



Birchwood Warrington, WA3 7PB

**SPACE TO LET 100,000 SQ FT
SELF-CONTAINED HQ OFFICE PREMISES**



Kelvin Kampus boasts 100,000 SQ. FT. of office space, located in Birchwood, one of the North West's premier business locations.

Well specified, open plan offices

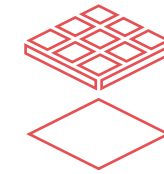
Located within Birchwood Park, Kelvin Kampus boast open plan, grade A, self-contained office space in the heart of a thriving business community.

A true HQ office opportunity spread across two, two-storey office blocks, interlinked for collaboration and construction to a high standard with extensive on-site parking.

Each building is arranged around a central glazed atrium, providing ample levels of natural light across the generous floor area and providing a sense of grandeur to the office space.



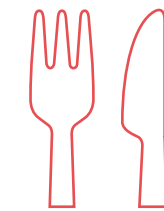
Specification



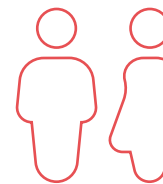
**SUSPENDED
CEILINGS**



AIR-CONDITIONING



**KITCHEN AND
CANTEEN FACILITIES**



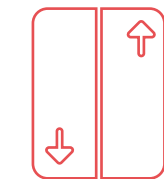
**MALE AND FEMALE
WC'S ON EACH FLOOR**



**464 CAR PARKING
SPACES (1:194 SQ FT)**



**LED LIGHTING WITH
PIR CONTROLS**



**GOODS AND
PASSENGER LIFT**



SHOWERS



RAISED FLOORS



BIKE HUB



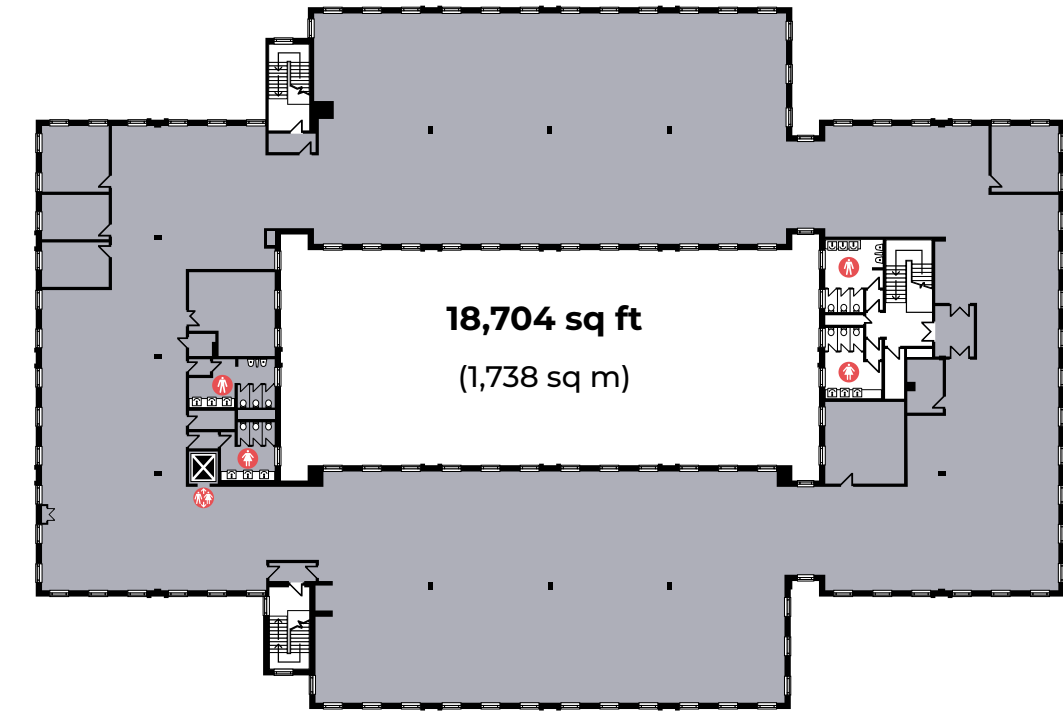
K1

Curate your ideal office space

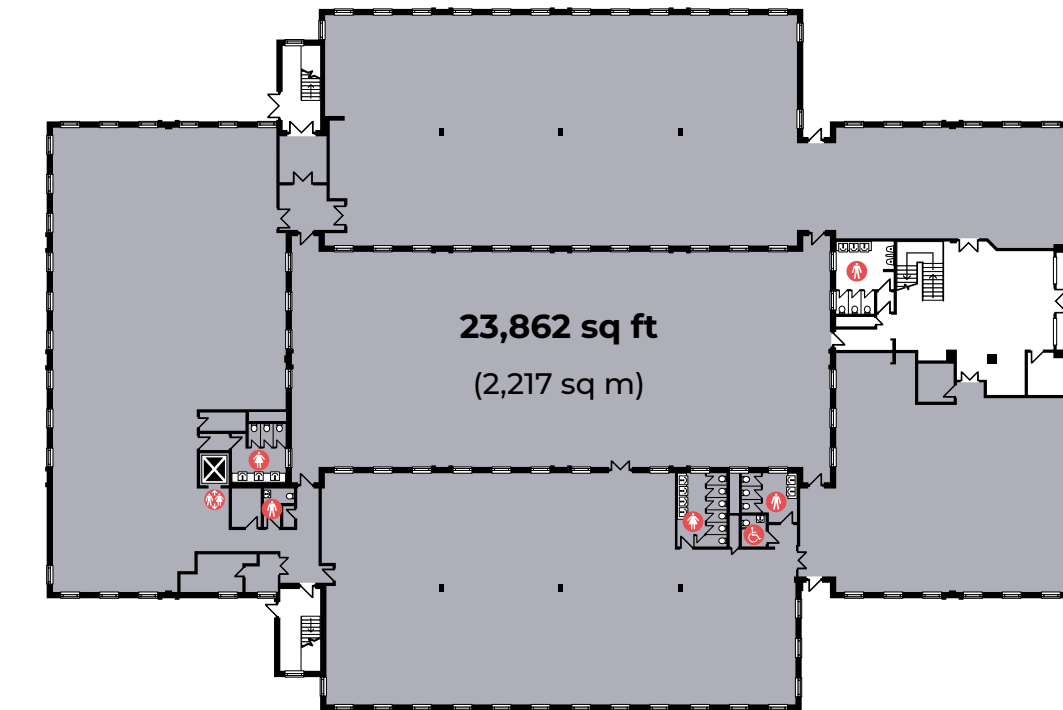
Your specific requirements can be accommodated into the refurbishment and bespoke space plans are available on request.

| | | |
|----------------------|---------------------|-------------------|
| First floor offices | 18,704 sq ft | 1,738 sq m |
| Ground floor offices | 23,862sq ft | 2,217 sq m |
| TOTAL * | 42,566 sq ft | 3,955 sq m |

