

TWO Cinnamon Park

SECOND FLOOR OFFICE

4,941 SQ FT (459 SQ M)



**Fully Fitted
Modern Office Floor**



To Let

**Birchwood
Warrington
WA2 0XP**

Description

Cinnamon Park is a highly successful business location and was built in 1998, consisting of 5 modern office buildings totalling 75,000 sq ft of office accommodation.

The park is accessed via an attractive landscaped gateway directly off Crab Lane. Existing tenants include Regus, Datal Group, Novus, and Firstsource Solutions.

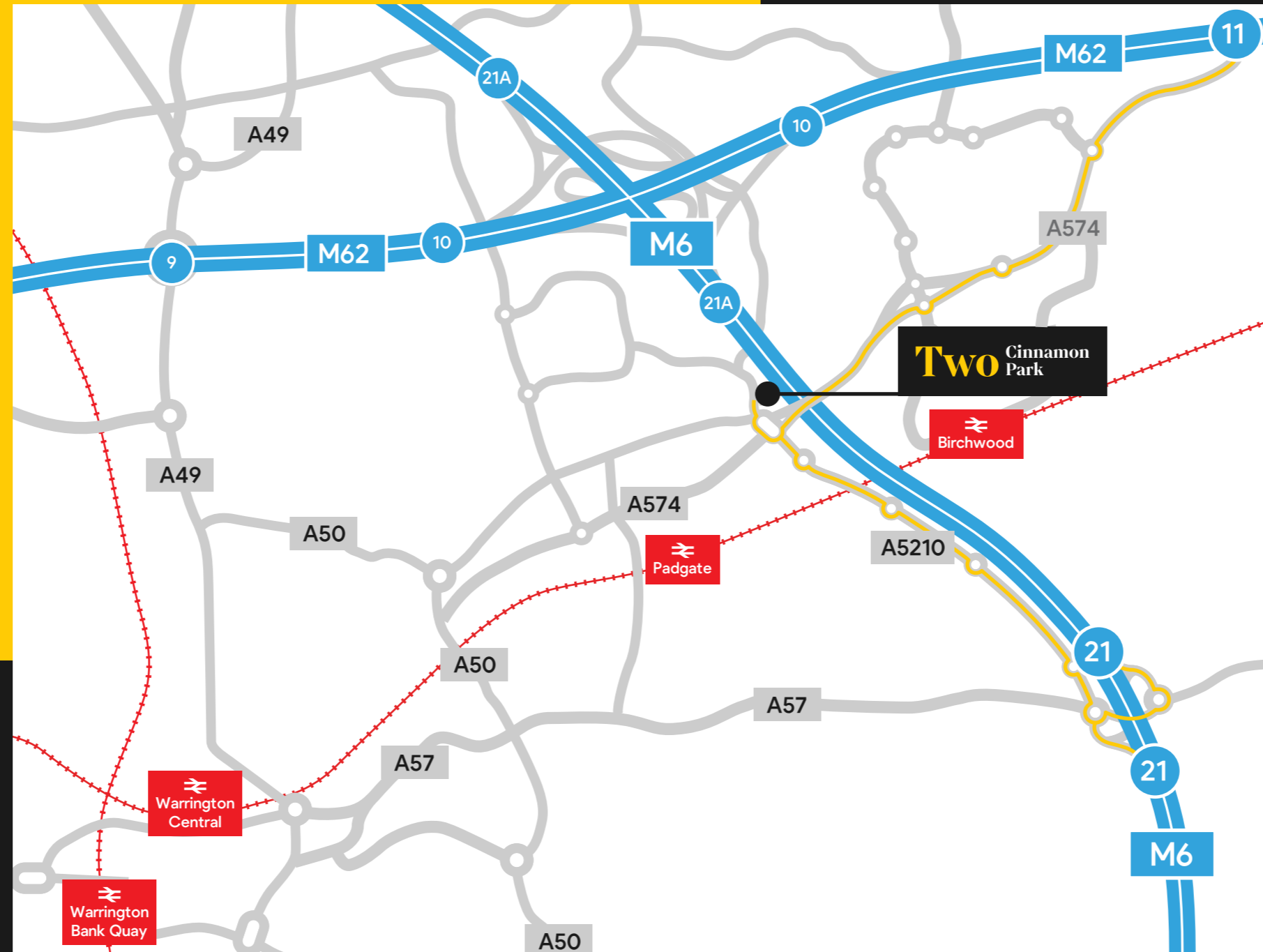
Building 2 Cinnamon Park is an impressive three storey building, with the 2nd floor available to lease. The 2nd floor benefits from an abundance of natural light, and is fully fitted to a high standard for the modern day office occupier. The building has its own dedicated car park facility offering a ratio of 1 : 216 sq ft, providing 23 car spaces with the 2nd floor accommodation.



