



INNOVATION HOUSE DATEN PARK

BIRCHWOOD, WARRINGTON WA3 6SX



TO LET

SELF CONTAINED OFFICE BUILDING
8,450 SQ FT (784 SQ M)

Orbit
Developments



DESCRIPTION

DATEN PARK IS A WELL ESTABLISHED BUSINESS PARK DEVELOPED IN 3 PHASES.

Innovation House was the last building developed here and provides quality refurbished office accommodation set on 2 floors, with an impressive double height main reception area.

The building has a generous allocation of car parking at a ratio of 1:198.

The Park is conveniently located to local transport networks including rapid access to the M62. Occupiers on the Park include Bilfinger, Wain Group, Stantec, Eriks, Grundfos Pumps and RS Integrated Supply.



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SPECIFICATION

- Air conditioning
- Raised floors
- Suspended ceilings
- Recessed fluorescent lighting
- Toilets on both floors
- Disabled toilet
- Passenger lift
- EPC rating c:71
- Reception area
- Fitted meeting rooms
- Showers
- Kitchen
- Boardroom
- EV charging points at the rear of the property





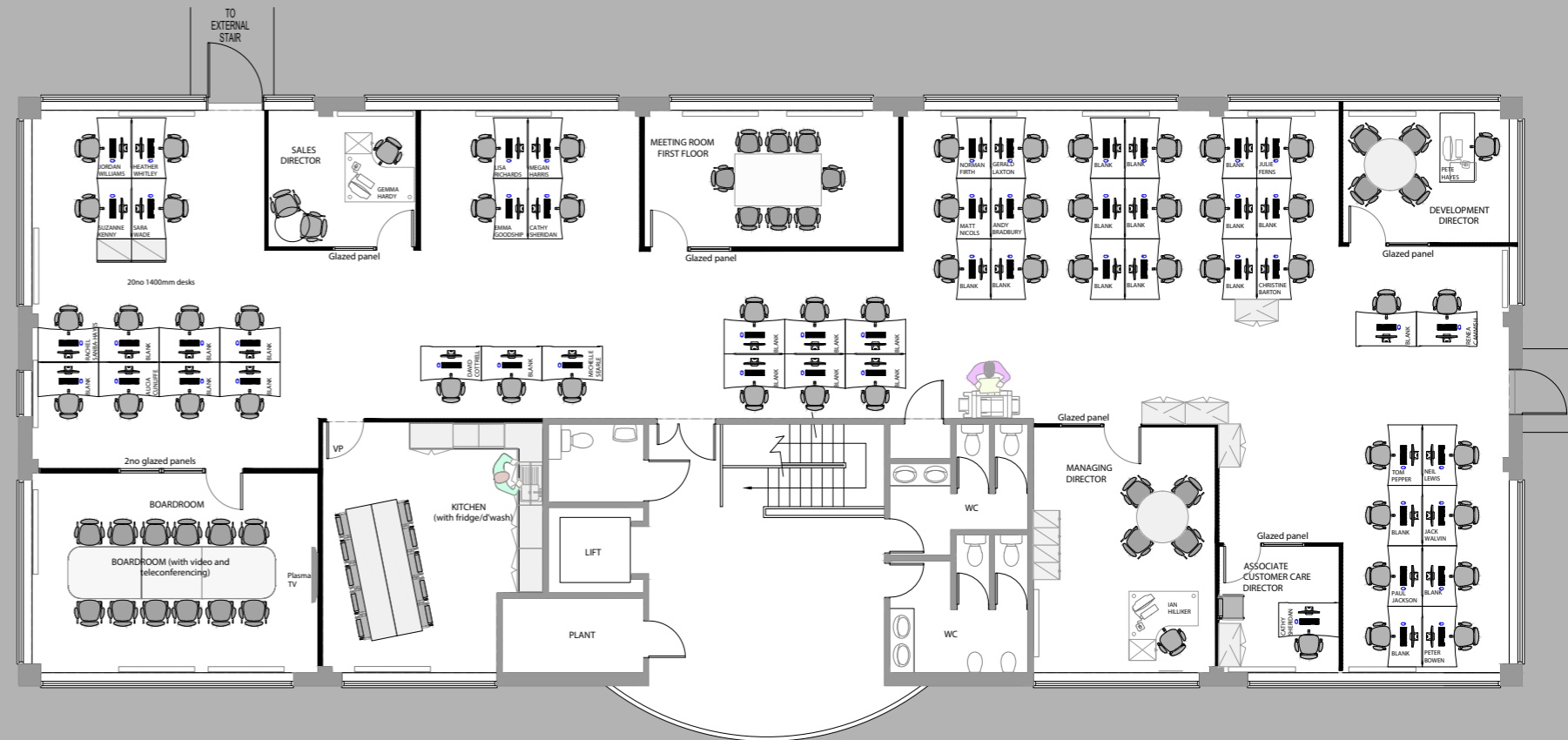
ACCOMMODATION

FLOOR	SQ FT	SQ M
RECEPTION	358	33
GROUND	4,074	378
FIRST	4,018	373
TOTAL	8,450	784

GROUND FLOOR



FIRST FLOOR

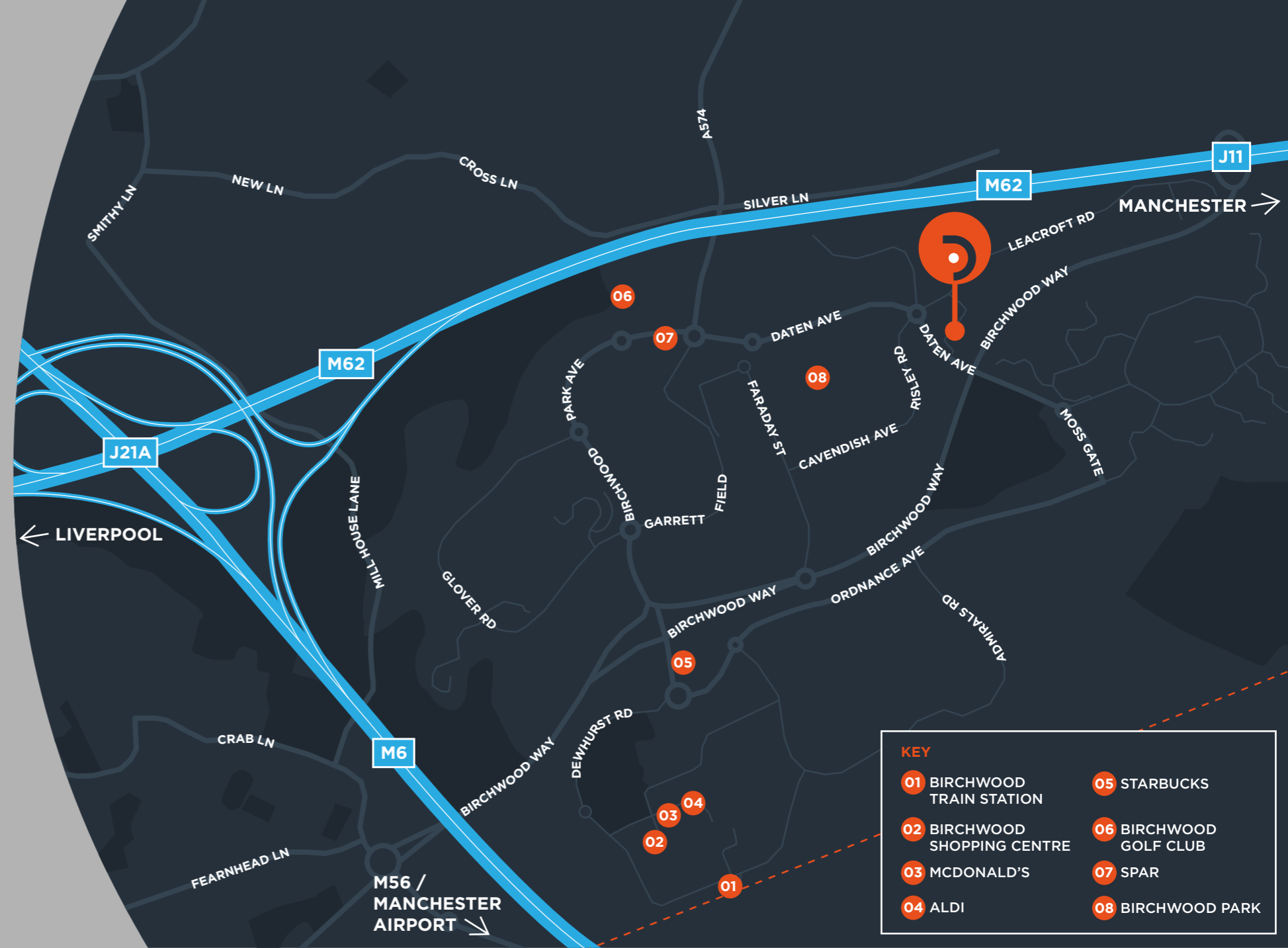




LOCATION

DATEN PARK IS LOCATED WITHIN 2 MINUTES DRIVE OF THE M62 MOTORWAY JUNCTION 11 AND 4 MINUTES DRIVE OF THE M6 MOTORWAY JUNCTION 21A PROVIDING RAPID ACCESS TO THE NORTH WEST'S COMPREHENSIVE REGIONAL MOTORWAY NETWORK.

