



THE SQUARE

WORK. LIFE. SYMMETRY.

CONTEMPORARY OFFICE SPACE TO LET ■ 318 SQ.FT. - 8,891 SQ.FT.



THE SQUARE



The Square is perfect for our business.
The location provides excellent accessibility
and local amenities which has served the
SCC staff well over the last 20 years.



Richard Seal, Manager SCC





WORK. LIFE. SYMMETRY.

Strategically located within Birchwood, one of the most successful business locations in the North West, with office accommodation created to motivate, stimulate and increase productivity. The Square offers superb office accommodation within a vibrant yet calm and relaxing environment.

Tenants of The Square have superb local facilities on the doorstep which include a modern leisure centre and tennis complex, a large shopping centre encompassing an array of places to shop and dine, and Birchwood's very own Forest Park.

For work-life symmetry, The Square is the perfect solution for your business and your team.





AMENITIES

The Square is ideally located within a vibrant business environment, with a wealth of local amenities and transport links right on the doorstep.

The bustling retail hub of Birchwood Shopping Centre is a short walk away, offering access to a range of retailers and facilities, including ASDA, Aldi, Costa Coffee, Greggs, Waterfields and The Planet Coffee House & Grill. In order to truly organise your work/life balance, the Shopping Centre also boasts a Barber/Hairdresser, Optician, Pharmacist and an Amazon Pick-Up Point. Tenants at The Square are able to receive exclusive discounts from certain retailers within the shopping centre.

If having a drink with your friends after work is your thing, The Peacock Pub Restaurant, which offers a wide range of food and drink options, is located just a short walk from The Square.



HEATHFIELD DAY NURSERY

10 mins walk



COSTA COFFEE + THE PLANET COFFEE HOUSE & GRILL

3 mins walk



BIRCHWOOD LEISURE & TENNIS COMPLEX

3 mins walk



ASDA

2 mins walk



BIRCHWOOD SHOPPING CENTRE

2 mins walk



THE PEACOCK PUB / RESTAURANT

1 min walk





THE SQUARE



**BIRCHWOOD LEISURE
& TENNIS COMPLEX**

3 mins walk



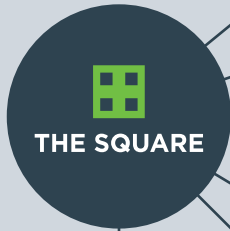
**BIRCHWOOD
FOREST PARK**

10 mins walk



**RISLEY MOSS
NATURE RESERVE**

15 mins walk



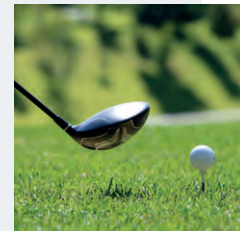
**3G FOOTBALL
PITCH HIRE**

3 mins walk



**BIRCHWOOD MEDICAL
CENTRE, OPTICIAN & DENTIST**

3 mins walk



**BIRCHWOOD
GOLF CLUB**

5 mins drive



HEALTH AND WELLBEING

The Square benefits from close proximity to the beautiful Risley Moss Nature Reserve, Birchwood Forest Park and access to Birchwood Leisure & Tennis Complex, making fitness and health facilities easily accessible from your working environment.

Birchwood Leisure & Tennis Complex provides access to a diverse range of fitness classes and tennis lessons, a fitness class studio, indoor and outdoor tennis courts, a modern sports hall and a steam room.

Beside the leisure complex are the Birchwood artificial 3G football pitches, offering private hire, organised football leagues and changing facilities. Whether you like to stroll through the countryside, exercise, or compete with your peers, The Square is close enough to enjoy a healthy varied workday.



LOCATION

ON YOUR DOORSTEP

ON FOOT



- Birchwood Train Station **2 mins**
- Birchwood Shopping Centre **2 mins**
- Birchwood Leisure & Tennis Complex **3 mins**
- The Peacock Pub Restaurant **1 min**
- Heathfield Day Nursery **10 mins**
- ASDA **2 mins**

BY BICYCLE



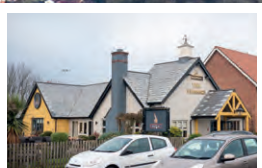
- Birchwood Train Station **3 mins**
- Warrington Central Station **20 mins**
- Warrington Bank Quay **24 mins**
- Warrington Town Centre **20 mins**
- Grappenhall **32 mins**
- Stockton Heath **29 mins**



