

# BIRCHWOOD BOULEVARD

BUSINESS PARK | WARRINGTON

## TO LET

From 200 SQ FT - 6000 SQ FT  
REFURBISHED OFFICES

- FLEXIBLE LEASES •
- OWN FRONT DOOR •
- SELF CONTAINED OFFICES •
- AMPLE CAR PARKING •

BIRCHWOOD WARRINGTON

SATELLITE NAVIGATION

WA3 7QU

INFORMATION

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## COMMUNICATIONS

Warrington's attraction lies in its unrivalled communications given its central location within the North West lying between the M6, M62 and M56 motorways in north Cheshire.

Birchwood Boulevard Business Park is located within the heart of Birchwood which is the town's principal office location and one of the largest and most successful business park locations in the North West. Major occupiers include Carphone Warehouse, Fujitsu, United Utilities and Trillium.

The site is situated just 15 miles from Junction 11 of the M62 motorway and 3 miles from Junction 21 of the M6.

The site is adjacent to the M6 motorway and close to the M6/M62 intersection. Manchester and Liverpool are both approximately 20 miles distance. Manchester International Airport is easily accessible via the M6 and M56 motorways and is within a 20 minute drive. Liverpool John Lennon Airport is also just a 20 minute drive away.

The extensive road network means that in excess of ten million people live within one hour's drive of Warrington.

Warrington Bank Quay railway station provides mainline links to London Euston within 2 hours as well as direct services to Glasgow, Carlisle, Liverpool and Preston.

Birchwood railway station also offers local connections to Manchester and Liverpool.



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LOCATION - AERIAL VIEW

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## BIRCHWOOD BOULEVARD BUSINESS PARK

Birchwood Boulevard Business Park, comprises 9 modern detached office buildings.

It incorporates 41 self contained offices which are set in a well maintained and mature landscaped environment which is being further enhanced with new planting and additional architectural landscape features.

Each building is divided into a number of open plan, self-contained refurbished units with individual front door access and generous dedicated car parking spaces, with further on-street parking available. Toilet and kitchen facilities are also incorporated and the units benefit from double loading access doors.

Units available range from 200-6000 sq ft and some of the smaller offices are offered with full serviced office features which include cleaning and telephone services.

Birchwood has a range of shopping and leisure facilities. Just 100 metres away from Birchwood Boulevard is Birchwood Shopping Centre which houses many major high street retailers such as ASDA, New Look, Argos, McDonalds & Pets at Home.

Plans are in place for the Centre to be improved and extended in the near future. Other Birchwood facilities include an 18 hole golf course, an indoor tennis and health and fitness centre, together with a range of pubs and restaurants.

## FEATURES

- Self-contained units each with their own WC's and kitchen facilities
- Individual front door & double loading access doors to rear
- Generous dedicated parking adjacent to each unit with extra on-street parking available
- Additional parking as part of a rolling development plan
- Quality landscaped environment
- Excellent communications
- Close proximity to shopping centre and station



Units are available with rear loading doors, which many of our tenants have made use of.

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UNIT	AREAS (SQ FT)
620/21 - Ground Floor**	5,524
622 - 1st Floor*	490
622 - 1st Floor*	480
622 - 1st Floor*	250
622 - 1st Floor*	150
630	844
631	844
632	844
633	830
635	1,415
810	3,132
821	844
823	844
831	2,185
841	844
843	844
844	1,074
845	1,670
850 - Ground Floor	3,455
850 - 1st Floor*	900
851	2,093
852	1,983
860/862	1,680
861 - 865	3,004
864	1,280



\* Serviced offices

\*\* Can be split to create suites ranging from 1,700 - 3,700 sqft

AVAILABILITY

■ - available to let

# BIRCHWOOD BOULEVARD

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GALLERY

rollover images to view more

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To arrange viewings and for further information please contact:



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