



# THE SQUARE

WORK. LIFE. SYMMETRY.

ENTER

CONTEMPORARY OFFICE SPACE TO LET ■ 318 SQ FT - 9,814 SQ FT



# THE SQUARE

WORK. LIFE. SYMMETRY.

HOME

■ THE SQUARE ■

AMENITIES

HEALTH & WELLBEING

LOCATION

TRAVEL TIMES

MAP

AERIAL

SPECIFICATION

FLOOR PLANS

GALLERY

CONTACT

THE SQUARE 

## WORK. LIFE. SYMMETRY.

**Strategically located within Birchwood, one of the most successful business locations in the North West, with office accommodation created to motivate, stimulate and increase productivity. The Square offers superb office accommodation within a vibrant yet calm and relaxing environment.**

Tenants of The Square have superb local facilities on the doorstep which include a modern leisure centre and tennis complex, a large shopping centre encompassing an array of places to shop and dine, and Birchwood's very own Forest Park.

For work-life symmetry, The Square is the perfect solution for your business and your team.





# THE SQUARE

WORK. LIFE. SYMMETRY.

HOME

THE SQUARE

AMENITIES

HEALTH & WELLBEING

LOCATION

TRAVEL TIMES

MAP

AERIAL

SPECIFICATION

FLOOR PLANS

GALLERY

CONTACT

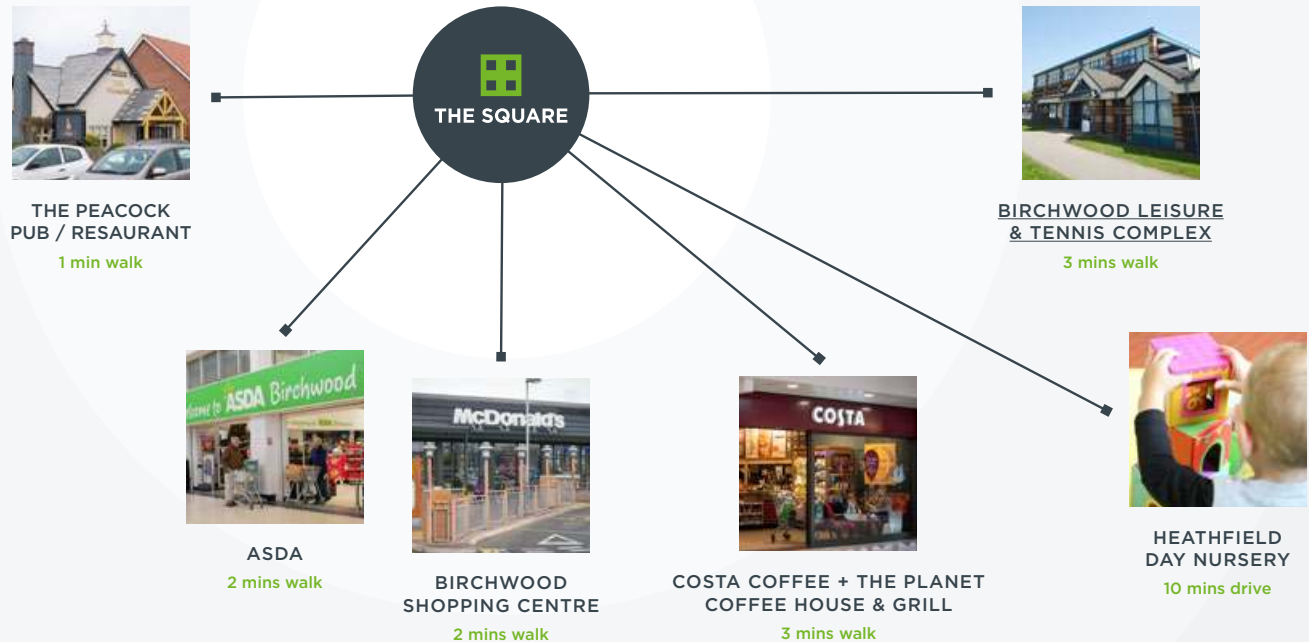
THE SQUARE



## AMENITIES

The Square is ideally located within a vibrant business environment, with a wealth of local amenities and transport links right on the doorstep.