Manchester and Liverpool are both approximately 20 miles away, as are both Manchester and Liverpool International Airports. Warrington Bank Quay railway station provides mainline services to London whilst Birchwood Railway Station (3 minutes drive) offers local connections.





SPAR

THE ENGINE ROOMS /
STARBUCKS COFFEE

ALIVE & WELL GYM

WAIN GROUP

STANTEC

ERIKS

BILFINGER

RS INTEGRATED SUPPLY

BIRCHWOOD FOREST PARK

M62

J11

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CONNECTIONS

TRANSPORT



CAR

M62 (J11) 2 mins
M6 (J21A) 4 mins



SHUTTLE BUS

Connect17 bus service that runs from Birchwood train station and Warrington Town Centre approximately every 30 minutes.



TRAIN

Birchwood Train Station Rail services run to and from Warrington Central, Manchester, Manchester Airport & Liverpool



AIR

Manchester Airport 25 mins
Liverpool Airport 25 mins

AMENITIES



SHOPPING

Birchwood Shopping 5 mins
ASDA 5 mins
SPAR 2 mins



GYM

Alive and Well Gym (Birchwood Park) 3 mins
Crossfit RepbyRep 3 mins



FOOD & DRINK

The Cafe (Birchwood Park) 2 mins
The Noggin pub restaurant 2 mins



NURSERY

Busy 0-5 Nursery (Birchwood Park) 3 mins



HOTEL

Penta Hotel (Birchwood Park) 2 mins



GALLERY



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FURTHER INFORMATION

TERMS

Innovation House is available to let by way of new full repairing and insuring lease for a term of years to be agreed.

CONTACT

For further information or to arrange a viewing:



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Designed by:
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