



TO LET

REFURBISHED OFFICE ACCOMMODATION

3 BIRCHWOOD ONE BUSINESS PARK
BIRCHWOOD, WARRINGTON, WA3 7GB

4,200 SQ FT (390 SQM)

Location

Birchwood One is located within the popular and well established business location of Birchwood, which is home to around 500 local, national and international companies.

The building is ideally situated, adjacent to both Birchwood Shopping Centre and Birchwood Train Station, which is on the Southern route of the Manchester to Liverpool line.

Birchwood One is located in the heart of the region's motorway network, which access to both Junction 11 of the M62 and Junction 21 of the M6.

Description

The two storey, self contained building currently undergoing a **full refurbishment**. Current specification includes:

- Entrance lobby
- Suspended ceilings incorporating LED lighting
- Air-conditioned throughout
- High-quality glazed partitioning throughout
- Kitchen/teapoints
- Male/Female/Disabled WC facilities.

Birchwood One Business Park benefits from 24 hour remote CCTV and a security barrier which is closed outside of working hours.

Terms

The whole building is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Measurements

The building has been measured on a NIA basis in accordance with the RICS Property Measurement (1st Edition).

Total	4,200 sq ft	390 sqm
--------------	--------------------	----------------

Rent

Available upon application.

There is also an estate service charge payable to cover site management costs. Please contact the Agents.

Business Rates

Rateable Value: £55,000

Rates Payable (2017/2018): £27,115

Energy Performance Rating

TBC



Viewings

To view this property, please contact:

Sam Birtwistle
BE Group
01925 281 285
(sambirtwistle@begroup.uk.com)

Simon Roddam
BE Group
01925 281 282
(simonroddam@begroup.uk.com)

*February 2017
Subject to Contract*

IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view; (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representa-

BE GROUP, 501 BIRCHWOOD ONE BUSINESS PARK, BIRCHWOOD, WARRINGTON, WA3 7GB