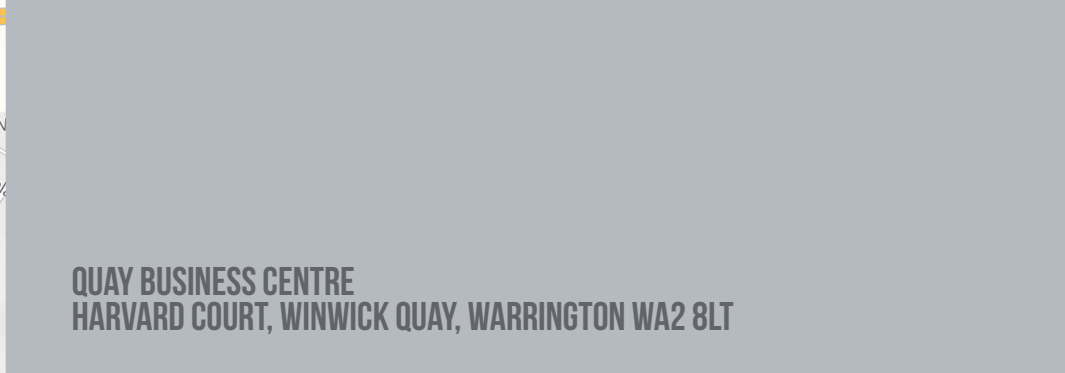
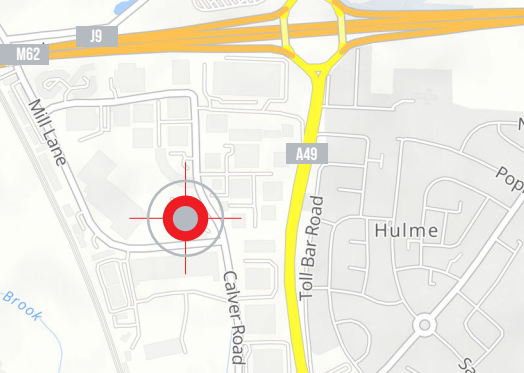
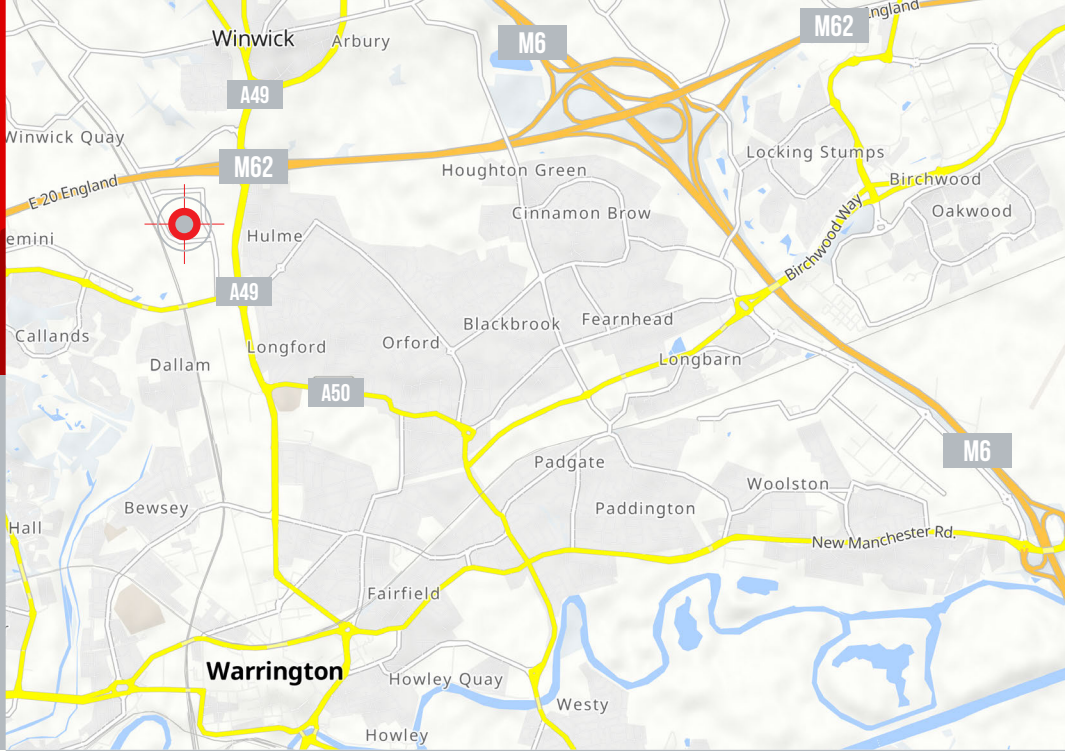
We deal with our customers in the way we like to be treated.

We provide great space, simple leases, quick access and ongoing support from our in-house management team.

### Setting The Standard

Whatever we're doing, we aim to be best in class. We are committed to the best practice in our sector.

We strive to provide the best workspace offering in the market and the best service to our customers.



**CONTACT  
OUR  
TEAM**

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*Space2Work*

Space2work is a trading name of Bauer Group Limited

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