* Whole building available



First floor



Ground floor



WORK
HARD
play hard

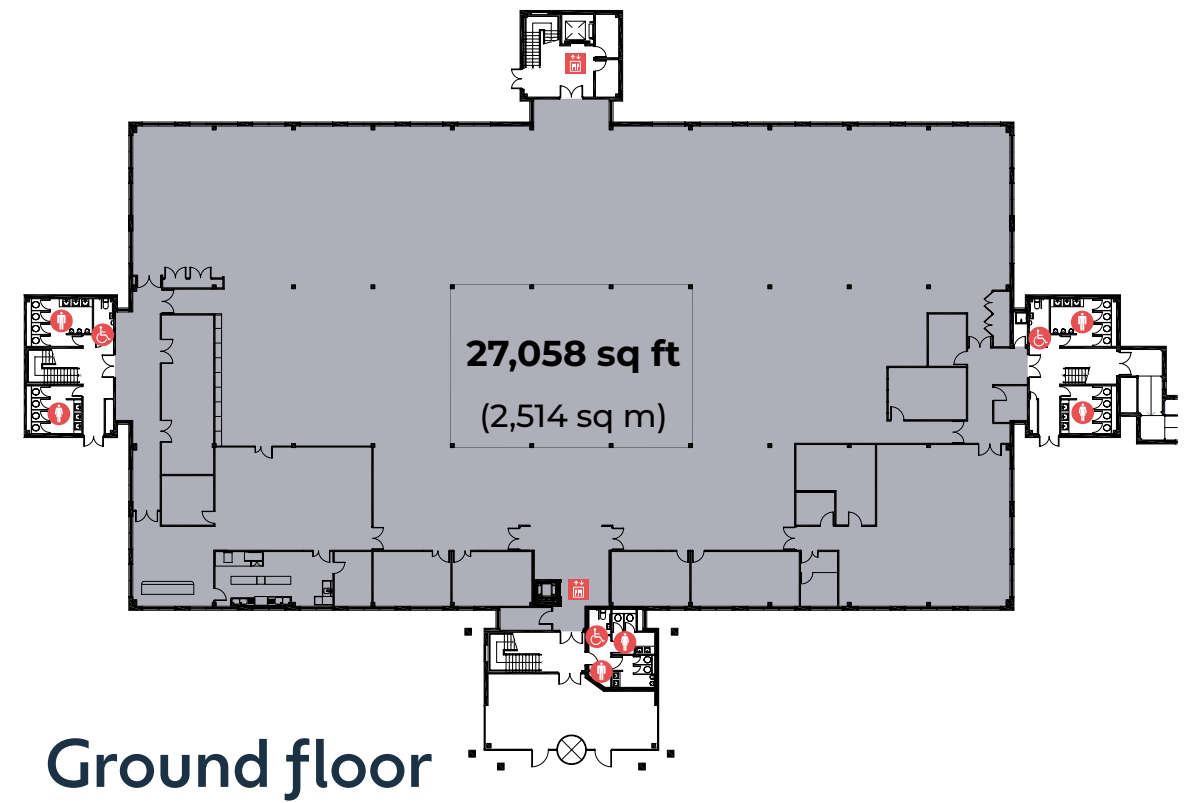
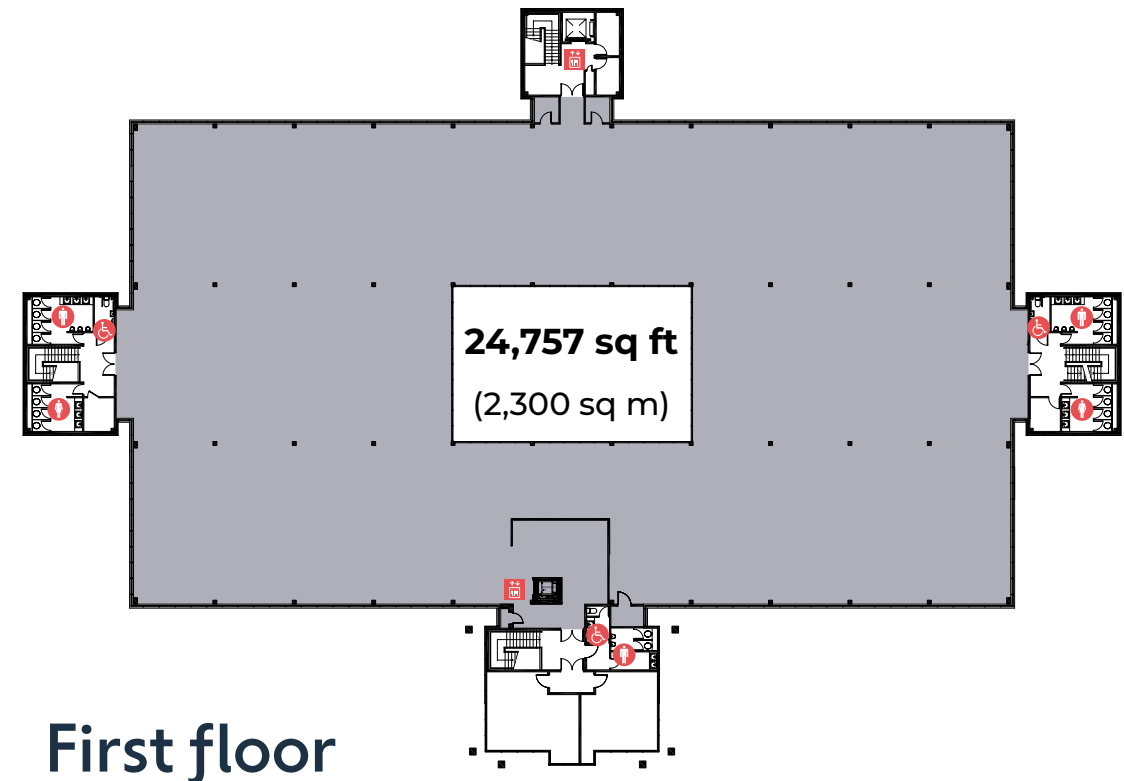
K2