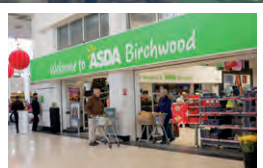
FIRCROFT



BIRCHWOOD LEISURE & TENNIS COMPLEX



THE PEACOCK PUB / RESTAURANT



BIRCHWOOD SHOPPING CENTRE



KONE

GE



YOUR HOUSING

CLARANET

HIGHWAYS ENGLAND

NEW BALANCE

AVIOS

M6

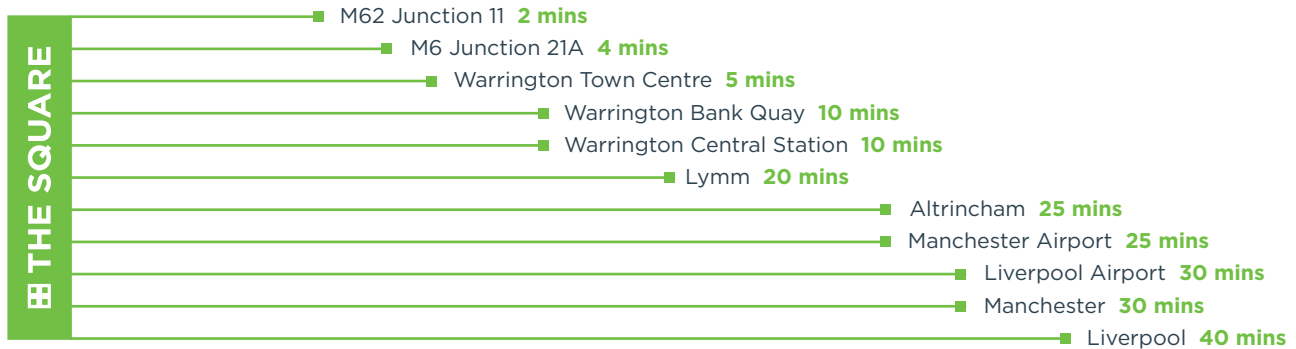


LOCATION

A CONNECTED LOCATION

Located on Birchwood at the heart of the North West motorway network, The Square is situated just 1.5 miles away from Junction 11 of the M62 and 3 miles from Junction 21 of the M6. Both Manchester and Liverpool, as well as their respective airports, are accessible within just a 40 minute drive.

BY CAR



BY BUS



NUMBER 28 (VIA PADGATE)

Warrington Interchange **30 mins**

NUMBER 25 (VIA HOUGHTON GREEN)

Warrington Interchange **40 mins**

NUMBER 17 (VIA FEARNHEAD)

Warrington Interchange **30 mins**

BY TRAIN



FROM WARRINGTON CENTRAL / BIRCHWOOD

Manchester **20 mins**

Liverpool **35 mins**

FROM WARRINGTON BANK QUAY

London **1 hr 45 mins**

Birmingham **1 hr 15 mins**

Glasgow **2 hr 45 mins**



TO PRESTON

TO MANCHESTER

11

M62

A574

10

BIRCHWOOD PARK

BIRCHWOOD GOLF CLUB

BIRCHWOOD WAY

TO LIVERPOOL

21a

M6

BIRCHWOOD

TO MANCHESTER

DENHURST RD

BIRCHWOOD SHOPPING CENTRE

BIRCHWOOD TRAIN STATION

A574

THE SQUARE

BIRCHWOOD WAY

TO WARRINGTON, CHESTER & LIVERPOOL

WOOLSTON GRANGE AVE

TO MANCHESTER

MANCHESTER ROAD

A57

21

TO WARRINGTON

TO BIRMINGHAM



SUPERB SPECIFICATION

The Square provides newly refurbished, open plan accommodation set around a central core, making it ideal as a headquarters for any growing company.

- LED lighting with PIR controls
- Air-conditioning
- Suspended ceilings at ground floor level and exposed ceiling at first floor
- Open plan floor plate
- Double glazing
- Kitchen facilities
- Male, Female and Disabled WC facilities
- Excellent parking provision (1:215 sq.ft.) more spaces available on licence
- Easy access to Birchwood train and bus services



1

THE SQUARE

Size

4,030 sq.ft.

4,543 sq.ft.

318 sq.ft.

8,891 sq.ft.