The bustling retail hub of Birchwood Shopping Centre is a short walk away, offering access to a range of retailers and facilities, including ASDA, Aldi, Costa Coffee, Greggs, Waterfields and The Planet Coffee House & Grill. In order to truly organise your work/life balance, the Shopping Centre also boasts a Barber/Hairdresser, Optician, Pharmacist and an Amazon Pick-Up Point. Tenants at The Square are able to receive exclusive discounts from certain retailers within the shopping centre. If having a drink with your friends after work is your thing, The Peacock Pub Restaurant, which offers a wide range of food and drink options, is located just a short walk from The Square.





# THE SQUARE

WORK. LIFE. SYMMETRY.

HOME

THE SQUARE

AMENITIES

■ HEALTH & WELLBEING ■

LOCATION

TRAVEL TIMES

MAP

AERIAL

SPECIFICATION

FLOOR PLANS

GALLERY

CONTACT

THE SQUARE

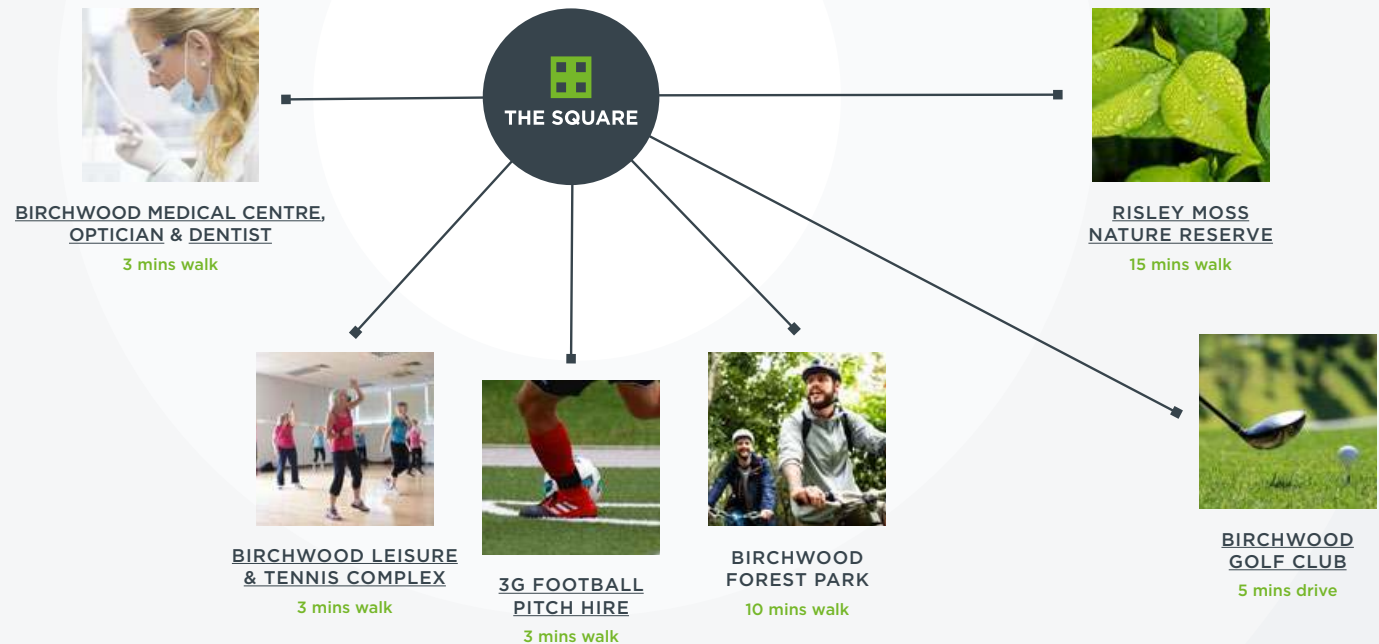


## HEALTH & WELLBEING

**The Square benefits from close proximity to the beautiful Risley Moss Nature Reserve, Birchwood Forest Park and access to Birchwood Leisure & Tennis Complex, making fitness and health facilities easily accessible from your working environment.**

Birchwood Leisure & Tennis Complex provides access to a diverse range of fitness classes and tennis lessons, a fitness class studio, indoor and outdoor tennis courts, a modern sports hall and a steam room.

