

**SEVEN  
30**

**BIRCHWOOD  
BOULEVARD**

WARRINGTON | WA3 7PS



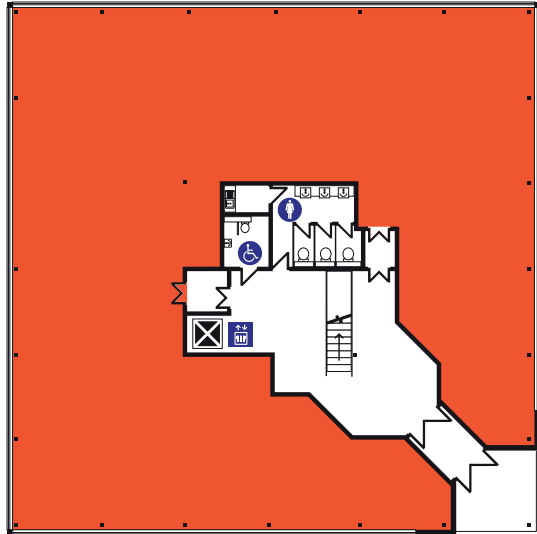




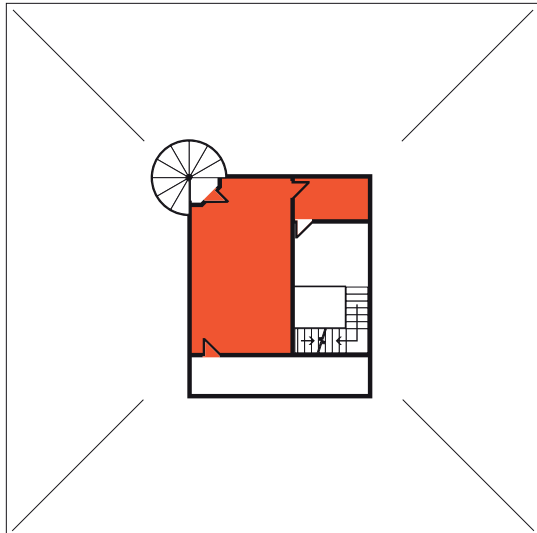
## SUPERIOR SPECIFICATIONS

**730 Birchwood Boulevard provides newly refurbished, open plan accommodation set around a central core, making it ideal as a headquarters for any growing company**

