



CINNAMON **PARK**

BIRCHWOOD, WARRINGTON WA2 0XP

4,547-14,731 sq ft (422.4-1,368.4 sq m)
with 68 on site parking spaces **TO LET**

A HIGH QUALITY
SELF CONTAINED
OFFICE BUILDING,
OFFERING
PRESTIGIOUS PROFILE
AND EXCELLENT
TRANSPORT
CONNECTIVITY.



The key features are to include:

- Raised floors
- VRF Air Conditioning
- Suspended ceilings with LG7 intergrated lighting
- Passenger lift
- 68 onsite car spaces
- Bicycle parking
- Toilet facilities to each floor



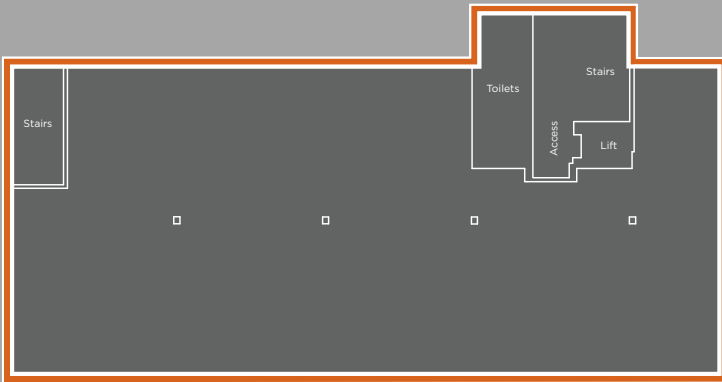
Cinnamon Park is a highly successful business location and was built in 1998, consisting of 5 office buildings totalling approximately 75,000 sq ft of office accommodation. The Park is accessed via an attractive landscaped gateway directly off Crab Lane. Existing tenants include Regus, Seddon Homes, Datel Group and Xpedia.

2 Cinnamon Park is about to undergo a comprehensive refurbishment throughout and will provide approximately 14,731 sq ft of quality office accommodation over 3 floors.

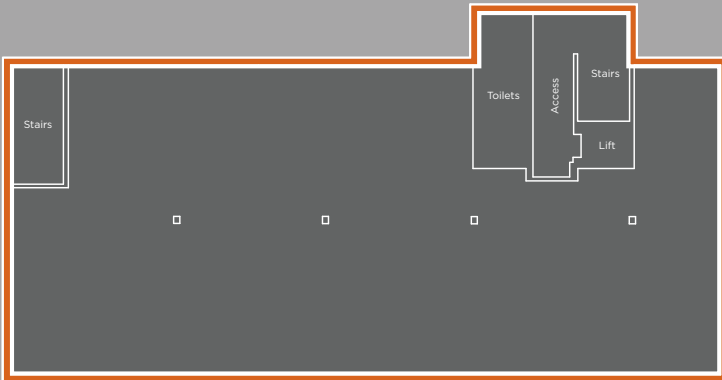
LOCATION

Cinnamon Park is located in Birchwood, one of the North West's most successful and vibrant business communities, with excellent accessibility to Manchester, Liverpool and regional airports. The Park is adjacent to the A574 Birchwood Way to the South East of the M6 motorway.

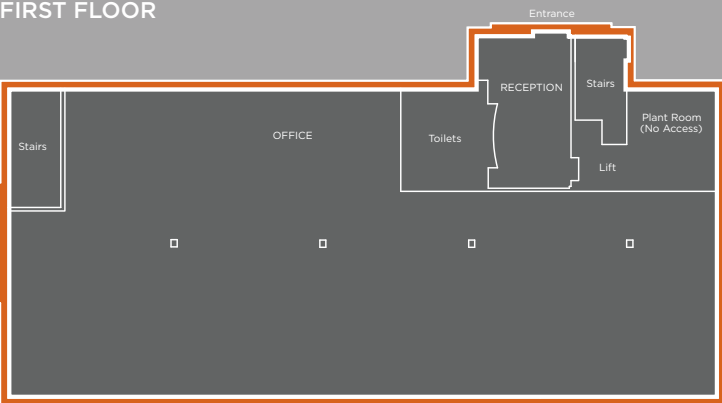
2 Cinnamon Park is situated 2 miles North East of Warrington town centre and 1 mile from Birchwood Shopping Centre and Birchwood train/bus station respectively. The building benefits from good access to the regional motorway network via Junction 21 of the M6 which is 2 mile South East, and Junction 11 of the M62 which is 2 miles to the North East.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

