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To Let / May Sell - Office Accommodation - 3,674 - 7,503 sqft



Muirfield House, The Links, Kelvin Close, Birchwood, Warrington, Cheshire, WA3 7PB

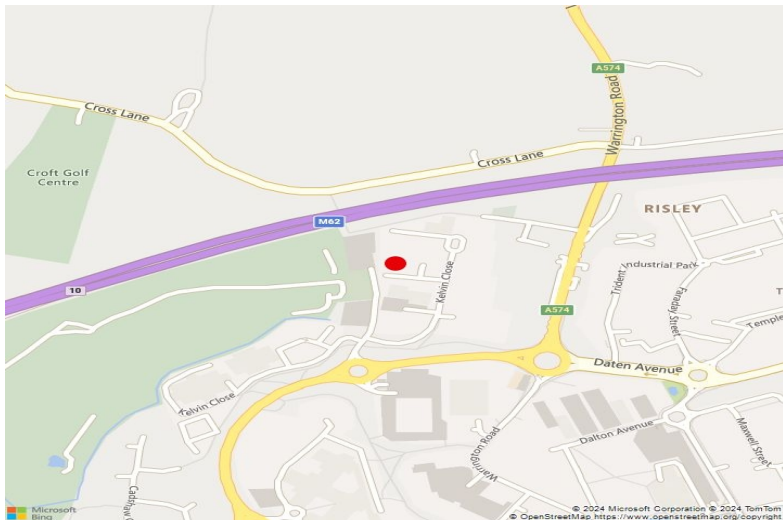
FEATURES

- Car parking spaces (1:243 sqft).
- New air conditioning system.
- Low energy LED lighting.
- Full access raised floors.
- Passenger lift.

CONTACT

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LOCATION

Muirfield House is located at Birchwood, Warrington, one of the largest & most successful business locations in the North West.

The property is superbly situated between Liverpool & Manchester minutes from the M6 & adjacent to the M62. Rail links are also close to hand with Birchwood station within 2 miles & the West Coast mainline station at Warrington Bank Quay, and Warrington Town Centre, within 6 miles providing fast communications regionally & to both London & Scotland.

DESCRIPTION

Located minutes away from the regional motorway network and situated in the heart of Birchwood.

Muirfield House is a modern self contained office building set over two floors. Fully refurbished to a high standard and incorporates a spacious glazed atrium style entrance & reception.

Externally there is a generous allocation of car parking spaces. Car Parking Ratio 1:243 sqft (30 spaces).

MEASUREMENTS

Muirfield House (Ground/First Floor) is a modern self contained office building set over two floors. It has been fully refurbished to a high standard and incorporate a spacious glazed atrium style entrance/ reception. Offices can be let on a floor by floor basis.

The properties benefit from the following specification:

- New air conditioning system.
- Low energy LED lighting.
- Full access raised floors.
- Double height entrance/atrium.
- Passenger lift.
- Separate male and female WC's.

There is a generous allocation of parking spaces (1:243 sqft) - 30 spaces.

GF - 3,674 sqft
FF - 3,829 sqft
TOTAL - 7,503 sqft

RENT

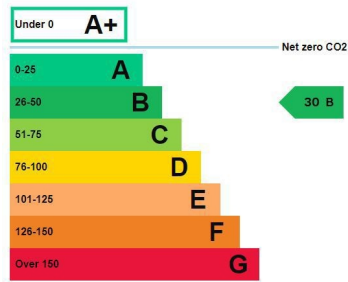
The property is available to rent at £15 Per Sq Ft.

TERMS

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

EPC

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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.