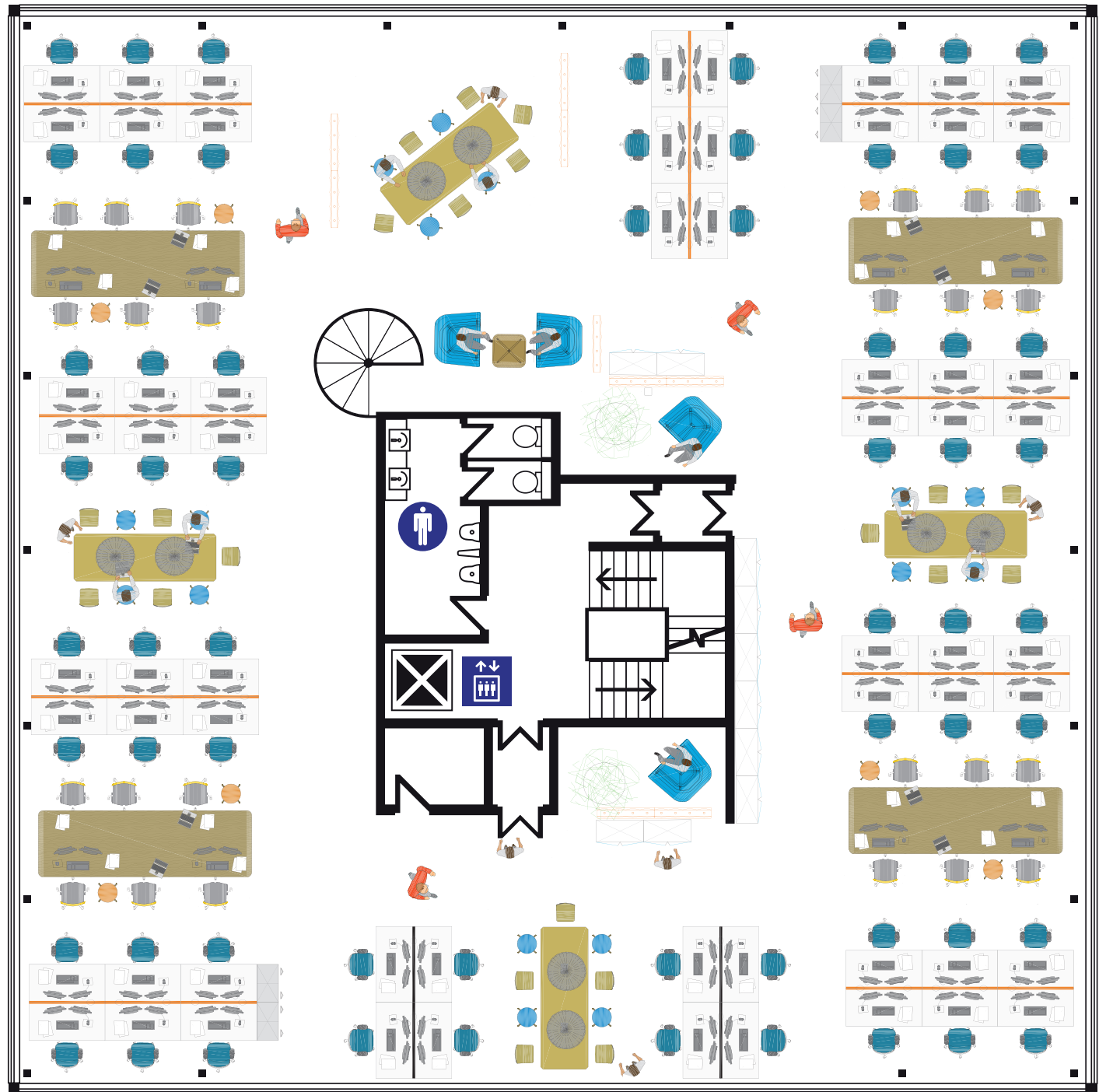
- **LED lighting with PIR controls**
- **Air-conditioning**
- **Suspended ceilings at ground floor level and exposed ceiling at first floor**
- **Open plan floor plate**
- **Double glazing**
- **Kitchen facilities**
- **Male, Female and Disabled WC facilities**
- **Excellent parking provision (1:215 sq.ft.) more spaces available on licence**
- **Easy access to Birchwood train and bus services**



Ground floor 4,751 sq.ft.



Second floor 484 sq.ft.



First floor 5,101 sq.ft.





## EXCELLENT LOCATION

**Located within Birchwood on the popular Birchwood Boulevard office park. The area is home to a number of prestigious occupiers including New Balance, MDS and Highway Agency.**

Birchwood is located at the heart of the North West motorway network. It is situated just 1.5 miles away from Junction 11 of the M62 and 3 miles from Junction 21 of the M6. Both Manchester and Liverpool, as well as their respective airports, are accessible within just a 20 minute drive.

Birchwood also boasts a number of public transport links including several local bus services linking to Warrington town centre (25 minutes) and a rail station which is just a couple of minutes walk away which provides commuter access to Manchester (20 minutes), Liverpool (30 minutes) and beyond.

The Birchwood Shopping Centre is just a 2 minute walk away from the property and contains a range of amenities for visitors and staff alike, including Asda, Aldi, Subway, Greggs and many more.