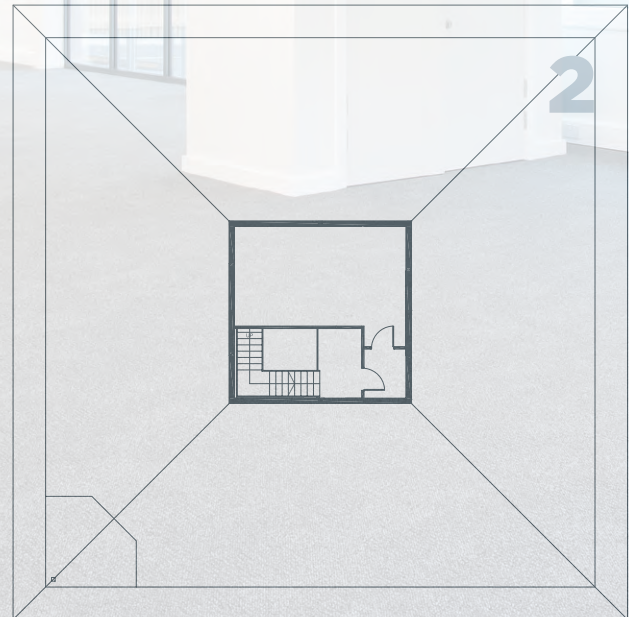
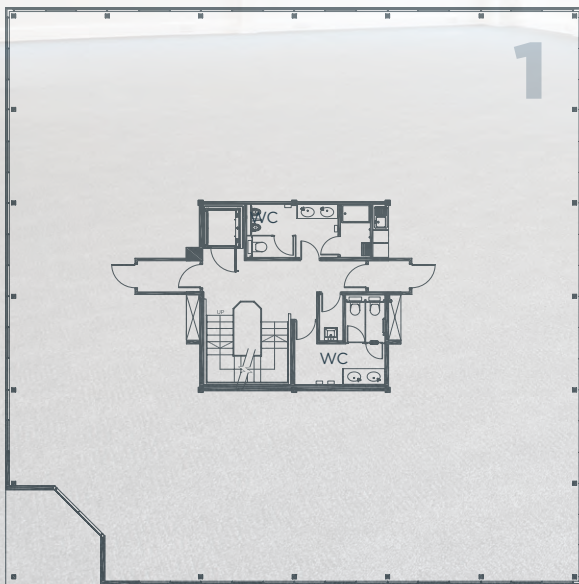


Ground Floor

First Floor

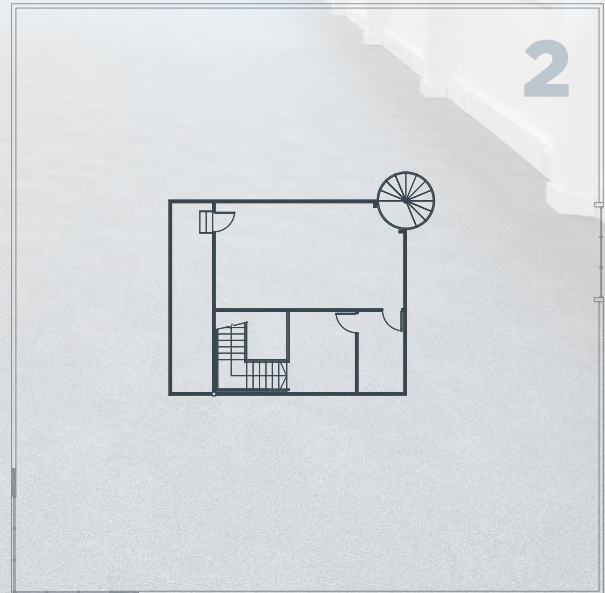
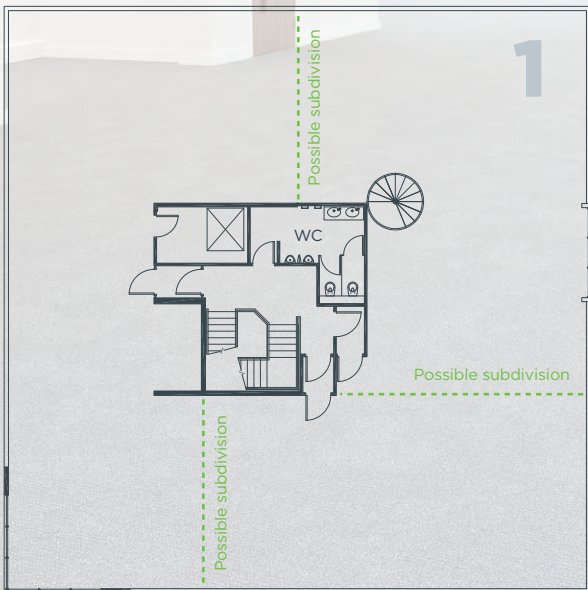
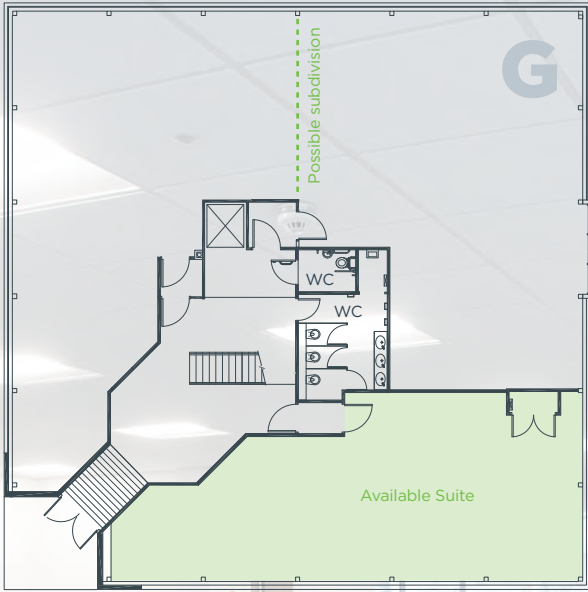
Second Floor

