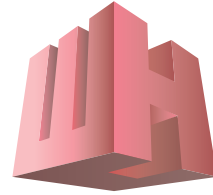


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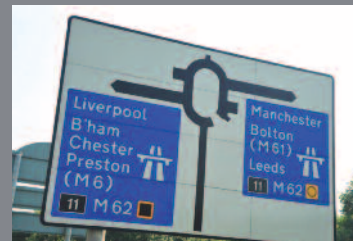
# Washington House

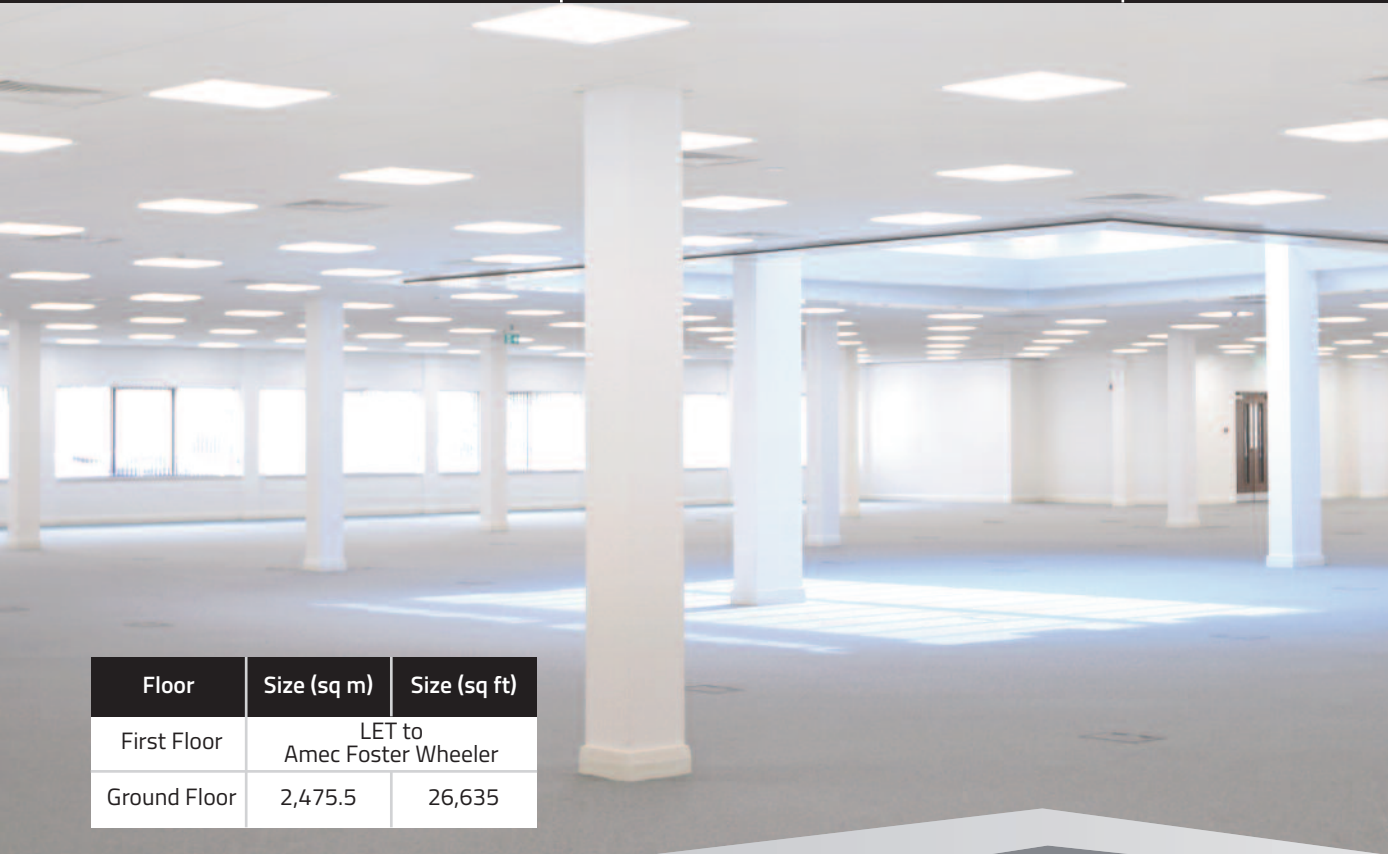
BIRCHWOOD | WARRINGTON | WA3 6GR

**TO LET**  
Final Floor Remaining



**Grade A office in prime location  
on the edge of Birchwood Park**  
Largest single floorplate in Warrington  
26,635 sq ft (2,475.5 sq m) may sub-divide





Floor	Size (sq m)	Size (sq ft)
First Floor	LET to Amec Foster Wheeler	
Ground Floor	2,475.5	26,635



## Description

Washington House comprises a fully refurbished office arranged over two storeys in its own secure and self-contained site. It benefits from immediate frontage and access to the ever popular Birchwood Park.

The refurbishment is comprehensive and the property has been stripped back to the core before being re-clad throughout. The new steel cladding and winged roofs have created a premium finish and has resulted in a stand out and striking HQ style building.

