

**OFFICES TO LET (MAY SELL)
NEIGHBOURING BIRCHWOOD GOLF COURSE**

KELVIN CLOSE, BIRCHWOOD, WARRINGTON

**WORK HARD.
PLAY HARD.**



WELCOME

LOCATION

THE LINKS

SITE PLAN

SPECIFICATION

FLOOR PLANS

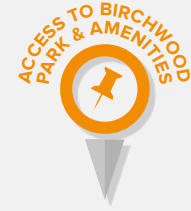
GALLERY

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BRING YOUR SWING TO WORK.

At St. Andrews House and Birkdale House we've got the mix of business & pleasure down to a tee!

Minutes away from the regional motorway network, situated in the heart of Birchwood, one of the North West's principle business locations and within arm's reach of the local golf courses, mixing work and pleasure has never been easier!



TO LET (MAY SELL)

ST. ANDREWS HOUSE 9,986 SQ FT

BIRKDALE HOUSE 10,876 SQ FT



A GREAT APPROACH.

Excellent links to the surrounding region and beyond.

LOCATION

Birchwood, Warrington is one of the largest & most successful business locations in the North West. 10 million people live within one hour's drive providing a readily accessible workforce and the surrounding residential conurbations of Cheshire, Greater Manchester, Merseyside & Lancashire.

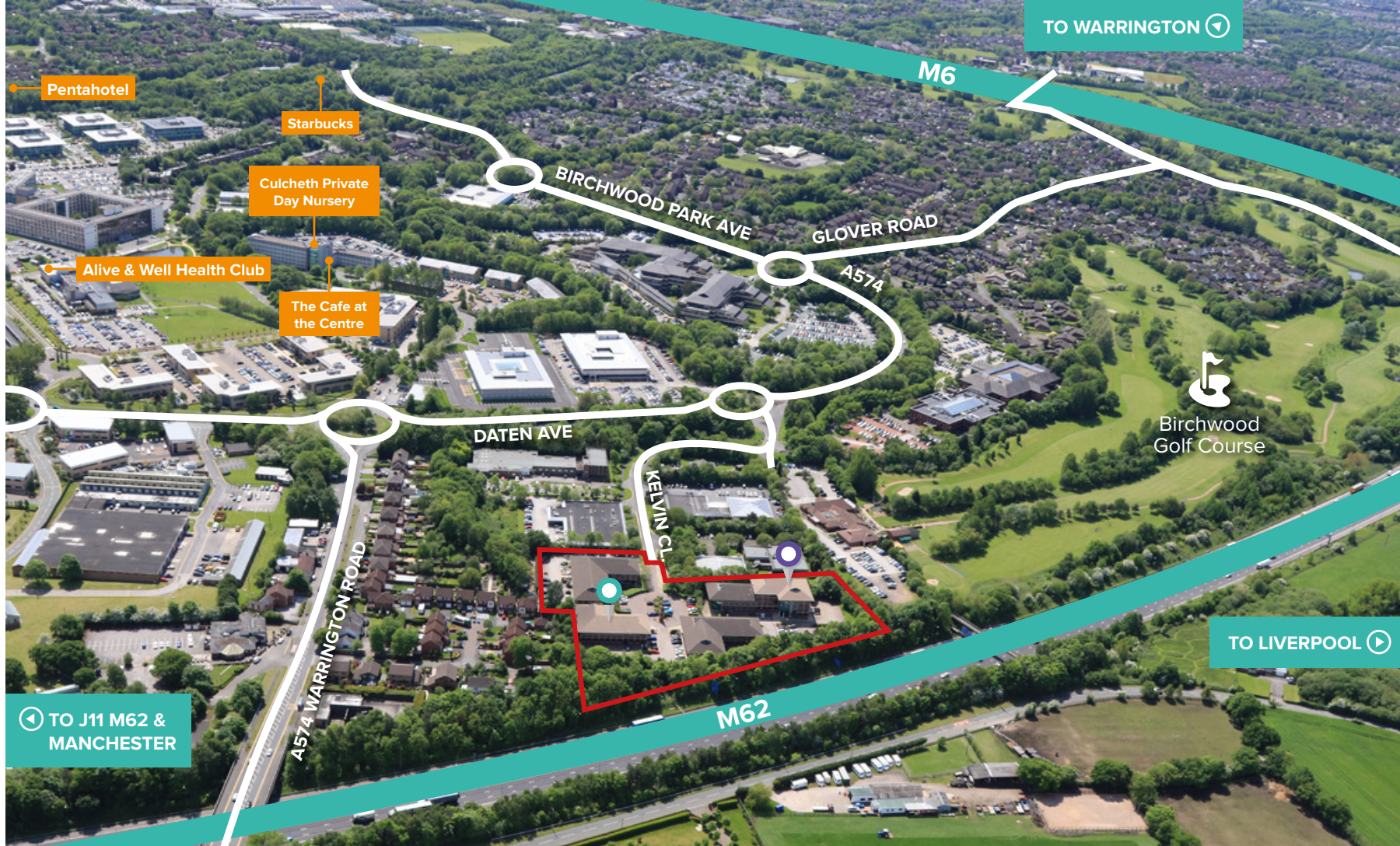
The Links is superbly located between Liverpool and Manchester minutes from Warrington, the M6 and adjacent to the M62 in the heart of Birchwood. Rail links are also close to hand with Birchwood station within 2 miles and the West Coast mainline station at Warrington Bank Quay, and Warrington Town Centre, within 6 miles providing fast communications regionally and to both London & Scotland.