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Location

Cinnamon Park is located in Birchwood, one of the North West's most successful and vibrant business communities, with excellent accessibility to Manchester, Liverpool and regional airports.



The Park is adjacent to the A574 Birchwood Way to the South East of the M6 motorway.

2 Cinnamon Park is situated 2 miles North East of Warrington town centre and 1 mile from Birchwood Shopping Centre and Birchwood train/bus station respectively. The building benefits from good access to the regional motorway network via Junction 21 of the M6 which is 2 mile South East, and Junction 11 of the M62 which is 2 miles to the North East.

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Connectivity

Warrington is situated at the heart of the regional motorway network, with quick and easy access throughout the region and wider UK via the M62, M6, M56, M57 and M58 motorways.

Birchwood benefits from immediate connections to the M62 via J11, and in turn the M6 via J21.

Rail links are also outstanding. There are frequent services to London via the West Coast Main Line, with a travel time of less than two hours. East-








west rail links are also excellent with the Trans Pennine Express service links the town to Liverpool, Manchester and Leeds. Birchwood has its very own train station providing frequent services to both Liverpool and Manchester. Travel times to these cities are approximately 30 minutes.

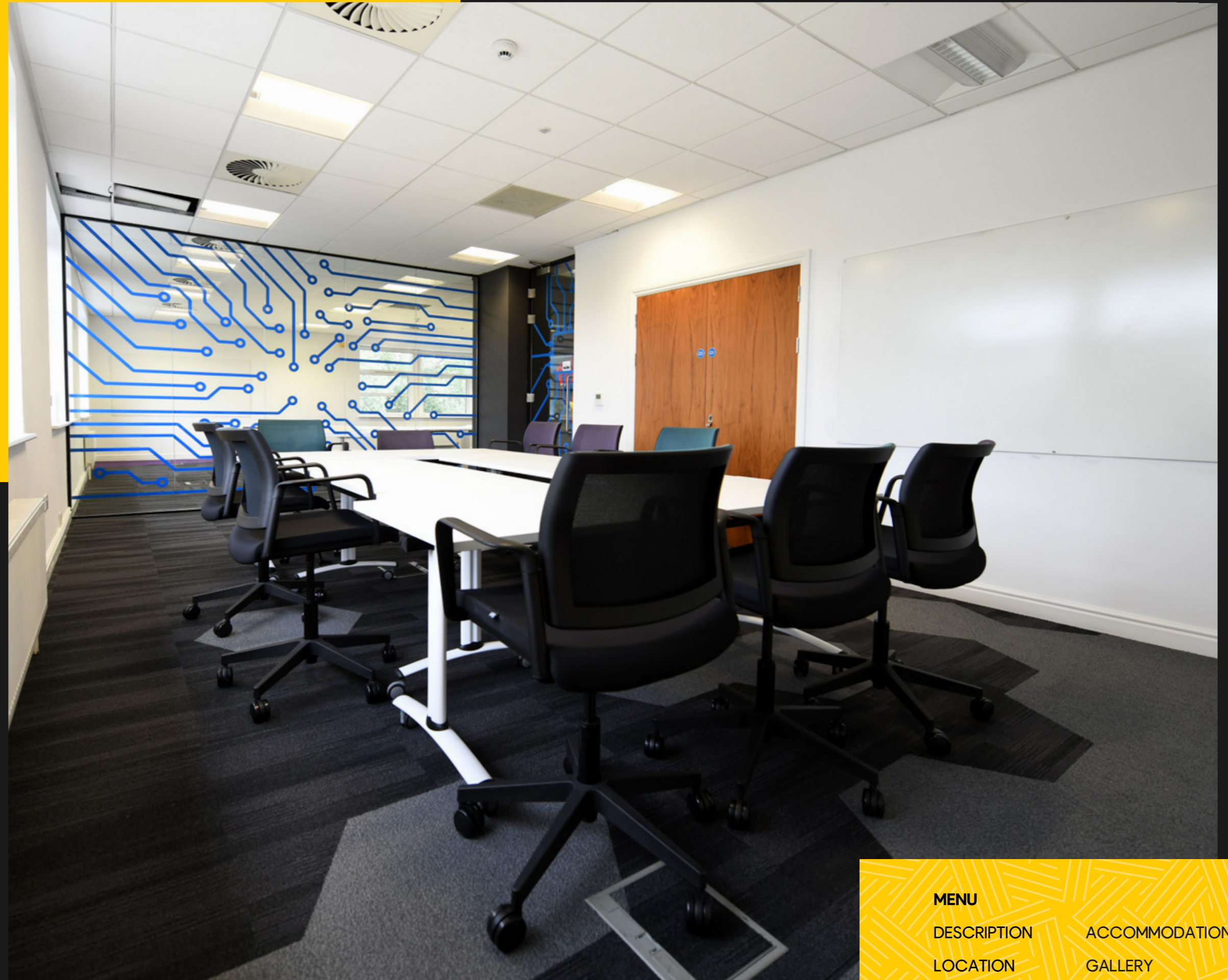
Birchwood is also approximately 20 minutes drive time from Manchester International Airport and 30 minutes from Liverpool John Lennon Airport.



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Specification

-  Raised floors
-  VRF Air Conditioning
-  Suspended ceilings with LG7 integrated lighting
-  Passenger lift
-  XX onsite car spaces
-  Bicycle parking
-  Toilet facilities to each floor
-  Shower facilities



