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To Let - Newly Refurbished Office Accommodation - 3338 sqft



Birchwood One Business Park, Unit 602, Dewhurst Road,
Birchwood, Warrington, Cheshire, WA3 7GB

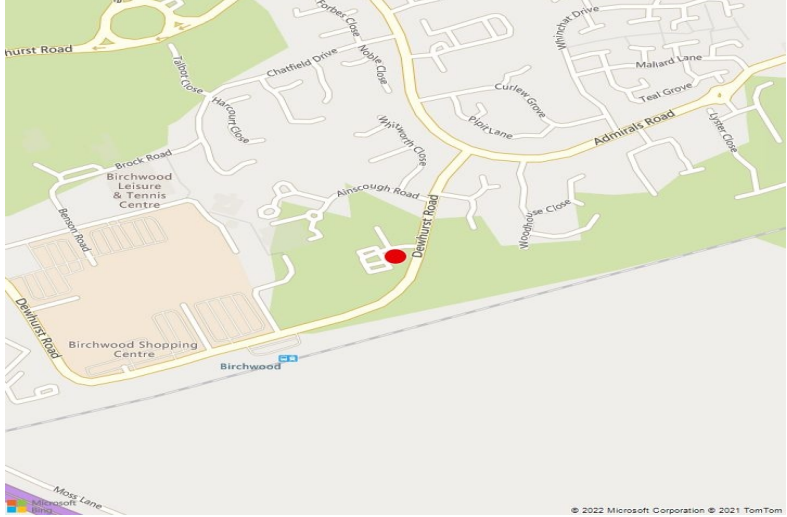
FEATURES

- Modern self-contained two storey open plan offices.
- Suspended ceilings with LED lighting.
- Fully comfort cooled throughout.
- Dedicated external area to rear.
- 24 hour audio CCTV surveillance.

CONTACT

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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. Birchwood is positioned at the heart of the UK motorway network with access to the M62 junction 11 and M6 at junction 21, and sitting between Manchester 14 miles to the east and Liverpool 20 miles to the west.

The development is ideally positioned adjacent to both the Birchwood Shopping Centre and Birchwood railway station, which provides access to the trans-Pennine route.

DESCRIPTION

Birchwood One is a high quality development comprising six two storey, self contained offices of brick construction with pitched slate roofs. The offices are set within a landscaped site providing extensive designated parking.

The Birchwood Shopping Centre is adjacent to the Birchwood One development and provides a range of shops and food outlets, with retail names including ASDA, Superdrug, Home Bargains and Sports Direct.

Other facilities include the Birchwood Tennis Centre with four outdoor and four indoor courts, and fitness centre, medical centre and library.

MEASUREMENTS

The building has recently been fully refurbished - including new lighting, carpet and redecoration throughout.

- Self-contained two storey open plan offices.
- Carpet tiled floors.
- 3 compartment perimeter trunking.
- Suspended ceilings with lighting.
- DDA compliant.
- Fully comfort cooled throughout.
- High speed fibre optic broadband.
- 24 hour audio CCTV surveillance.

The building has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation:

WHOLE - 3,338 SQFT

RENT

The property is available to rent at £15.50 Per Sq Ft.

SERVICE CHARGE

There is a service charge payable of £1 per sqft to cover services, facilities and building maintenance.

BUSINESS RATES

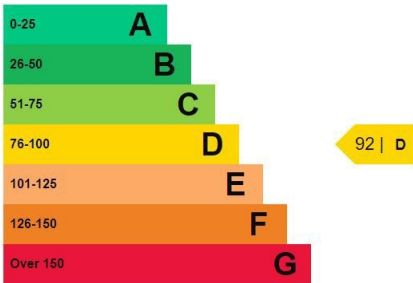
The current rateable value for the property is £40,500.

Business rates payable for 2024/2025 are expected to be around £20,209.50 (£6.05 per sqft).

TERMS

The premises are immediately available by way of a new full repairing and insuring lease.

EPC



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

AML REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they 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 officer 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 representation or warranty whatsoever in relation to this property.