ACCOMMODATION

Second:	4,941 sq ft	459.0 m sq
First:	4,940 sq ft	458.9 m sq
Ground:	4,547 sq ft	422.4 m sq
Reception:	303 sq ft	28.1 m sq

TOTAL: 14,731 sq ft 1,368.4 sq m

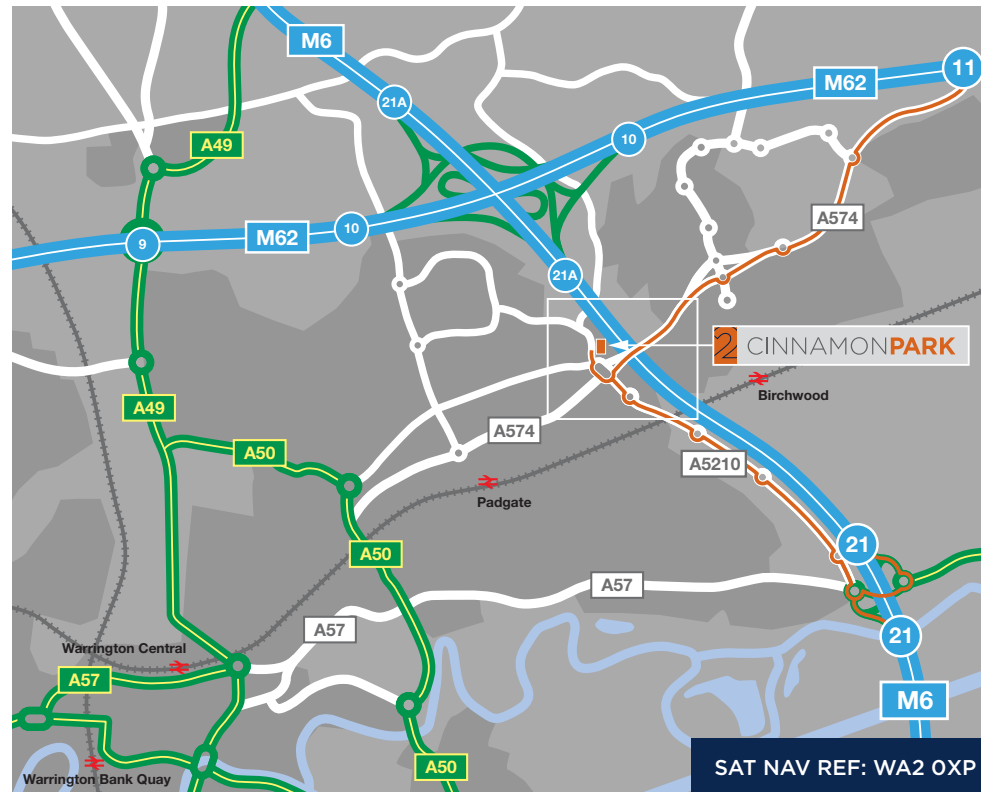


COMMUNICATION LINKS

Warrington is situated at the heart of the regional motorway network, with quick and easy access throughout the region and wider UK via the M62, M6, M56, M57 and M58 motoways. Birchwood benefits from immediate connections to the M62 via J11, and in turn the M6 via J21.

Rail links are also outstanding. 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 excellent with the Trans Pennine Express service links the town to Liverpool, Manchester and Leeds. Birchwood has its very own train station providing frequent services to both Liverpool and Manchester. Travel times to these cities are approximately 30 minutes.

Birchwood is also approximately 20 minutes drive time from Manchester International Airport and 30 minutes from Liverpool John Lennon Airport.



LOCAL AMENITIES

Local retail amenities can be found within a short drive or 15 minute walk at Birchwood Shopping Centre, including a large ASDA superstore, and leisure facilities are located nearby at Birchwood Leisure and Tennis Complex. Other nearby facilities include cafes, restaurants, a conference centre and a day nursery.

FURTHER INFORMATION

For more details on 2 Cinnamon Park contact the joint agents.



Richard Wharton
richard.wharton@eu.jll.com



Simon Roddam
simonroddam@begroup.uk.com

ENERGY EFFICIENCY

2 Cinnamon Park has an Energy Efficiency rating of D95.

TERMS

Property available by way of a new lease for a term of years to be agreed.

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves as to their accuracy. No person in the employment of Jones Lang LaSalle or BEGroup has any authority to make representation or warranty whatsoever in relation to this property. April 2014.