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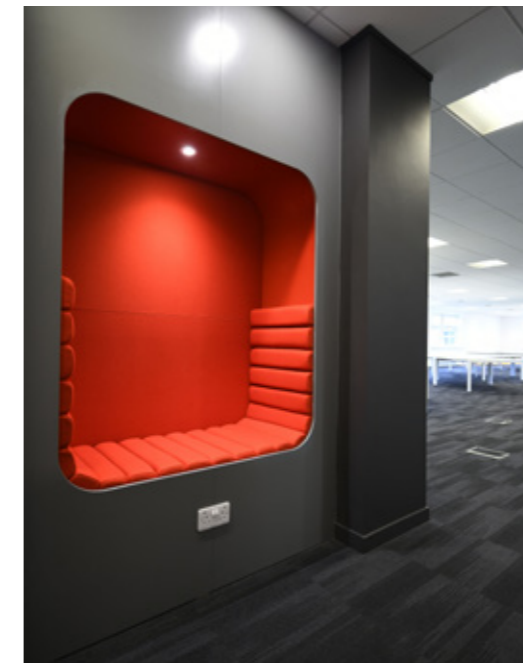
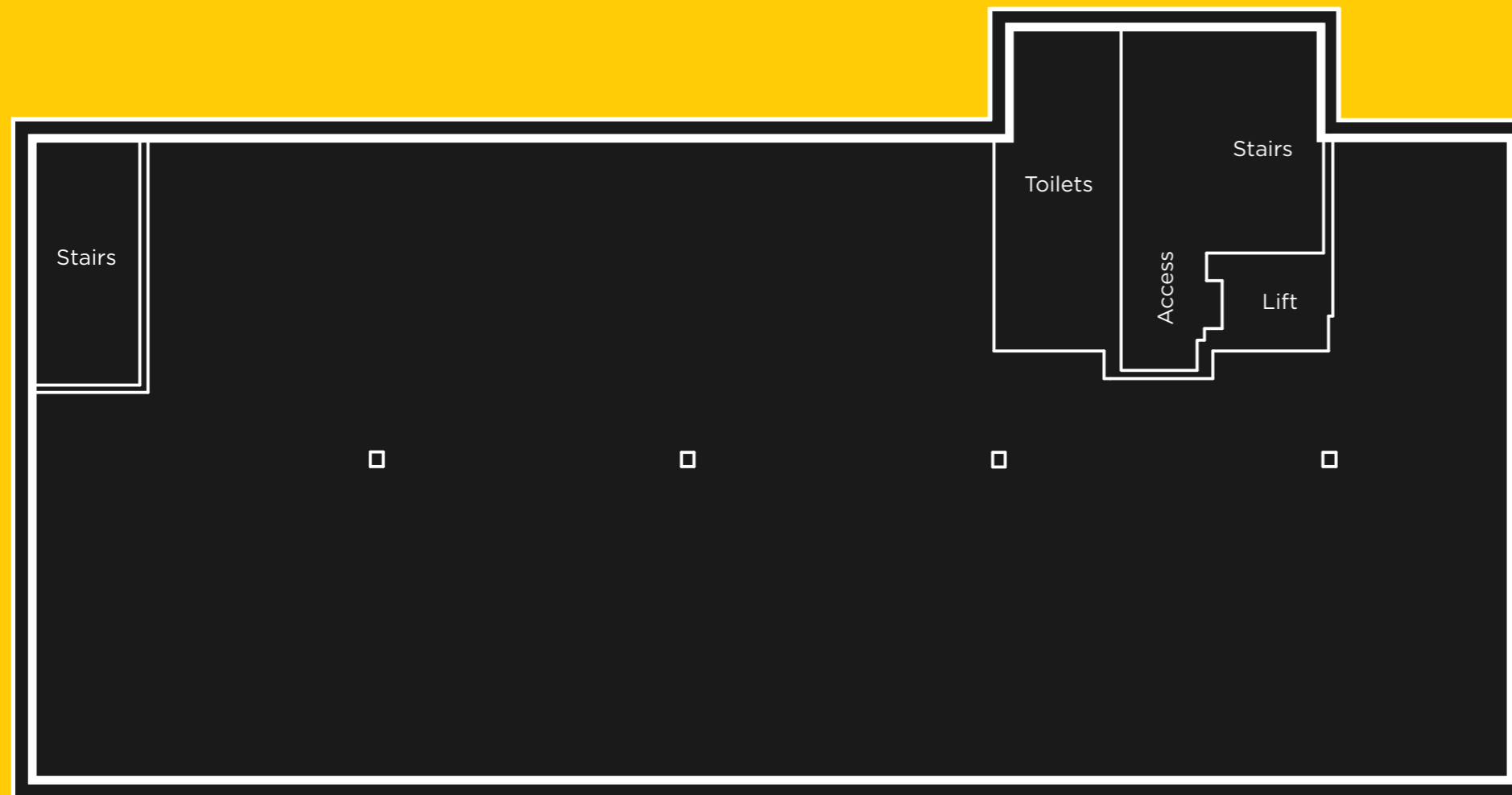
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Accommodation

