

OLYMPIC PARK

WARRINGTON M6 JUNCTION 21 • M62 JUNCTION 11



MARSHALL



FOR SALE / TO LET

HIGH QUALITY NEW OFFICE
ACCOMMODATION WITH CAR PARKING

3,065 - 8,402 SQ FT
(284 - 780 SQ M)



ENTER >

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DESCRIPTION

Olympic Park provides 16 high quality office buildings built to a BREEAM 'very good' accreditation, set in 10 acres of high quality landscaped grounds.



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SPECIFICATION

The main design features include:

- High quality office buildings
- Full access raised floors
- Dedicated car parking
- Suspended ceiling with integrated LG7 lighting
- Double glazing throughout
- Quality carpet and decoration throughout
- Male, female and disabled WC facilities
- Air conditioning
- Passenger lifts in buildings 6 and 8



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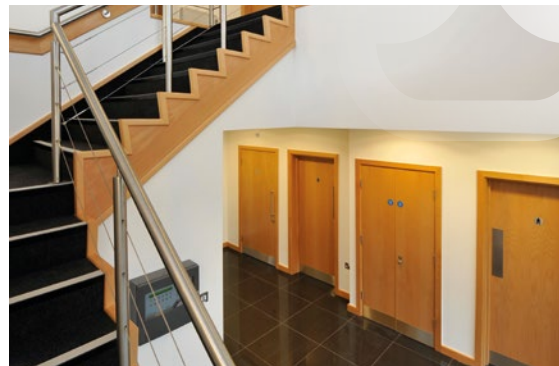
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ACCOMMODATION

UNIT	SQ FT	SQ M	CARS
4a	3,188	296	11
4b	3,156	293	11
5a	4,204	391	13
5b	4,198	390	14
6	7,191	668	23
8	7,175	667	23
9	6,205	576	20



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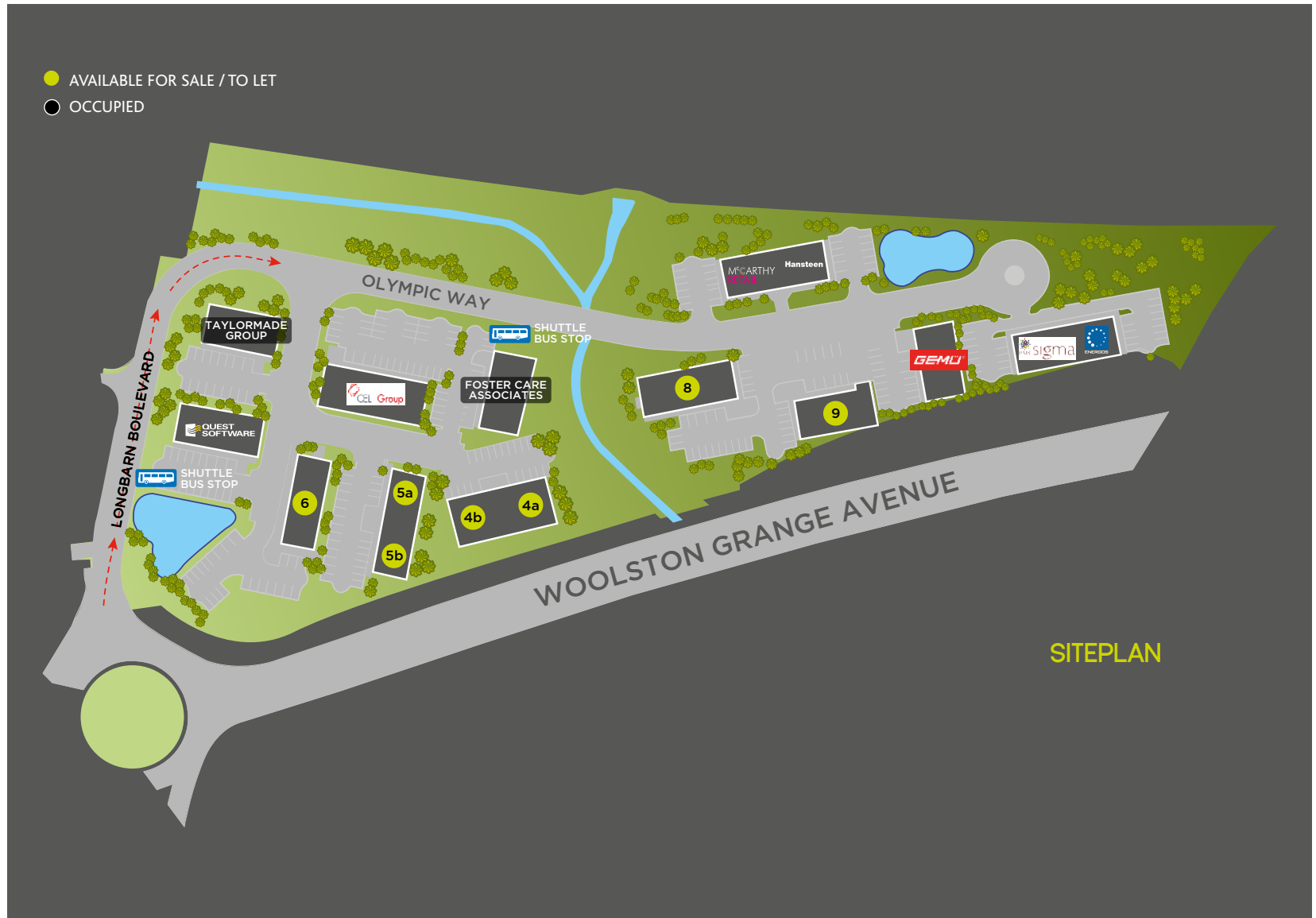
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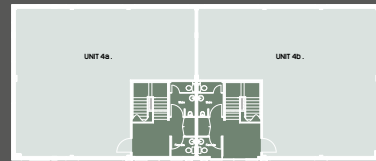
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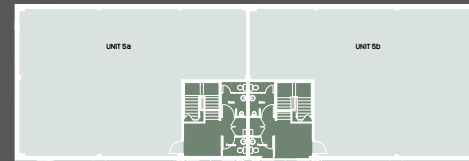
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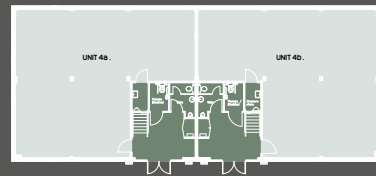
UNIT 4A FIRST FLOOR UNIT 4B FIRST FLOOR