Beside the leisure complex are the Birchwood artificial 3G football pitches, offering private hire, organised football leagues and changing facilities. Whether you like to stroll through the countryside, exercise, or compete with your peers, The Square is close enough to enjoy a healthy varied workday.





# THE SQUARE

WORK. LIFE. SYMMETRY.

HOME

THE SQUARE

AMENITIES

HEALTH & WELLBEING

■ **LOCATION** ■

TRAVEL TIMES

MAP

AERIAL

SPECIFICATION

FLOOR PLANS

GALLERY

CONTACT

LOCATION 

## A CONNECTED LOCATION

Located on Birchwood at the heart of the North West motorway network, The Square 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 40 minute drive.

### BY CAR







# THE SQUARE

WORK. LIFE. SYMMETRY.

HOME

THE SQUARE

AMENITIES

HEALTH & WELLBEING

LOCATION

■ TRAVEL TIMES ■

MAP

AERIAL

SPECIFICATION

FLOOR PLANS

GALLERY

CONTACT



## BY BUS



### NUMBER 28 (VIA PADGATE)

Warrington Interchange **30 mins**

### NUMBER 25 (VIA HOUGHTON GREEN)

Warrington Interchange **40 mins**

### NUMBER 17 (VIA FEARNHEAD)

Warrington Interchange **30 mins**

## BY BICYCLE



Birchwood Train Station **3 mins**

Warrington Central Station **20 mins**

Warrington Bank Quay **24 mins**

Warrington Town Centre **20 mins**

Grappenhall **32 mins**

Stockton Heath **29 mins**

## BY TRAIN



### FROM WARRINGTON CENTRAL / BIRCHWOOD

Manchester **20 mins**

Liverpool **35 mins**

### FROM WARRINGTON BANK QUAY

London **1 hr 45 mins**

Birmingham **1 hr 15 mins**

Glasgow **2 hr 45 mins**

## ON FOOT



Birchwood Train Station **2 mins**

Birchwood Shopping Centre **2 mins**

Birchwood Leisure & Tennis Complex **3 mins**

The Peacock Pub Restaurant **1 min**

Heathfield Day Nursery **10 mins**

ASDA **2 mins**



# THE SQUARE

WORK. LIFE. SYMMETRY.

HOME

THE SQUARE

AMENITIES

HEALTH & WELLBEING

LOCATION

TRAVEL TIMES

MAP

AERIAL

SPECIFICATION

FLOOR PLANS

GALLERY

CONTACT







# THE SQUARE

WORK. LIFE. SYMMETRY.

HOME

THE SQUARE

AMENITIES

HEALTH & WELLBEING

LOCATION

TRAVEL TIMES

MAP

■ AERIAL ■

SPECIFICATION

FLOOR PLANS

GALLERY

CONTACT



▶ VIEW DRONE VIDEO





# THE SQUARE

WORK. LIFE. SYMMETRY.

HOME

THE SQUARE

AMENITIES

HEALTH & WELLBEING

LOCATION

TRAVEL TIMES

MAP

AERIAL

■ SPECIFICATION ■

FLOOR PLANS

GALLERY

CONTACT

SPECIFICATION



## SUPERB SPECIFICATION

**The Square 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



# THE SQUARE

WORK. LIFE. SYMMETRY.