DRIVE TIMES

M62 (J11)	1.7 miles	6 minutes
M6 (J21a)	2.9 miles	9 minutes
M56 (J9)	7.3 miles	15 minutes
Manchester	15.2 miles	25 minutes
Manchester Airport	19.7 miles	27 minutes
John Lennon Airport	21.7 miles	34 minutes
Liverpool	23.6 miles	38 minutes
Chester	29.1 miles	43 minutes



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AMENITIES

There are an abundance of amenities nearby including Birchwood golf course just a putt away, Birchwood Leisure Centre and the Birchwood Shopping Centre within a few minutes, together with the host of facilities in Warrington Town Centre within a short drive.



ST. ANDREWS HOUSE

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PUTTING BUSINESS FIRST.

SPECIFICATION

The offices benefit from the following specification;

- New air conditioning system
- Low energy LED lighting
- Full access raised floors
- Double height entrance/atrium
- Passenger lift
- Separate male and female WC's

DESCRIPTION

St Andrews House is a modern detached office building set over two floors. Birkdale House provides fully self-contained offices over three floors.

Both building have been fully refurbished to a high standard and each incorporates a spacious glazed atrium style entrance/ reception.

Externally there is a generous allocation of car parking spaces.



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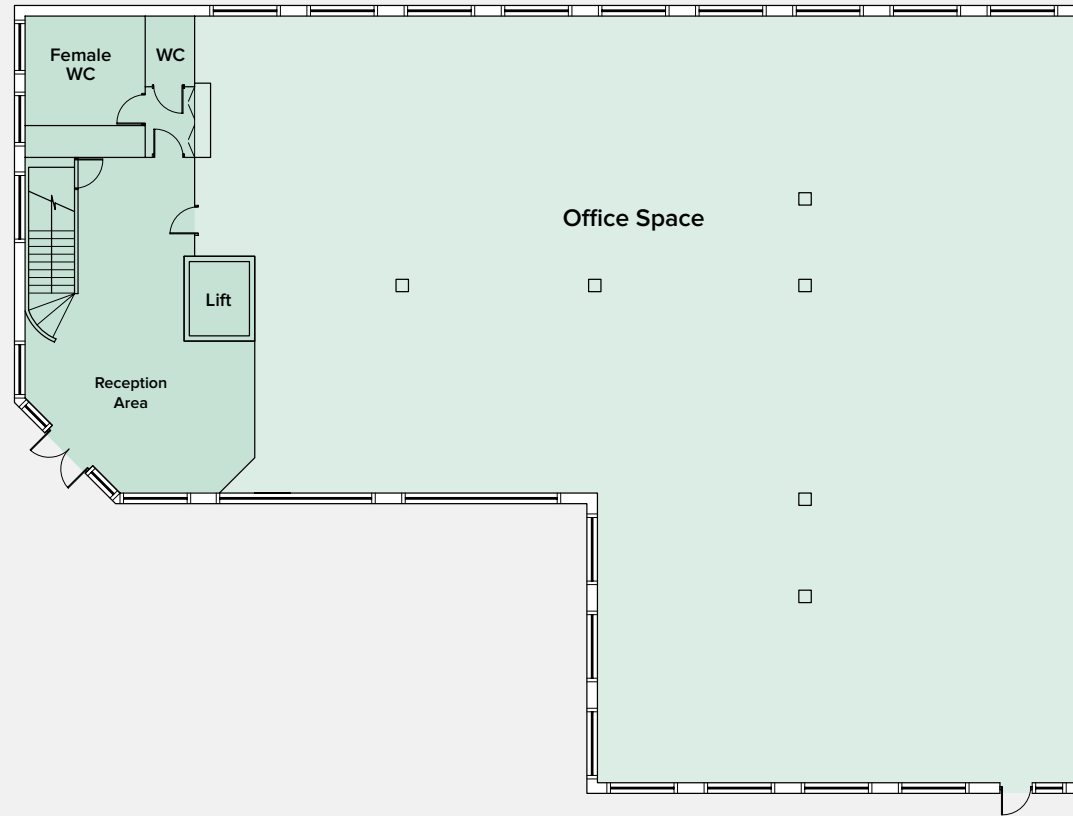
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ACCOMMODATION

