

01925 822112

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To Let - High Spec Office Accommodation - 12,330 sqft.



302 Bridgewater Place, Birchwood Park, Warrington, Cheshire, WA3 6XG

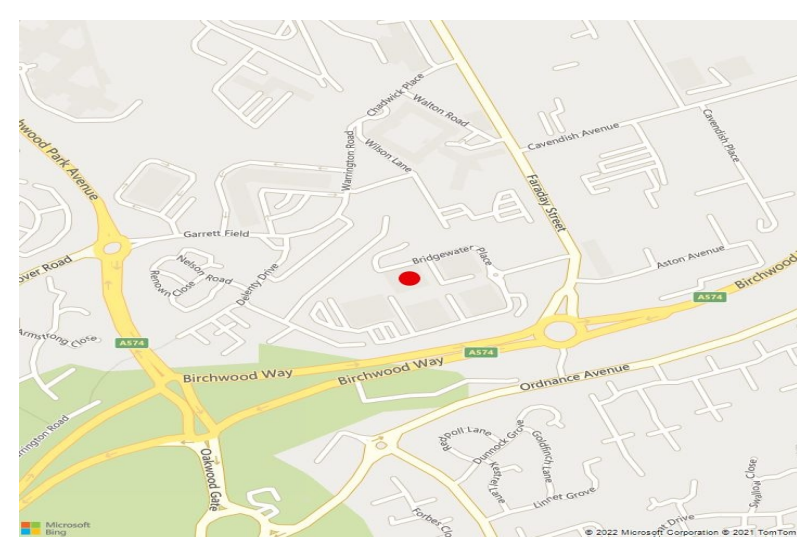
FEATURES

- Full access raised floors.
- Air Conditioning.
- Dedicated Car Parking available.
- Suspended ceilings with LG7 lighting.
- Open plan office accommodation.

CONTACT

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LOCATION

Birchwood is located at the heart of the North West motorway network meaning that the property is situated within a short drive from Junction 11 of the M62 and Junction 21 of the M6.

Birchwood boasts a number of public transport links including several local bus services linking to Warrington town centre and a rail station which provides commuter access to Manchester, Liverpool and beyond.

Both Manchester and Liverpool, as well as their respective airports, are accessible within just a 20 minute drive.

Birchwood Shopping Centre is a short drive away from the property and contains a range of amenities for visitors and staff alike. The centre boasts a number of high street brands including Asda, Aldi, Subway, Greggs and many more.

DESCRIPTION

Located on the popular Birchwood Park - Bridgewater Place offers high spec open plan office suites..

Dedicated car parking available.

MEASUREMENTS

302 Bridgewater Place can be found on Birchwood Park, one of the North West's leading Business Parks. With its impressive landscapes and excellent on-site facilities (Gym, Starbucks, Restaurant, Auditorium), Birchwood Park is a popular choice for businesses to be located.

Modern grade A office premises situated within the heart of Birchwood Park. Bridgewater Place offers high spec, open plan office accommodation.

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:

2nd Floor - 12,330 sqft.

RENT

The property is available to rent at £22 Per Sq Ft.

SERVICE CHARGE

There is a service charge payable of £8.97 per sqft to cover services, facilities and building maintenance.

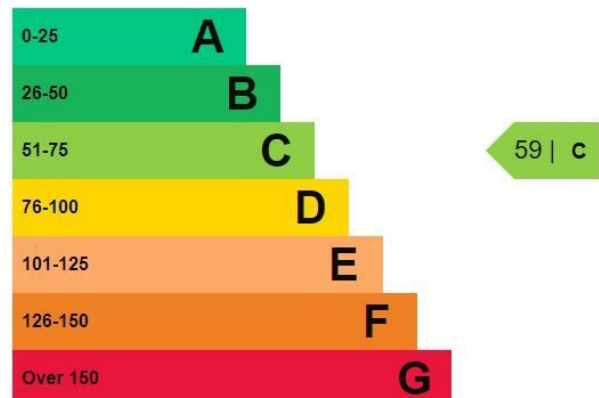
BUSINESS RATES

Business rates payable for 2022/23 are expected to be £4.23 per sqft

TERMS

The premises are immediately available by way of an internal repairing lease.

EPC



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 are 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 offer 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.