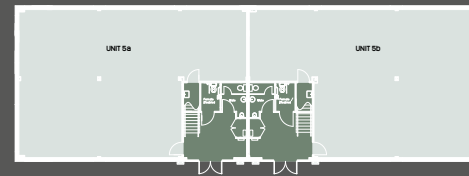
UNIT 5A FIRST FLOOR UNIT 5B FIRST FLOOR



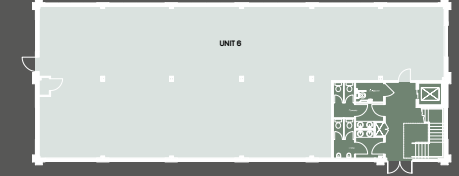
UNIT 6 FIRST FLOOR



UNIT 4A GROUND FLOOR UNIT 4B GROUND FLOOR
[DOWNLOAD FLOORPLAN](#)

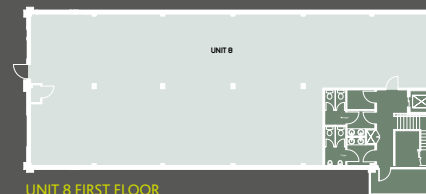


UNIT 5A GROUND FLOOR UNIT 5B GROUND FLOOR
[DOWNLOAD FLOORPLAN](#)

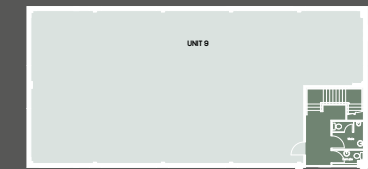


UNIT 6 GROUND FLOOR
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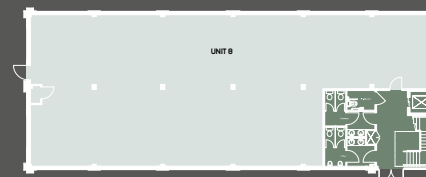
FLOORPLANS