Tailor your perfect workspace

Create a refurbished space that reflects your needs, with custom space plans available upon request.

| | | |
|----------------------|---------------------|-------------------|
| First floor offices | 24,757 sq ft | 2,300 sq m |
| Ground floor offices | 27,058 sq ft | 2,514 sq m |
| TOTAL * | 51,815 sq ft | 4,814 sq m |

* Whole building available





K2
KELVIN CLOSE

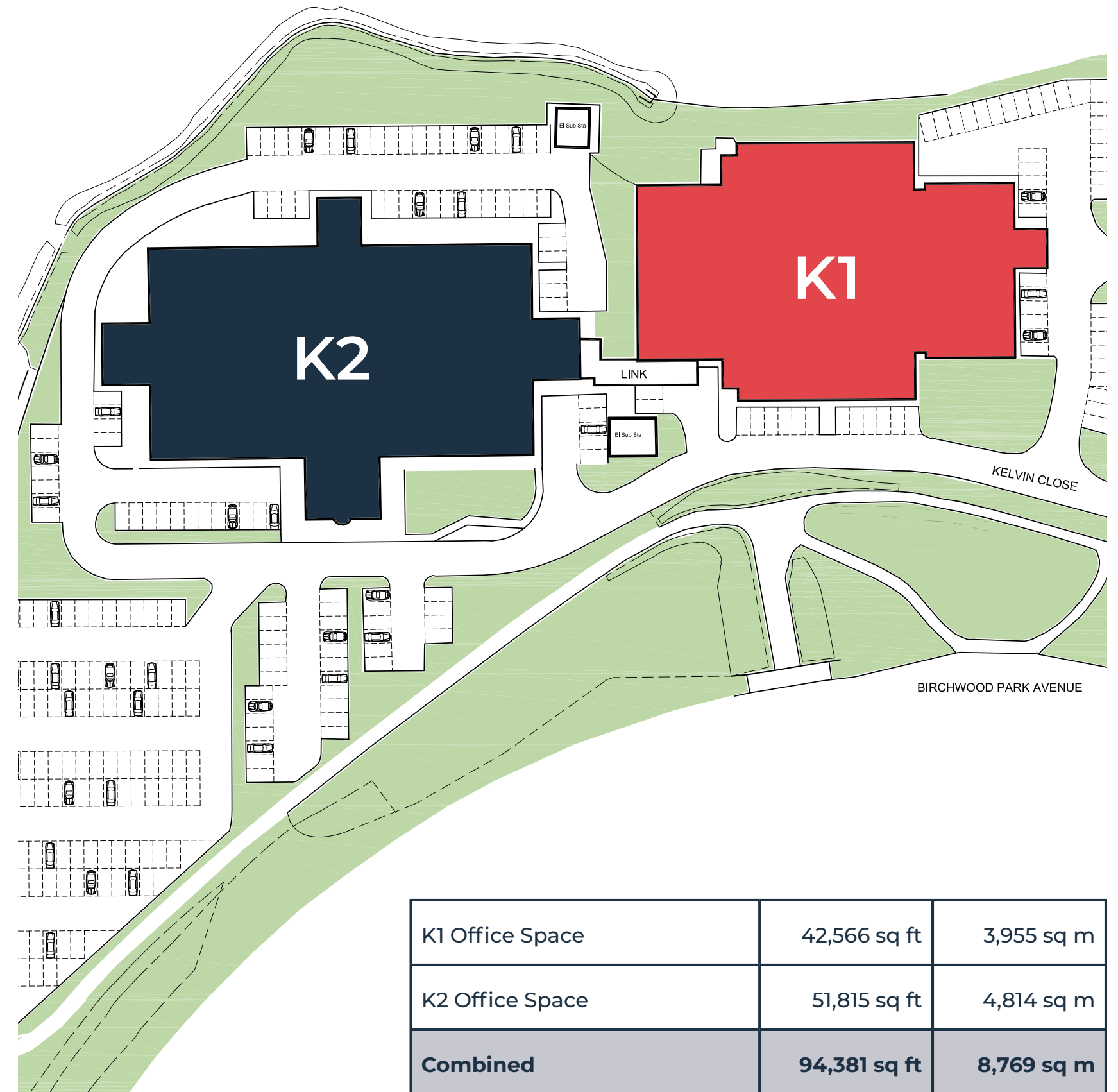
Kampus

The Kampus location houses both the K1 and K2 office buildings. This architectural design allows businesses to enjoy the benefits of separate spaces with the option to lease both buildings together, fostering collaboration.

Each building offers distinct functionalities tailored to diverse needs, while the walkway facilitates easy access and interaction between tenants.

At Kelvin Close you benefit from a dedicated, fixed-bandwidth 100/1Gb leased line data connection, which comes with guaranteed uptime SLA's and 1-2-1 contention directly to the internet.

This will allow a seamless, reliable, high-quality internet connection with guarantees of upload and download speed, uptime and resilience.



Location

Strategically located within Birchwood, one of the most successful business locations in the North West, the property is accessed via Kelvin Close, off the main Birchwood Park Avenue.

The property is extremely well situated, at the heart of the North West motorway network, close to junctions 21/21a of the M6 and junctions 10 and 11 of the M62. Warrington is just 6 miles to the south west with Manchester Airport and Liverpool John Lennon Airport both within easy reach.