HOME

THE SQUARE

AMENITIES

HEALTH & WELLBEING

LOCATION

TRAVEL TIMES

MAP

AERIAL

SPECIFICATION

■ FLOOR PLANS ■

GALLERY

CONTACT

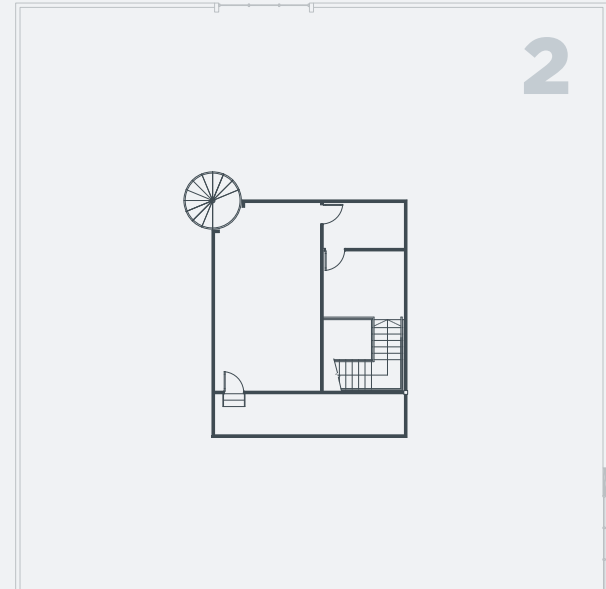
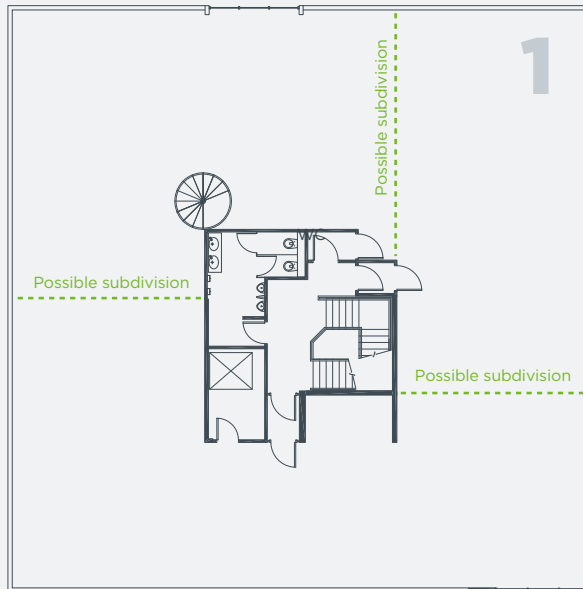
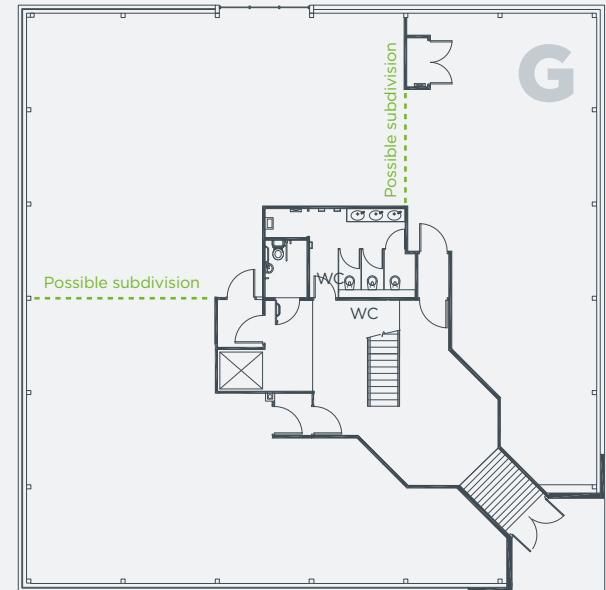
▼  
**3**   **4**  
THE SQUARE   THE SQUARE

<b>Part Ground Floor</b>	2,376 sq ft
<b>Whole Ground Floor</b>	4,048 sq ft
<b>Part First Floor</b>	2,492 sq ft
<b>Whole First Floor</b>	4,600 sq ft
<b>Second Floor</b>	318 sq ft
<b>Whole Building</b>	8,966 sq ft

**Size**

VIEW INDICATIVE FLOOR LAYOUT

## FLOOR PLANS





# THE SQUARE

WORK. LIFE. SYMMETRY.

