

UNIT 11a OLYMPIC PARK

BIRCHWOOD, WARRINGTON, WA2 0YL



PPC PRIME CPS
PROPERTY CONSULTANCY CONSTRUCTION & PROPERTY SOLUTIONS

TO LET/MAY SELL

MODERN DETACHED OFFICE BUILDING

From 2,045 - 4,090 SQ.FT.

FULLY FITTED OFFICE ACCOMMODATION

WITH 13 CAR PARKING SPACES

GROUND FLOOR ACCOMMODATION WITH EXAMPLE FURNITURE LAYOUT

Specification

- Air conditioned
- Suspended ceilings with flat panel LED lighting
- Full access raised floors
- Fully fitted office accommodation
- Double glazed windows
- Male, female and disabled toilet facilities



	sq ft	sq m
Ground Floor	2,045	190
First Floor	2,045	190
Whole Building	4,090	380

- ① Entrance area
- ② Reception
- ③ 8 person meeting room
- ④ 1 person office
- ⑤ x2 document storage areas
- ⑥ 21 person open plan office
- ⑦ Server room
- ⑧ Cleaners cupboard with belfast sink
- ⑨ Gally kitchen
- ⑩ Male & female/disabled toilets



FIRST FLOOR ACCOMMODATION WITH EXAMPLE FURNITURE LAYOUT

Specification

- Air conditioned
- Suspended ceilings with flat panel LED lighting
- Full access raised floors
- Fully fitted office accommodation
- Double glazed windows
- Male, female and disabled toilet facilities



	sq ft	sq m
Ground Floor	2,045	190
First Floor	2,045	190
Whole Building	4,090	380







- 1 Landing area
- 2 12 person meeting point
- 3 3 person office room
- 4 x2 2 person office
- 5 Staff gymnasium
- 6 Breakout area
- 7 Male & female/disabled toilets



LOCATION

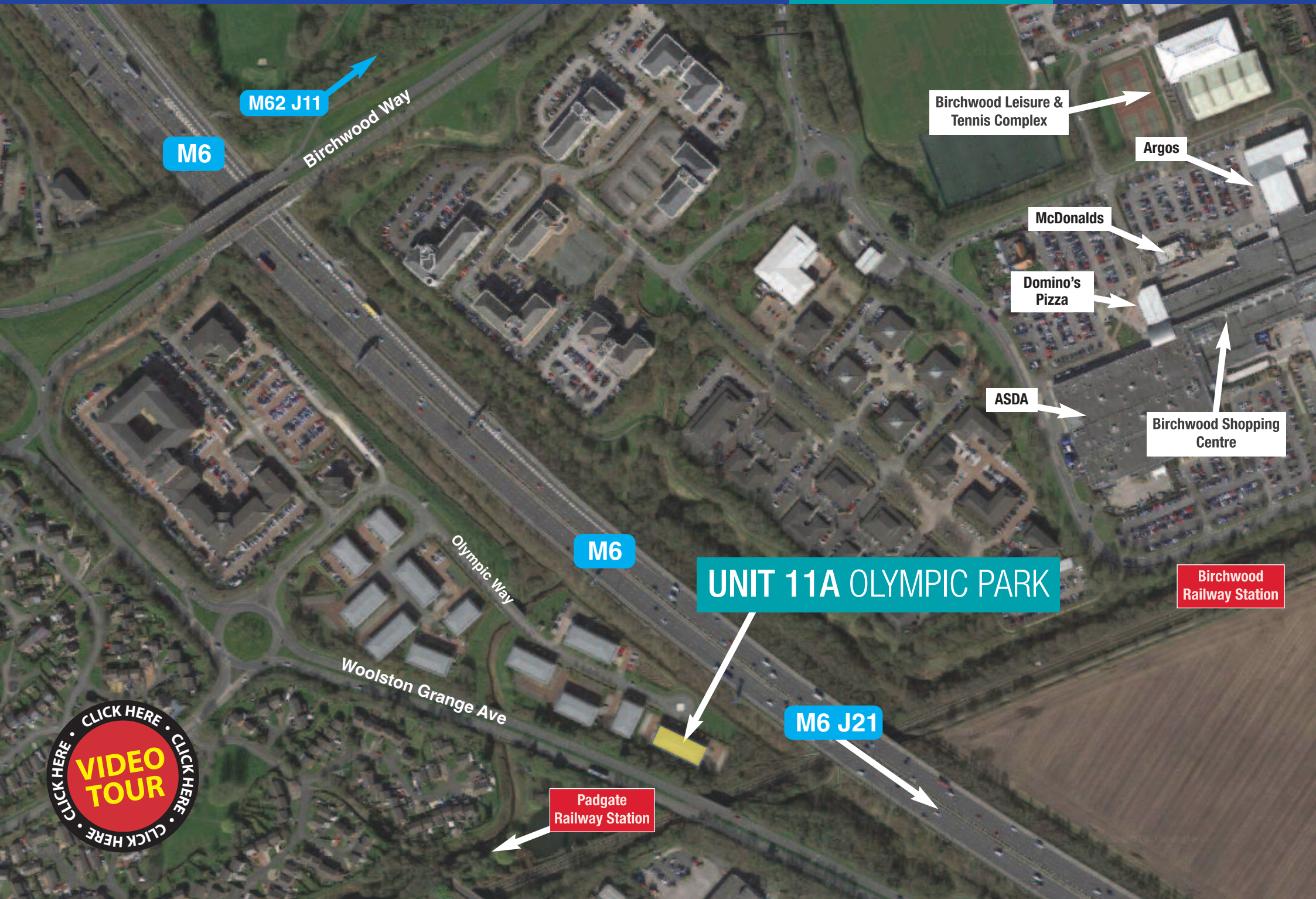
Set in 10 acres, Olympic Park Birchwood is strategically positioned in close proximity to the M6/M62 interchange. Birchwood benefits from excellent connectivity to the regional and national motorway network, close to both J21 of the M6 and J11 of the M62.

Birchwood Train Station which is situated adjacent to Birchwood Shopping Centre provides a regular service into both Manchester and Liverpool and is situated circa 2 miles from Olympic Park. Birchwood Shopping Centre is the main centre for the provision of local amenity and provides a variety of shops and restaurants. Warrington town centre is just over 3.5 miles to the south west.

-  Dedicated Bus service to Birchwood Station and Shopping Centre
-  3 hotels within minutes drive
-  20 minutes to Manchester International Airport
-  25 minutes to Manchester City Centre
-  5 minute drive to Birchwood Shopping Centre
-  15 minute walk to Birchwood Shopping Centre

AERIAL VIEW





M62 J11

M6

Birchwood Way

Birchwood Leisure & Tennis Complex

Argos

McDonalds

Domino's Pizza

ASDA

Birchwood Shopping Centre

M6

UNIT 11A OLYMPIC PARK

Birchwood Railway Station

Olympic Way

Woolston Grange Ave

M6 J21

Padgate Railway Station



TERMS

The property is available by way of a new FRI lease or alternatively consideration will be given to a sale.

EPC

B 26-50

46

This is how energy efficient the building is.

BEgroup

01925 822112

www.begroup.uk.com

Simon Roddam

01925 822112

simonroddam@begroup.uk.com

Greg O'Hara

01925 822112

gregohara@begroup.uk.com

JLL

0161 828 6440

Richard Wharton

0161 238 6227

Richard.Wharton@eu.jll.com



CLICK HERE • VIDEO TOUR • CLICK HERE

IMPORTANT NOTICE. BEGroup gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.