Birchwood Station provides local connections to Liverpool, Manchester and Warrington Bank Quay Station all providing onward intercity links, via the Westcoast main line, to the Midlands, London & Scotland.

Birchwood is Warrington's key office location and one of the North West's premier business destinations, home to 200 companies and over 6,000 people. This major commercial hub is also supported by leisure and shopping amenities including Birchwood Shopping Centre and Birchwood Golf Club.

Local amenities

Kelvin Kampus is situated within a large and vibrant business environment, with a wealth of local amenities within easy reach. The bustling retail hub of Birchwood Shopping Centre is a short distance away offering access to a range of retailers and facilities, including ASDA, Aldi, Costa Coffee and The Planet Coffee House & Grill amongst others.

Nearby you have the beautiful Risley Moss Nature Reserve, Birchwood Forest Park and access to both the Alive & Well Health Club and Birchwood Leisure & Tennis Complex, making fitness and health facilities easily accessible from your working environment.

A nearby Starbucks drive through, local spar, Peacock Pub Restaurant and Penta Hotel add to an impressive range of amenities.

Local occupiers





KELVIN KAMPUS

Birchwood Warrington, WA3 7PB



Rob Yates
rob.yates@cushwake.com



Simon Roddam
simonroddam@begroup.uk.com



Cheshire Science Corridor has been awarded Enterprise Zone status. This provides attractive business incentives and the ability to retain and reinvest new business rate revenue into the Enterprise Zone.

Further details are available upon request.

Orbit Developments

For more information or to arrange a viewing

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www.orbit-developments.co.uk

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