Whole Building





AVAILABILITY



3

THE SQUARE

(Part Ground Floor)

Whole Ground Floor

Part First Floor

Whole First Floor

Second Floor

Whole Building

Size

1,210 sq.ft.

4,048 sq.ft.

2,492 sq.ft.

4,600 sq.ft.

318 sq.ft.

8,966 sq.ft.



4

THE SQUARE

Size

4,516 sq.ft.

1,910 sq.ft.

4,837 sq.ft.

460 sq.ft.

9,814 sq.ft.

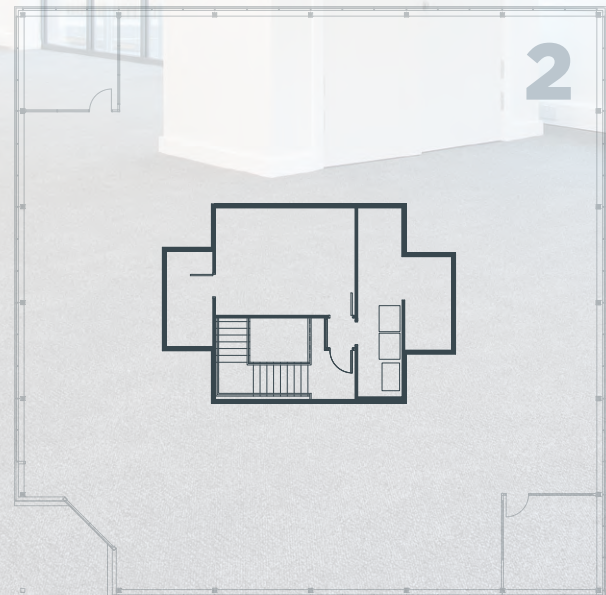
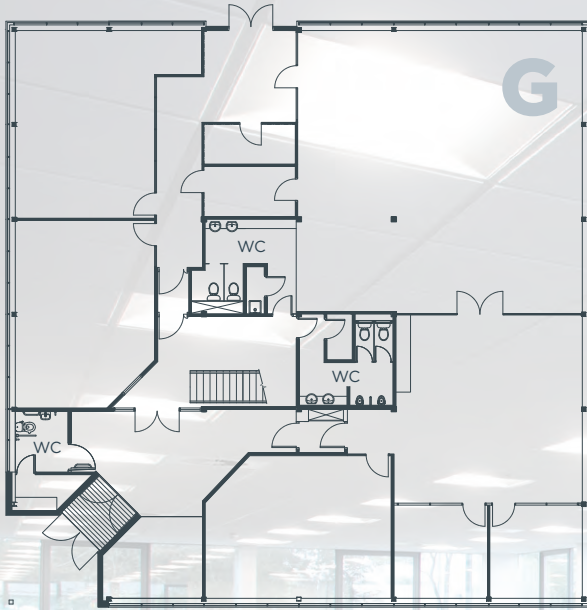
Ground Floor

(Part First Floor)

First Floor

Second Floor

Whole Building





All enquiries



Orbit
Developments

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www.orbit-developments.co.uk

NWP
NORTH WEST PORTFOLIO

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