
THE BEACONS

BIRCHWOOD | WARRINGTON | WA3 6XU



DETACHED OFFICE BUILDING - UNIT A | **TOTALLING: 3,150 SQFT (293 SQM)**



BUILDING

Unit A is situated on the ground floor of The Beacons, a modern two-storey office building recently refurbished to a high standard which benefits from a central reception area and atrium.

Unit A provides partially fitted and fully refurbished office space with the following specification;



100% renewable electricity



Comfort cooling



Full access raised floor



13 car parking spaces



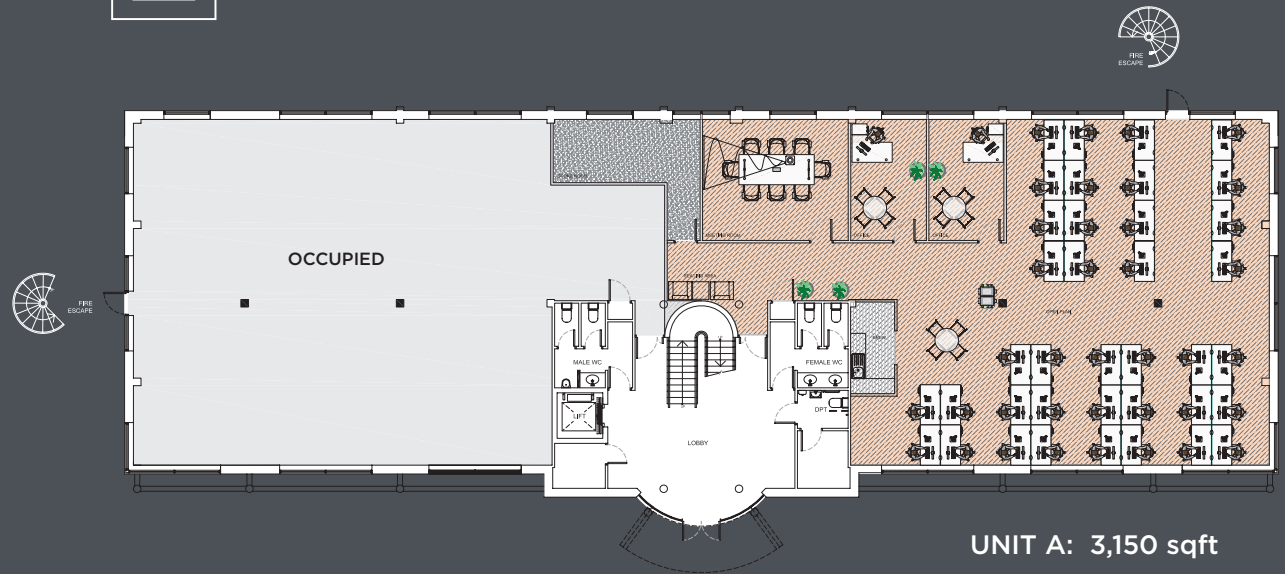
Suspended ceiling



Kitchen and Break-out areas



8 person lifts



UNIT A: 3,150 sqft

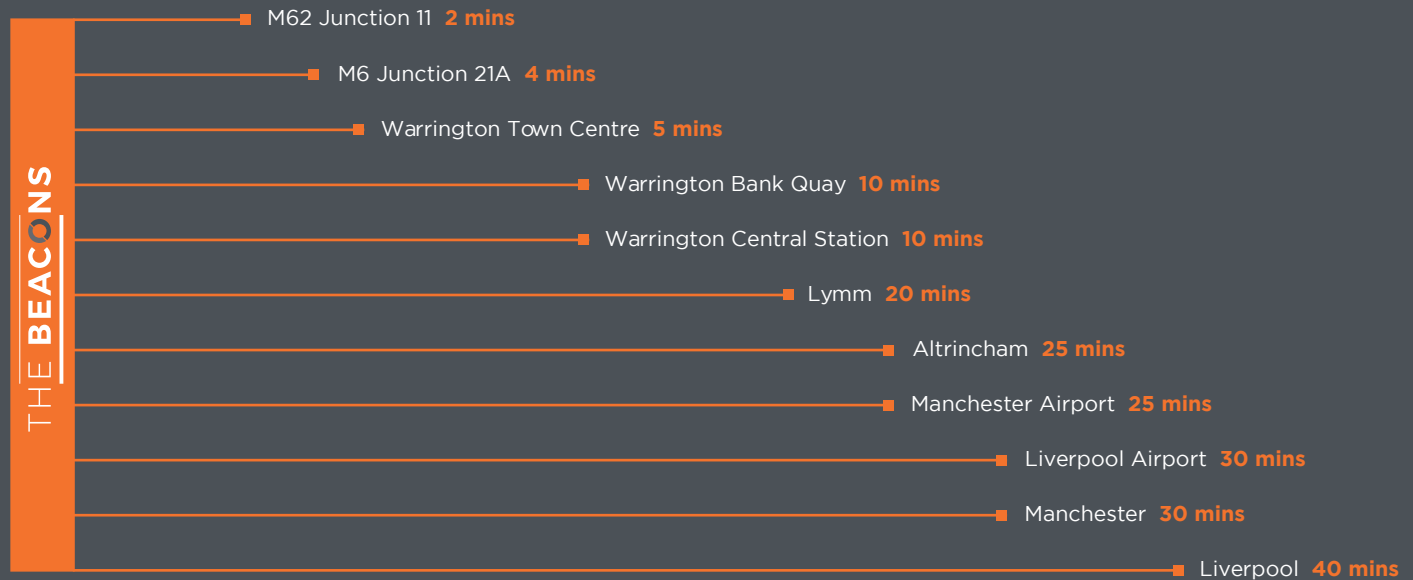




LOCATION

Birchwood is Warrington's key office location for premier businesses, a 123 acre mixed use scheme home to 200 companies and over 6,000 people. As well as being supported by extensive retail amenity at Birchwood Shopping Centre, it also has excellent public transport connectivity including buses and trains at Birchwood Railway Station.

BY CAR



SAT NAV
WA3 6XU

MANCHESTER
& M60 J11/12



M62



LIVERPOOL
WARRINGTON
& M6 J10/21A

A574 WARRINGTON ROAD

TRIDENT
OFFICE PARK



DATEN AVENUE



BIRCHWOOD
OFFICE PARK

BIRCHWOOD PARK AVENUE

ALLDAY HOUSE

 Birchwood Park



A574 WARRINGTON ROAD

THE BEACONS

RUTHERFORD
HOUSE





AMENITIES

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

The facilities of Birchwood Park and the bustling retail hub of Birchwood Shopping Centre are accessible from The Beacons, offering a range of retailers and facilities, including ASDA, Aldi, Costa Coffee, Greggs, Waterfields and The Planet Coffee House & Grill. In addition, the Spar is within a two minute walk. 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 Beacons 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 Beacons. A golf course, and great walking routes around parkland including Birchwood Forest Park and Risley Moss Nature Reserve.





THE BEACONS

BIRCHWOOD | WARRINGTON | WA3 6XU

ALL ENQUIRIES:

Orbit
Developments
A MEMBER OF THE EMERSON GROUP

01625 588200
www.orbit-developments.co.uk

BEgroup
01925 822112
www.begroup.uk.com

Misrepresentation Act 1967, Unfair Contract Terms Act 1977, The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. AUG 2023