HOME

THE SQUARE

AMENITIES

HEALTH & WELLBEING

LOCATION

TRAVEL TIMES

MAP

AERIAL

SPECIFICATION

■ FLOOR PLANS ■

GALLERY

CONTACT

# 3

THE SQUARE

# 4

THE SQUARE

Ground Floor

First Floor

Second Floor

Whole Building

Size

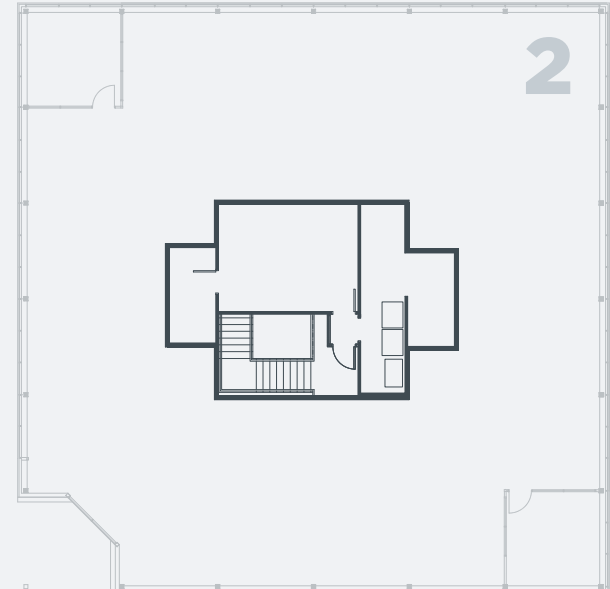
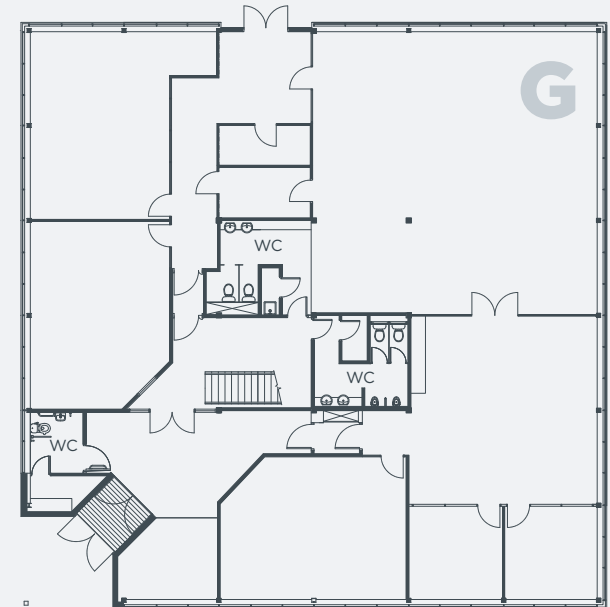
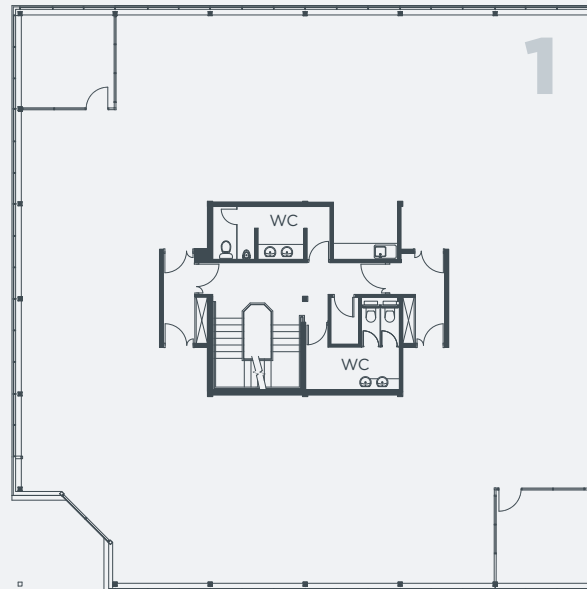
4,516 sq ft

4,837 sq ft

460 sq ft

9,814 sq ft

VIEW INDICATIVE FLOOR LAYOUT



FLOOR PLANS







# THE SQUARE

WORK. LIFE. SYMMETRY.