	Sq m	Sq ft
First Floor	474.1	5,103.2
Ground Floor	453.6	4,882.5
TOTAL	927.7	9,985.7
Car Parking Spaces 41 (Ratio 1:243)		

All Measurements are on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th edition.

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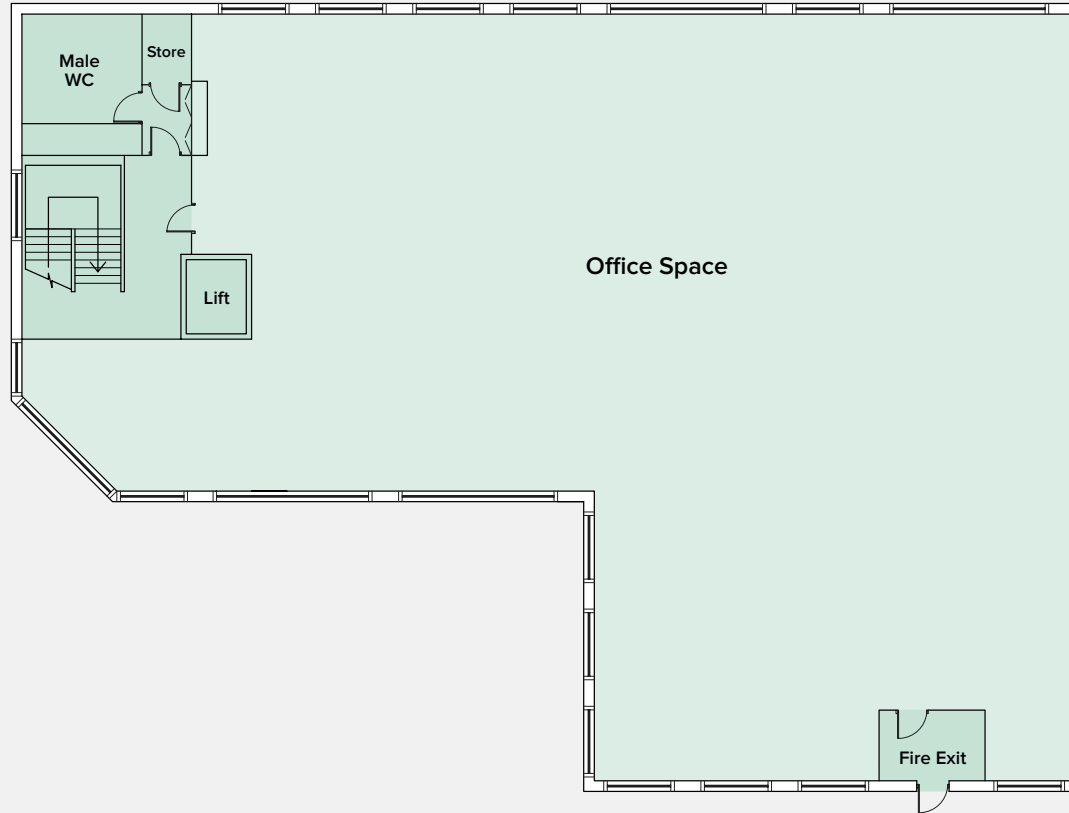
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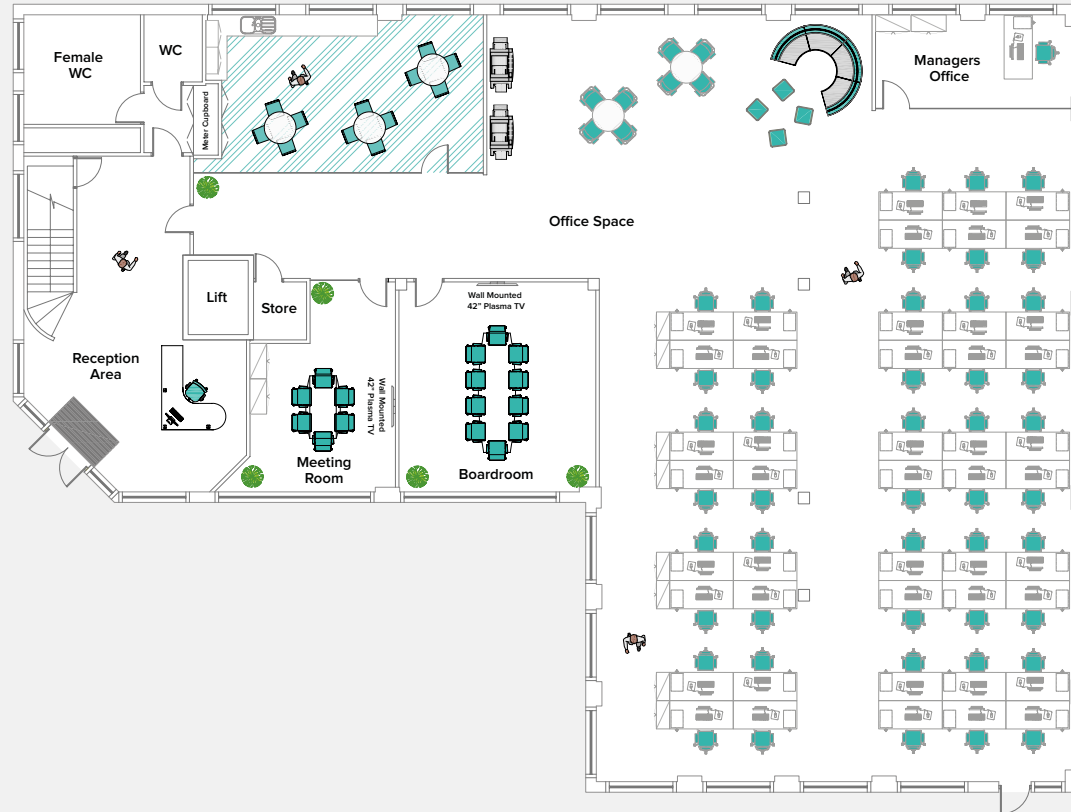