## Car Parking

The building has a generous ratio of 1 space per 215 sq ft

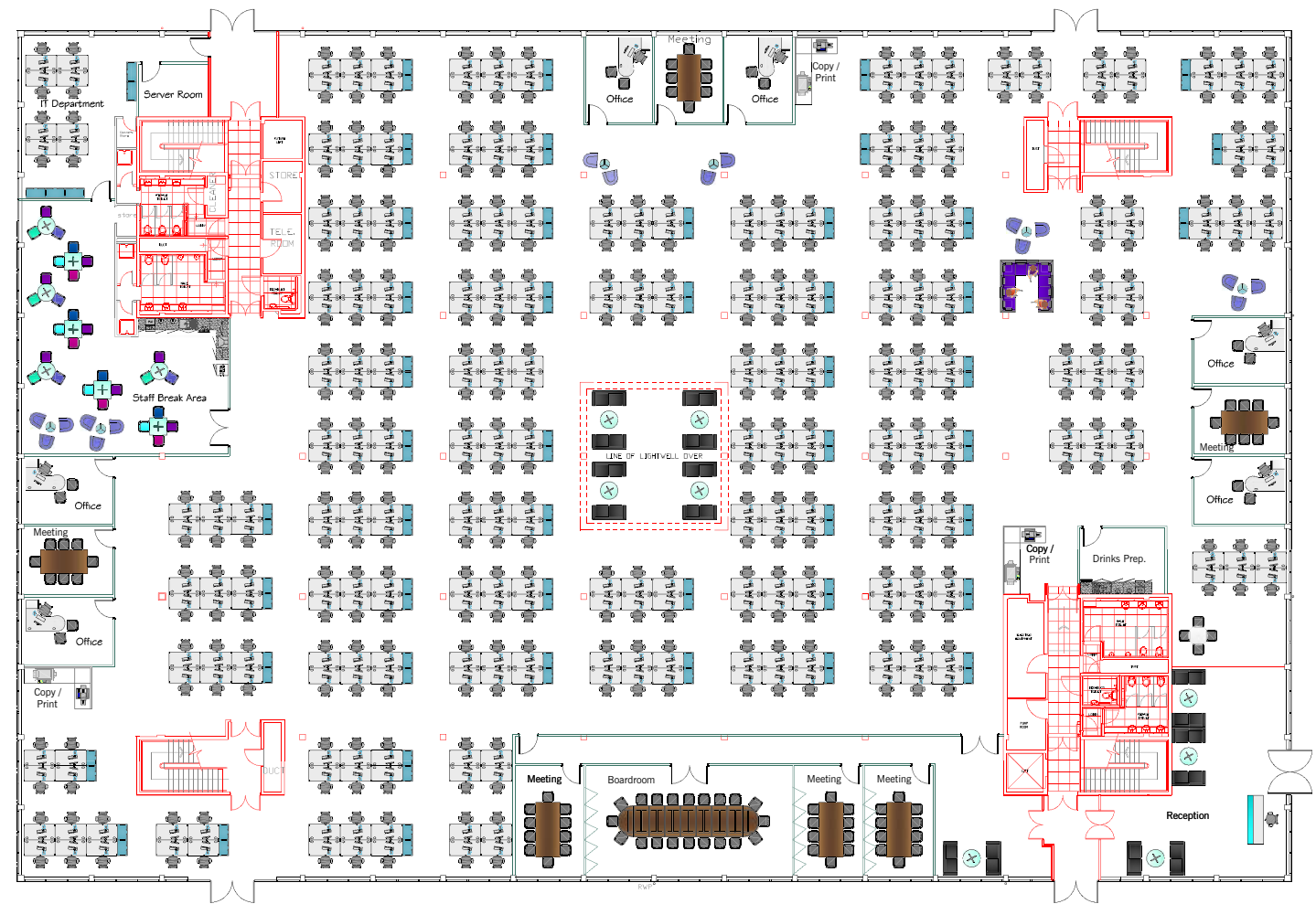
## Specification

- Fully accessed raised floors
- Suspended ceilings incorporating state of the art environmentally friendly LED lighting
- Fully air conditioned throughout
- Double glazed, fully opening aluminium framed windows
- Passenger lift in foyer
- Male, female and disabled WC's
- Large rectangular floor plates designed for excellent efficiency and flexibility for future sub-division/multiple occupancy if ever required