| FLOOR | SQ FT | SQ M |
|--------------|-------|-------|
| SECOND FLOOR | 4,941 | 459.0 |

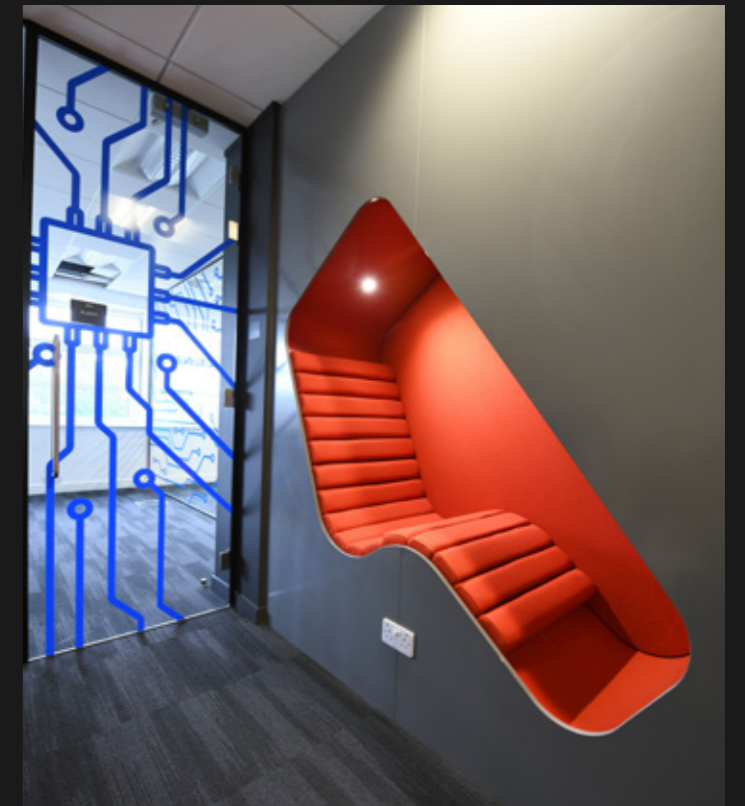
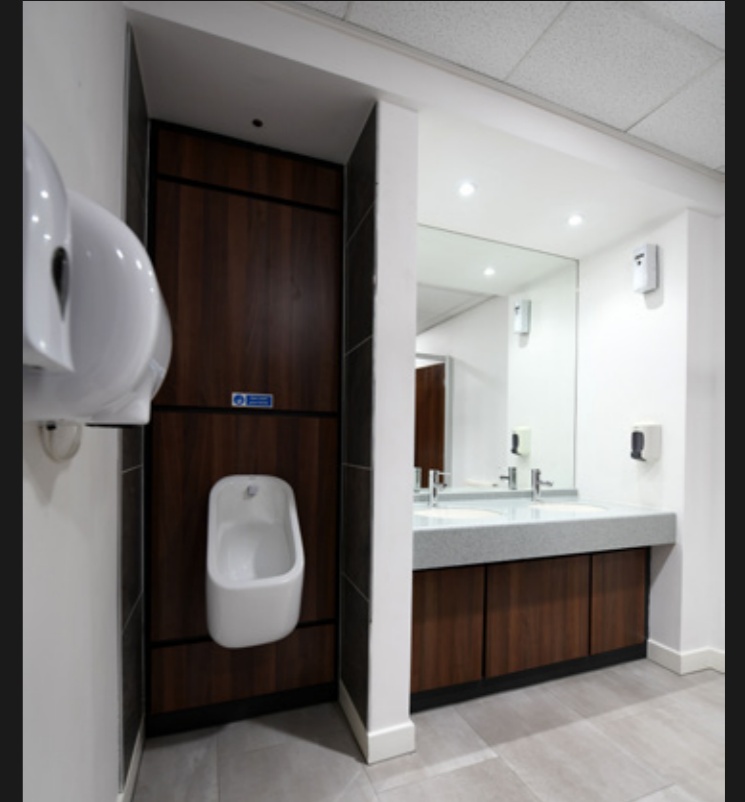


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Gallery



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Further Information

EPC

Two Cinnamon Park has an Energy Efficiency rating of D95.

TERMS

The 2nd floor is available by way of a new lease for a term of years to be agreed.

CONTACT

For more details on 2 Cinnamon Park contact the joint agents.



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