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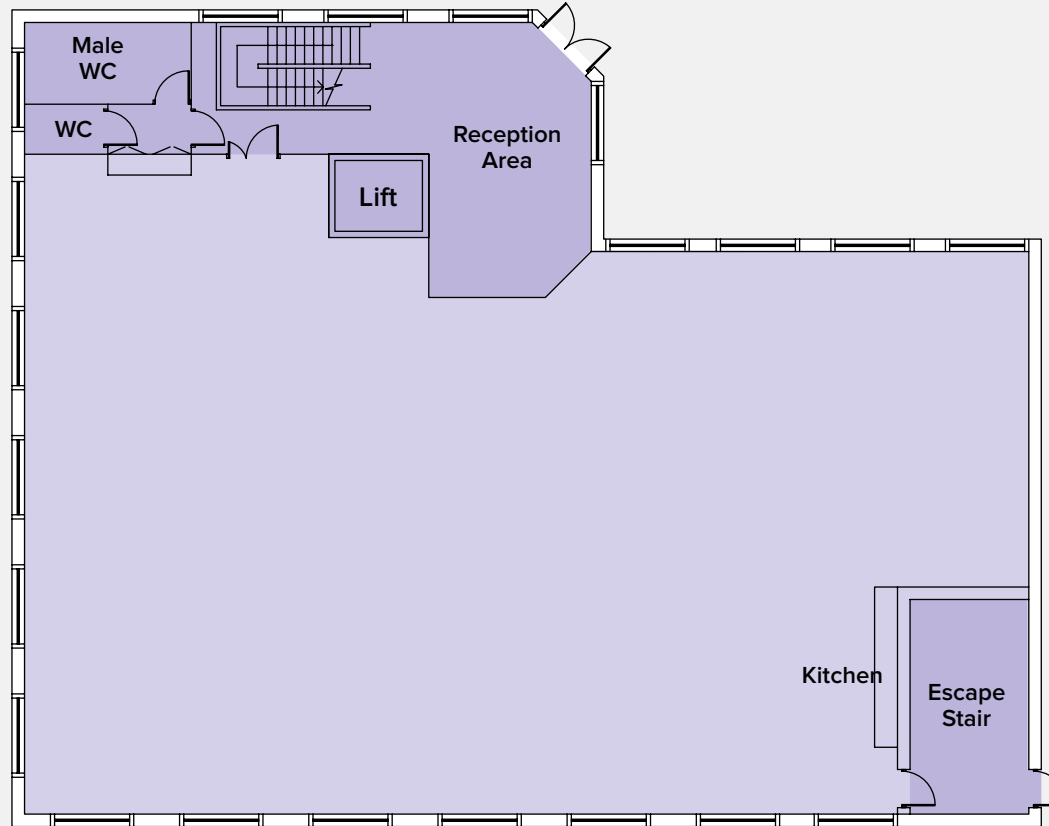
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ACCOMMODATION