Birchwood Station

Birchwood Leisure and Tennis Complex

Birchwood Community High School

THE PEACOCK

ASDA

SEVEN 30 BIRCHWOOD BOULEVARD  
WARRINGTON | WA3 7PS

ASDA

INTEGRAL

PETROL STATION

Tech Data

SCC  
We make IT work

BIRCHWOOD

FIRCROFT

MDS  
GLOBAL

highways  
england

new balance

avios

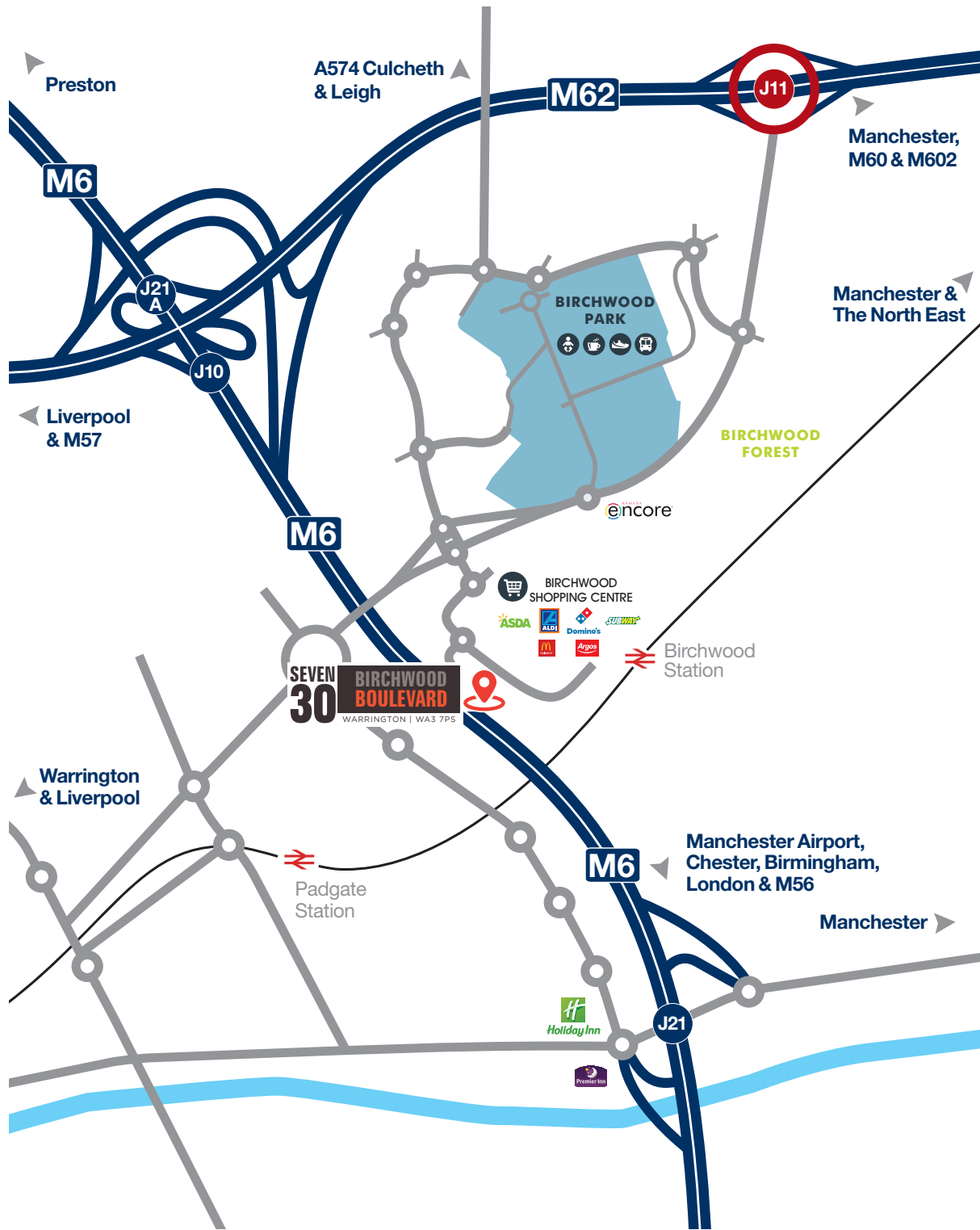
JNC 21  
MANCHESTER  
AIRPORT/  
BIRMINGHAM









M6

JNC 21A  
ST. HELENS/  
PRESTON

WARRINGTON





	<b>M62 (J11 )</b>	<b>2 minutes</b>
	<b>M6 (J21A)</b>	<b>4 minutes</b>
	<b>Birchwood Train Station:</b> services run to and from Warrington Central, Manchester, Manchester Airport & Liverpool	<b>2 minutes</b>
	There is a <b>Free Shuttle Bus</b> service from Birchwood Railway station, that runs to Birchwood Park between 0700-0900 and 1630-1900.	<b>2 minutes</b>
	<b>Manchester Airport</b>	<b>25 minutes</b>
	<b>Liverpool Airport</b>	<b>35 minutes</b>
	<b>Birchwood Shopping Centre</b>	<b>3 minutes</b>
	<b>Asda</b>	<b>3 minutes</b>
	<b>Alive &amp; Well Gym</b>	<b>2 minutes</b>
	<b>Birchwood Leisure &amp; Tennis Complex</b>	<b>2 minutes</b>
	<b>The Café (Birchwood Park)</b>	<b>3 minutes</b>
	<b>Costa Coffee, Starbucks and Café Planet</b>	
	<b>Busy 0-5 Nursery (Birchwood park)</b>	<b>2 minutes</b>





Birchwood Shopping Centre



The Peacock



Birchwood Station



Birchwood Park





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