



**BIRCHWOOD
BOULEVARD**

WA3 7QZ

Balance Work & Wellbeing



OFFICES TO LET

birchwood-offices.co.uk

SUITES AVAILABLE

500 - 8,725 SQ FT
(46 - 811 SQ M)

- > SELF-CONTAINED OFFICES
- > FULLY AIR CONDITIONED OFFICE SPACE
- > HIGH SPEED INTERNET AVAILABLE
- > AMPLE CAR PARKING
- > FLEXIBLE LEASES

DESCRIPTION

High quality, self-contained offices set within a well maintained and mature landscaped environment, enhanced with planting and additional architectural landscape features.

Close to the regional motorway network and within easy reach of local amenities and leisure facilities, Birchwood Boulevard offers a perfect environment for business.





LOCATION

Birchwood, Warrington is one of the largest and 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 and Lancashire.

Birchwood Boulevard is located between Liverpool and Manchester, minutes from Warrington Town Centre, the M62 and adjacent to the M6 in the heart of Birchwood. Rail links are also close to hand with Birchwood station within 5 minutes walk and the West Coast mainline station at Warrington Bank Quay, within 6 miles providing fast communications regionally and to both London and Scotland.

DRIVE TIMES

M62 (J11)	1.5 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

Source: AA Route Finder



what3words

EXTRA
RESELLER
WORKING



J10 M62 / M6 J21A - 2 MINUTES
 LIVERPOOL - 25 MINUTES
 LIVERPOOL JOHN LENNON AIRPORT - 25 MINUTES



J12 / M60 - 10 MINUTES
 MANCHESTER - 20 MINUTES

M62

J11

THE LINKS
 BIRCHWOOD

BIRCHWOOD PARK

BUSY 0-5
 NURSERY

PENTA
 HOTELS

BIRCHWOOD WAY



DEWHURST ROAD

BIRCHWOOD
 LEISURE CENTRE

110
 BIRCHWOOD
 BOULEVARD

PEACOCK PUB
 RESTAURANT

BIRCHWOOD
 SHOPPING CENTRE

WARRINGTON TOWN
 CENTRE 10 MINUTES

J21A M6 - 5 MINUTES
 LIVERPOOL - 20 MINUTES



1 MINUTE

4 MINUTES

MANCHESTER
 19 MINUTES

LIVERPOOL
 42 MINUTES

BIRCHWOOD
 BOULEVARD

M6

J20 M6 - 10 MINUTES
 BIRMINGHAM - 70 MINUTES
 MANCHESTER AIRPORT - 27 MINUTES

AMENITIES		
	SHOPPING	
	Birchwood Shopping	2 mins
	ASDA	2 mins
	SPAR	2 mins
	GYM	
	Birchwood Leisure Centre	2 Mins
	FOOD & DRINK	
	Starbucks	2 Mins
	The Peacock Pub & Restaurant	2 Mins
	NURSERY	
	Busy 0-5 Nursery (Birchwood Park)	4 Mins
	HOTEL	
	Penta Hotel (Birchwood Park)	3 Mins

SPECIFICATION

The offices benefit from the following specification:



Self contained units



Individual front door



Generous parking



Fully air-conditioned throughout



Suspended ceilings



LED lighting



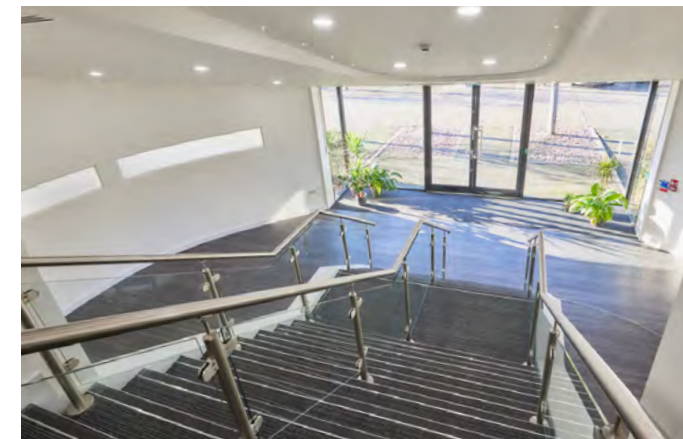
Full height glazing



Own WC's and Kitchen



High speed internet connection





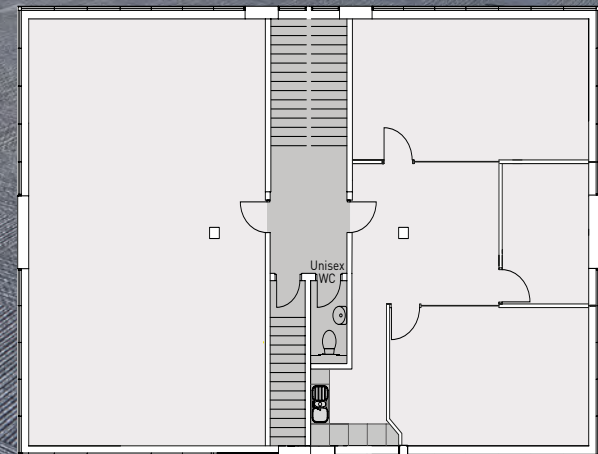
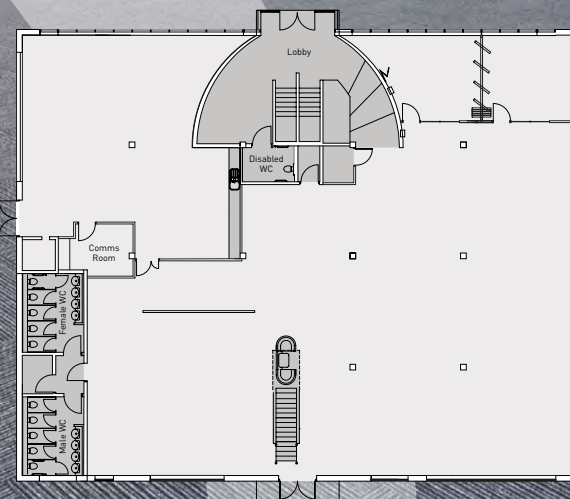
GROUND FLOOR

FIRST FLOOR

UNIT 620

	sq ft	sq m
Ground Floor	6,725	625
First Floor	2,000	186
TOTAL	8,725	811

36 car parking spaces (Ratio 1:242)
 (Additional 10 spaces available on licence)





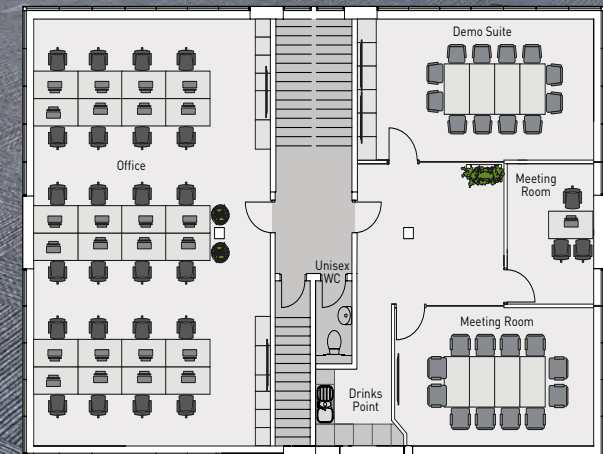
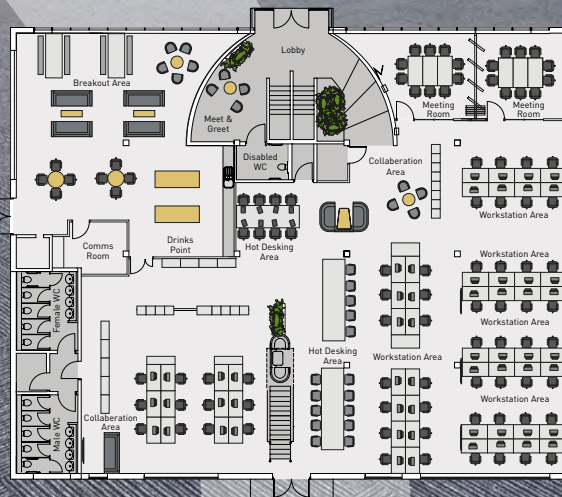
INDICATIVE SPACE PLANS
GROUND FLOOR

FIRST FLOOR

UNIT 620

	sq ft	sq m
Ground Floor	6,725	625
First Floor	2,000	186
TOTAL	8,725	811

36 car parking spaces (Ratio 1:242)
(Additional 10 spaces available on licence)





AMENITIES

There are an abundance of amenities nearby, including the adjacent Birchwood Shopping Centre which hosts many major high street retailers such as ASDA, Aldi, Argos, McDonalds & Pets at Home, amongst others.

The Birchwood Leisure & Tennis Complex is also in close proximity, providing access to a wealth of health and fitness amenities, including indoor and outdoor tennis courts.

Other Birchwood facilities include an 18 hole golf course within a few minutes drive, together with a host of retail and leisure facilities in Warrington Town Centre only a 10 minute drive away.





FURTHER INFORMATION

To arrange viewings and for further information please contact the joint agents:



01925 822112
www.begroup.uk.com

Simon Roddam
simonroddam@begroup.uk.com

Greg O'Hara
gregohara@begroup.uk.com



Mark Bamber
mark.bamber@knightfrank.com

Matt Shufflebottom
matt.shufflebottom@knightfrank.com

birchwood-offices.co.uk

The agents, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agents will not be liable, in negligence or otherwise, for any loss arising from use of these particulars.
November 2022. Design: Alphabet Design, Liverpool - 0151 707 1199