HOME

THE SQUARE

AMENITIES

HEALTH & WELLBEING

LOCATION

TRAVEL TIMES

MAP

AERIAL

SPECIFICATION

■ FLOOR PLANS ■

GALLERY

CONTACT

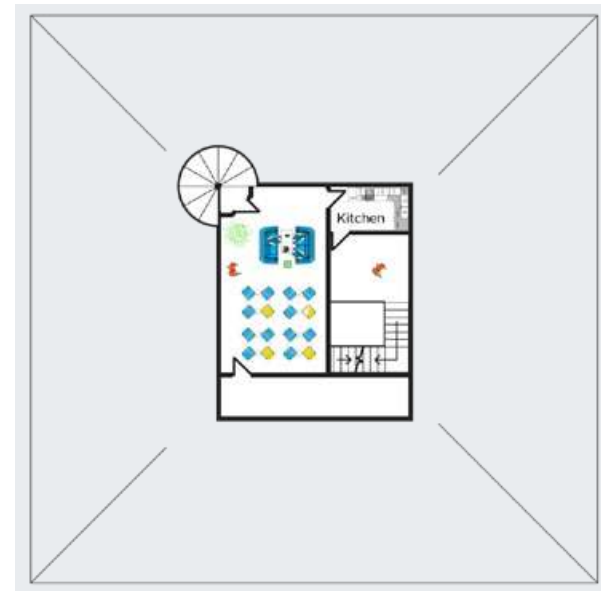
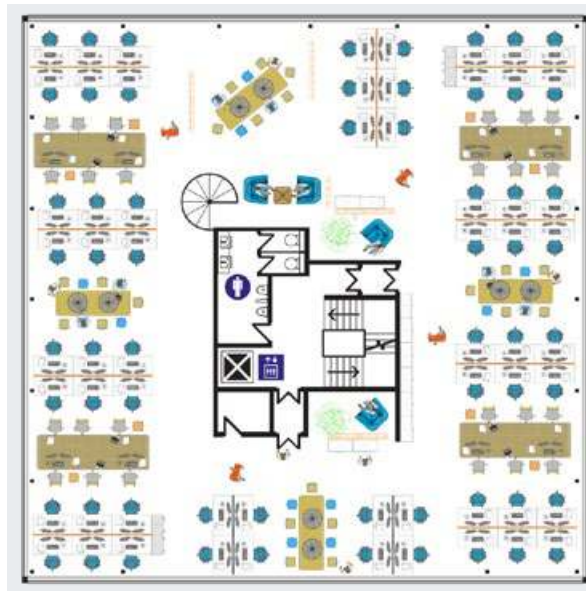
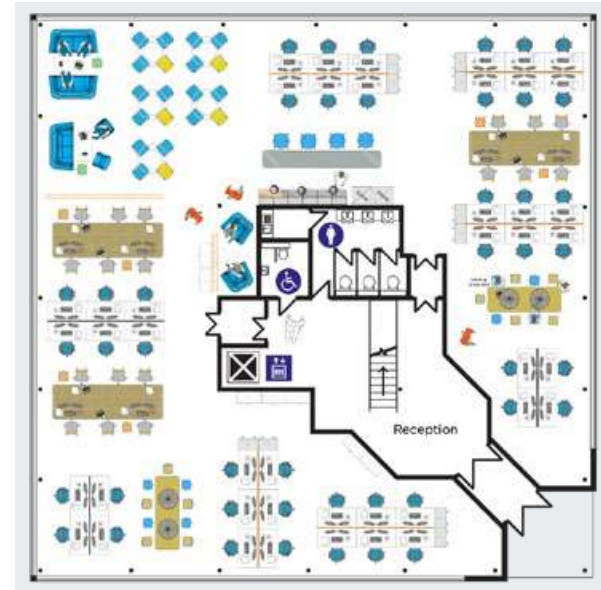
SPACE PLANS



## A VERSATILE WORKSPACE

Proposed layout for 3 The Square for single occupancy, or split over two floors.

[BACK TO FLOOR PLANS](#)





# THE SQUARE

WORK. LIFE. SYMMETRY.

HOME

THE SQUARE

AMENITIES

HEALTH & WELLBEING

LOCATION

TRAVEL TIMES

MAP

AERIAL

SPECIFICATION

FLOOR PLANS

■ **GALLERY** ■

CONTACT







# THE SQUARE

WORK. LIFE. SYMMETRY.

HOME

THE SQUARE

AMENITIES

HEALTH & WELLBEING

LOCATION

TRAVEL TIMES

MAP

AERIAL

SPECIFICATION

FLOOR PLANS

■ GALLERY ■

CONTACT







# THE SQUARE

WORK. LIFE. SYMMETRY.

HOME

THE SQUARE

AMENITIES

HEALTH & WELLBEING

LOCATION

TRAVEL TIMES

MAP

AERIAL

SPECIFICATION

FLOOR PLANS

GALLERY

■ CONTACT ■



THE SQUARE



## CONTACT

All enquiries



01625 588200  
www.orbit-developments.co.uk



DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of this property give notice that : (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (4) Prices and rents quoted in these Particulars may be subject to VAT in addition. Orbit Investments (Properties) Limited Co. No. 2274745. Registered in England and Wales. March 2020. Bella Design & Marketing www.bella.design