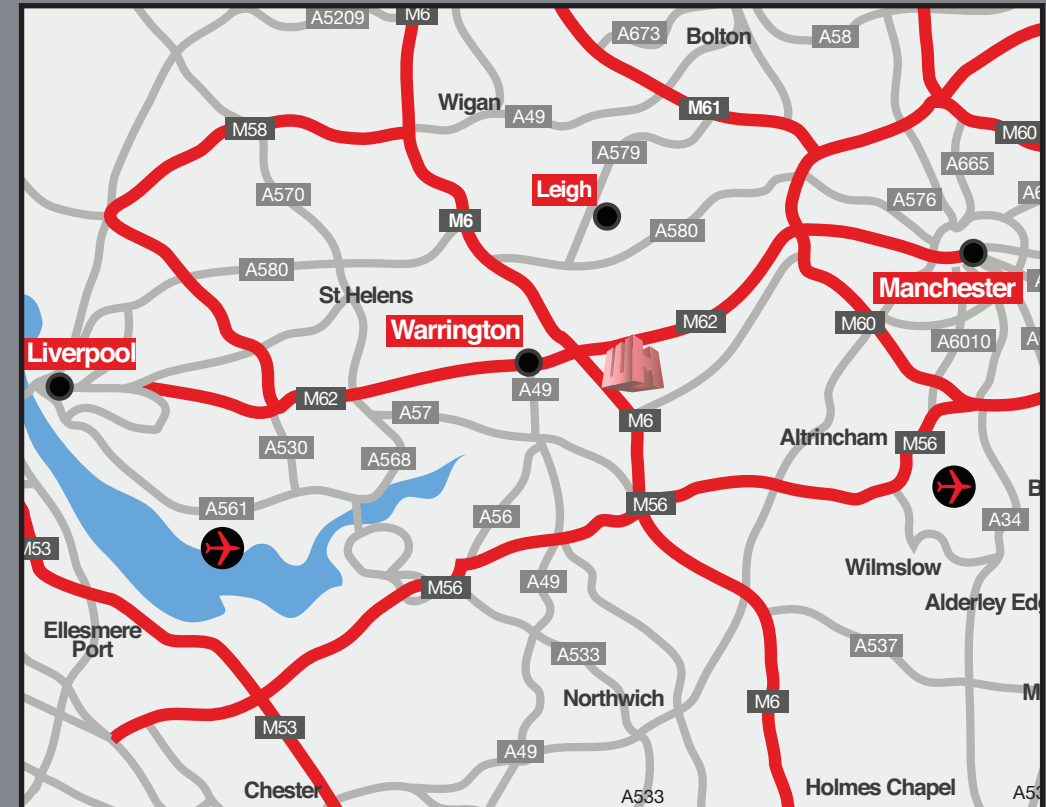
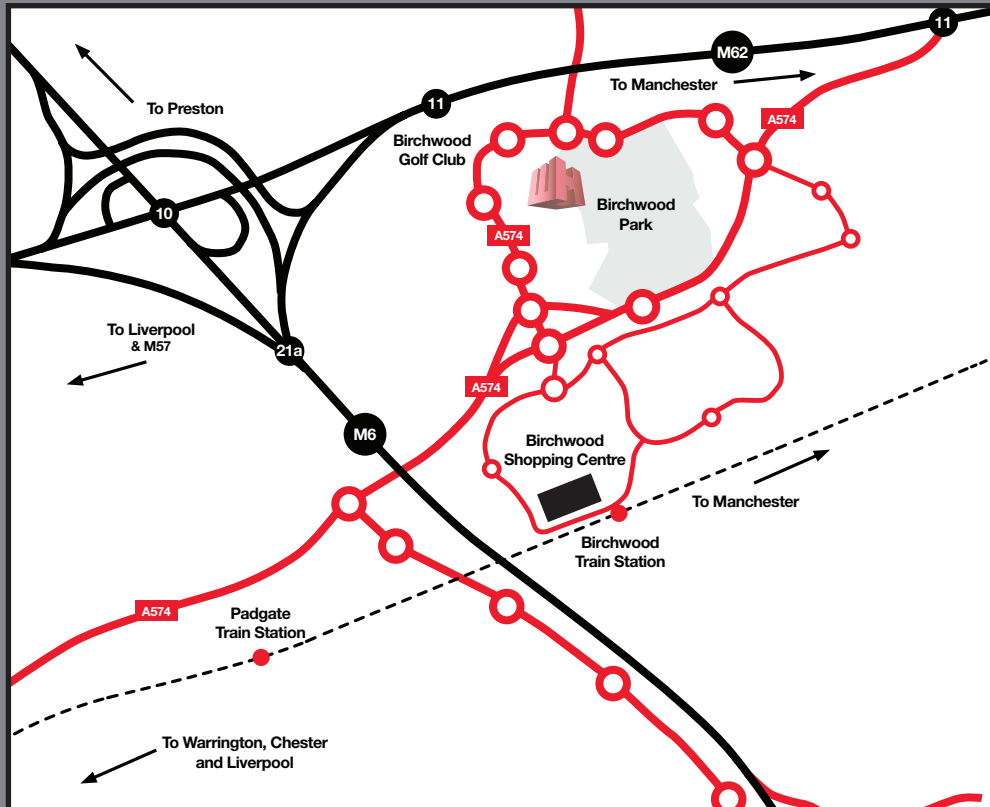
## Accommodation

The property provides the following floor areas on an NIA basis and measured in accordance with the RICS Code of Measuring Practice (6th Edition).



326 Desks, typical open plan layout





## Location

Birchwood is situated at the heart of the regional motorway network, with quick and easy access throughout the region and the wider UK via the M62, M6, M56, M57 and M58 Motorways. Birchwood itself is located at Junction 11 of the M62 motorway and immediately adjacent to the M6 interchange providing a travel time to both Liverpool and Manchester of less than 30 minutes.

Rail links are also strong and there are frequent services to London via the West Coast Main Line, with a travel time of less than two hours. East-west rail links are also good with the Trans Pennine Express service linking the town to Liverpool, Manchester and Leeds. In addition, Birchwood also has its very own railway station which further improves the enviable communication links by providing frequent services to both Liverpool, Manchester and beyond.

Manchester Airport is the busiest airport in the UK outside London and coupled with Liverpool John Lennon Airport they both provide the region with excellent air links to Europe and the rest of the world.

## EPC

Available upon request

## TERMS

The property is available To Let by way of a new lease, terms to be agreed.

## FURTHER INFORMATION

For further information please contact the letting agent;

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