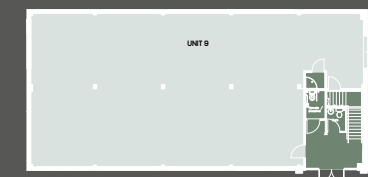
UNIT 8 FIRST FLOOR



UNIT 9 FIRST FLOOR



UNIT 8 GROUND FLOOR
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UNIT 9 GROUND FLOOR
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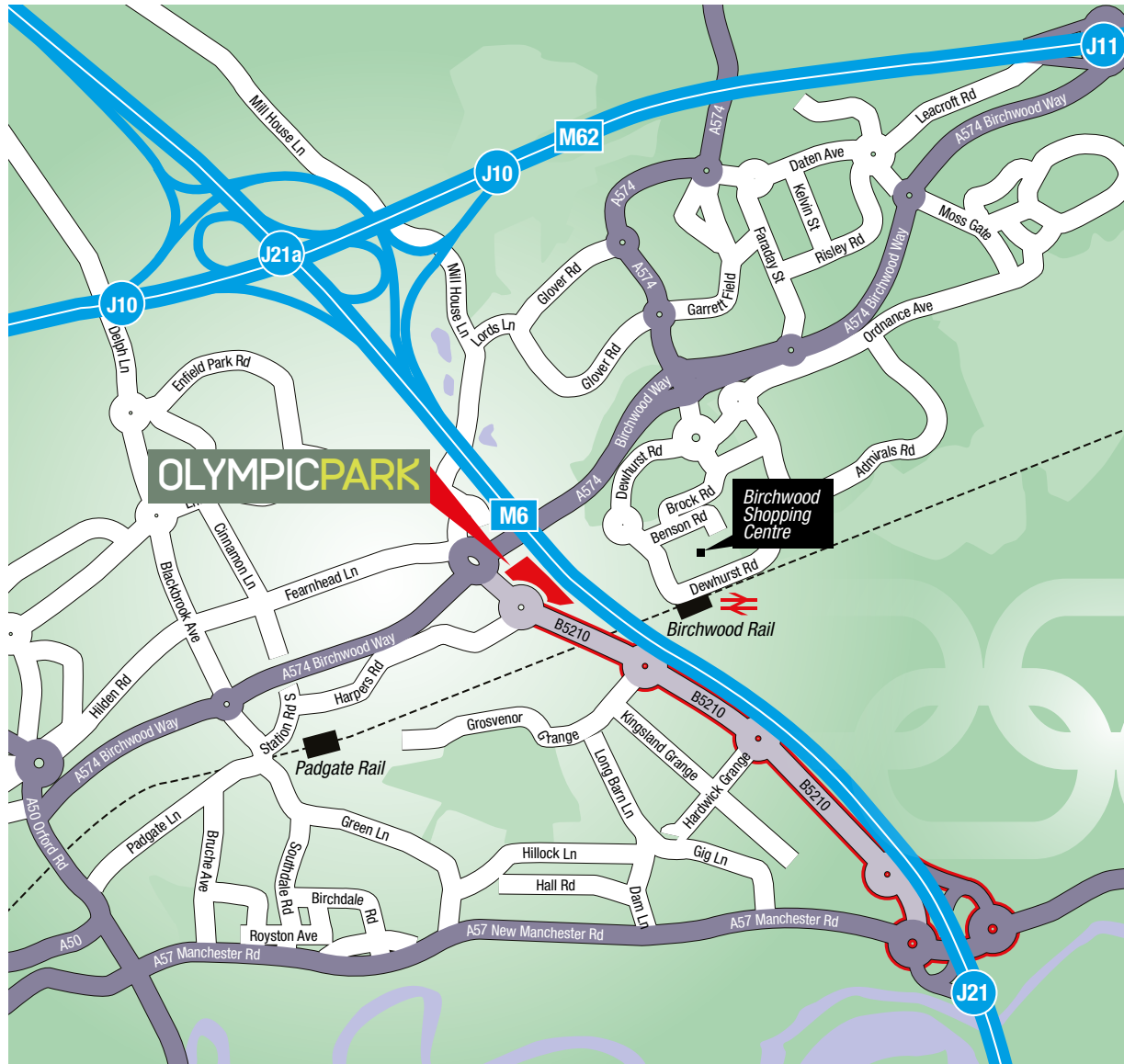
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LOCATION