	Sq m	Sq ft
Second Floor	344.4	3,702.8
First Floor	320	3,444
Ground Floor	346.5	3,729.7
TOTAL	1,010.9	10,876.5
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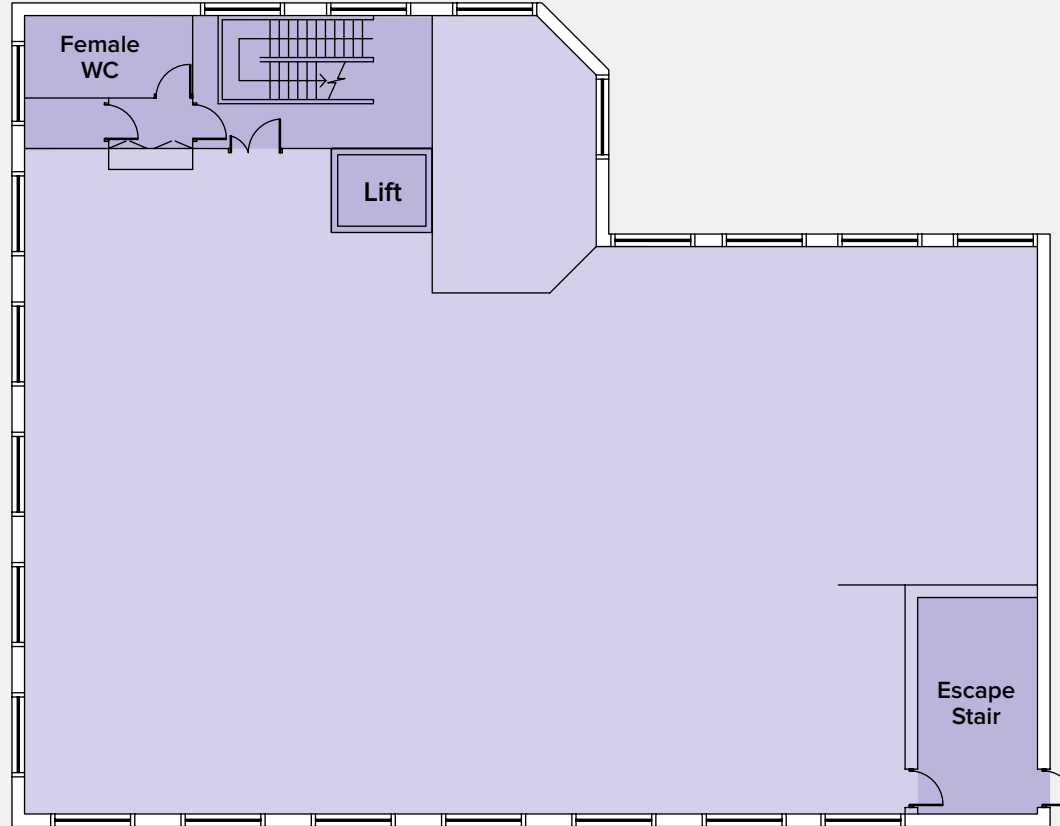
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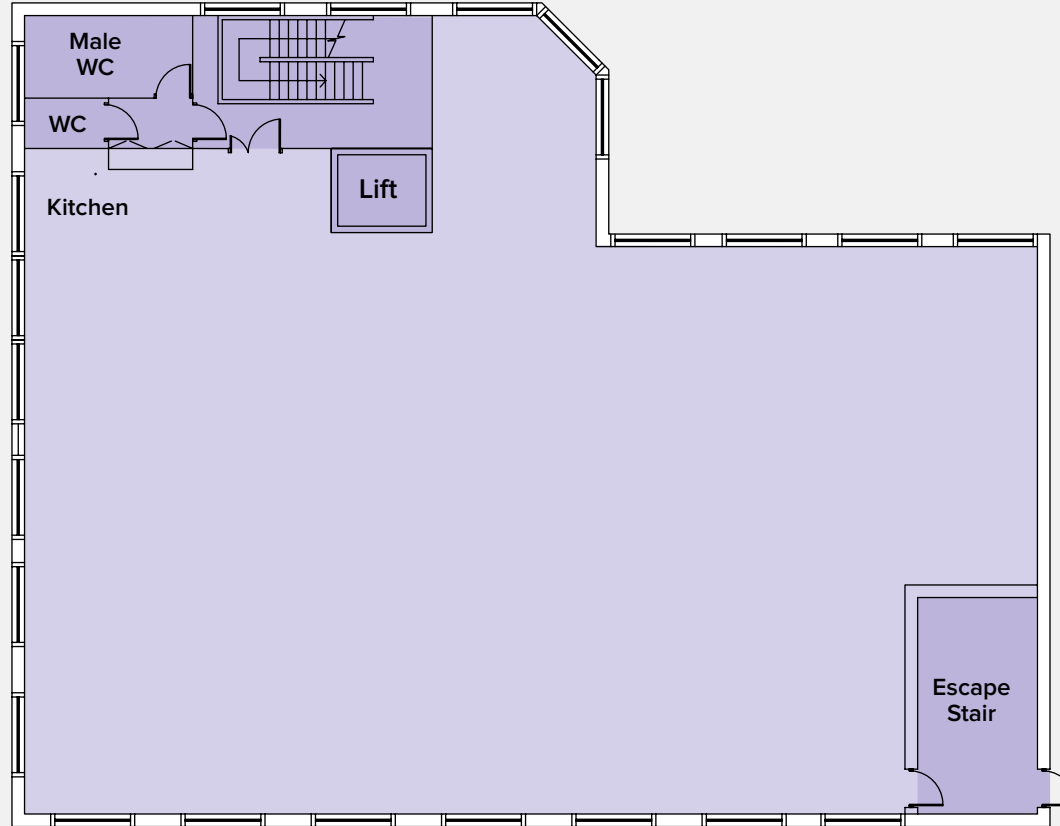
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PERFECT BALANCE.

Balancing your business and leisure life has never been easier!

EPC

EPCs for the buildings are available on request.

TERMS

The buildings are available as a whole or on a floor by floor basis on a new external repairing and insuring lease. Alternatively our client will consider a sale of the building(s).

BUSINESS RATES

The incoming tenant to be responsible for the payment of business rates and service charge levied on the estate.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact the sole agents, Knight Frank.

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