

# to let

Office Suites

Various Sizes Available



UBC  
Rutherford House  
Warrington Road  
Birchwood  
Warrington  
WA3 6ZH

- Established Business Centre
- Flexible Office Space, Virtual Offices, Meeting Rooms & Co-Working Space
- Close to Local Amenities and Transport Links

MORGANWILLIAMS.com

**01925 414909**

## Location

UBC is located on the first floor of Rutherford House, which is situated within the well established Birchwood Park area, home to a large number of office and industrial operators and accompanying amenities including Radisson Encore Hotel, Busy 0 to 5 Day Nursery and Alive and Well Fitness Centre.

The business centre benefits from excellent transport links as it is situated only 2 miles from Birchwood Train Station, 1.5 miles from Junction 11 of the M62, one junction east of the M6/M62 interchange, and on a bus route to Warrington Town Centre.

## Description

This high quality business centre offers fully furnished office spaces, with rooms starting with one desk spaces and (subject to availability) providing suitable accommodation all the way up to larger companies employing 100+ staff. UBC Rutherford House also has meeting room facilities available for tenants to hire by the hour or day.

The business centre also offers coworking spaces which can be taken on pay as you go day rates, or by way of monthly membership.

Telephone and internet services are easy to connect to as soon as Tenants move into the office space, with direct dial phones, voicemail facilities, client portal and choice of call tariffs and connectivity options.



## Rates

The suites within Rutherford House are all individually rated.

## Lease Terms

Offices are available by way of flexible tenancy agreements, which can vary subject to the space being taken.

Coworking spaces can be rented by the day, or by way of longer term agreements.

## Rental

Please enquire with the listed agent for current availability schedule.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is  
[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

### E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.