Olympic Park 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



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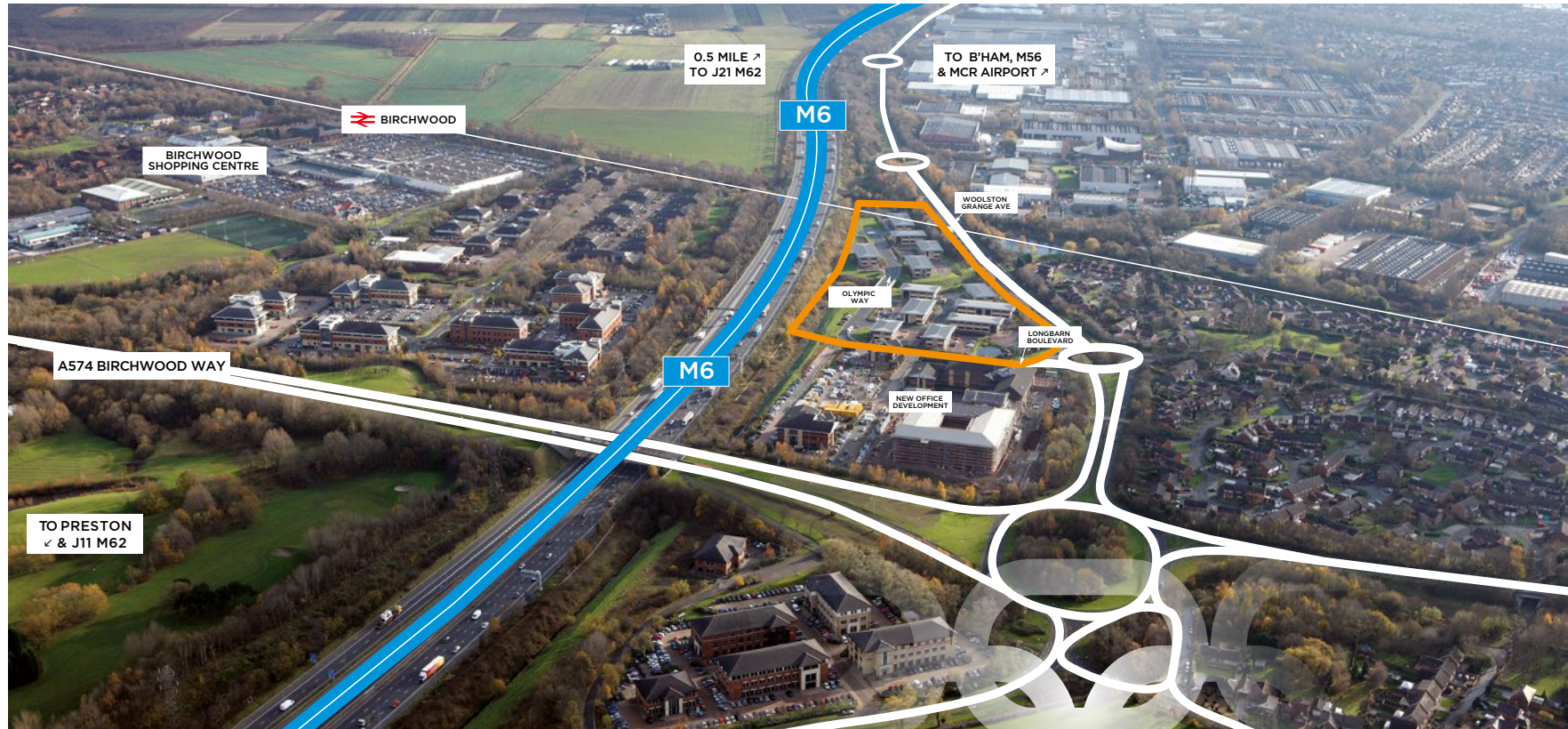
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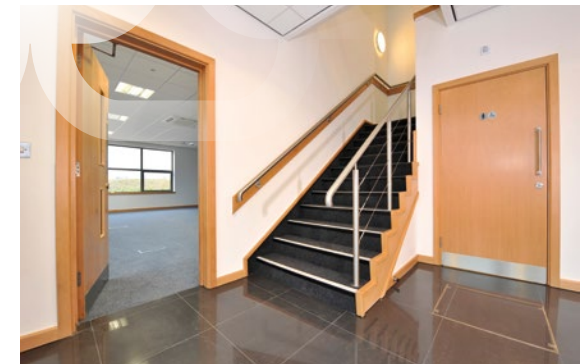
VAT

All figures are quoted exclusive of VAT.

EPC

The property has an energy performance rating of Grade B.

An Energy Performance Certificate (EPC) is available on request.



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FURTHER INFORMATION

For further information please contact:

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