

Balance Work & Wellbeing

110
BIRCHWOOD
BOULEVARD
WA3 7QH

- > FULLY REMODELLED HQ OFFICE
- > GRADE A SPECIFICATON
- > CAR PARKING RATIO 1:170
- > EPC RATING - B

OFFICES TO LET
birchwood-offices.co.uk

SUITES AVAILABLE FROM
3,700 SQ FT TO 30,000 SQ FT
(344 SQ M TO 2,787 SQ M)

DESCRIPTION

110 Birchwood Boulevard is a 3-storey HQ style office building within the highly desirable Birchwood Boulevard Business Park in Warrington.

The building has recently undergone a comprehensive programme of refurbishment. Efficient L-shaped floor plates provide the option of sub-division to accommodate all requirements.

Externally the building has surface car parking with a ratio of 1:170 sq ft, based on 157 spaces for the whole building.





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LOCATION

110 Birchwood Boulevard is located in a prominent position on Birchwood Boulevard in Birchwood, Warrington which is widely regarded as one of the North West's premier out of town office locations.

The property is located close to junction 21A of the M6 and junction 10 of the M62 motorway, which in turn provides access to the Regional and National motorway networks.

Both Manchester and Liverpool city centres are less than 30 minutes drive, with Birmingham and Leeds approximately 1 hour. Manchester and Liverpool airports are within easy reach via the motorway network.

Local bus services, and rail services from Birchwood Station only 8 minutes from walk from the building.

110 Birchwood Boulevard is situated within an established business park location as one of seven surrounding HQ style office buildings which include

occupiers such as New Balance, Highways England, Fircroft, MDS Global, Avios and Your Housing Group.

AMENITIES

Retail and leisure facilities are 5 minutes walk away at Birchwood Shopping Centre and Birchwood Leisure Centre and Warrington Town Centre, with its extensive shops and amenities, is only a 10-minute drive away.



DRIVE TIMES

M62 (J11)	17 miles	6 minutes
M6 (J21a)	3 miles	9 minutes
M56 (J9)	8 miles	15 minutes
Manchester	15 miles	25 minutes
Manchester Airport	20 miles	27 minutes
John Lennon Airport	22 miles	34 minutes
Liverpool	24 miles	38 minutes
Chester	29 miles	43 minutes

Source: AA Route Planner



what3words

RESOLD
SCORECARD
AVERAGES



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

110
 BIRCHWOOD
 BOULEVARD

BIRCHWOOD
 LEISURE CENTRE

PEACOCK PUB
 RESTAURANT

BIRCHWOOD
 SHOPPING CENTRE



8 MINUTES

5 MINUTES

WARRINGTON TOWN
 CENTRE 10 MINUTES

J21A M6 - 5 MINUTES
 LIVERPOOL - 20 MINUTES

BIRCHWOOD
 BOULEVARD

MANCHESTER
 19 MINUTES

LIVERPOOL
 42 MINUTES

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



ACCOMMODATION

110 Birchwood Boulevard incorporates office accommodation over ground and 2 upper floors complete with L-Shaped open plan floor plates which are capable of subdivision on a wing by wing basis.

There is a newly remodelled reception area with a lounge/breakout area on the ground floor.

A 13 person passenger lift serves all floors and there are male, female and accessible w/c's located in the core area on each floor.

All areas have undergone an extensive refurbishment to Grade A standard.



FLOOR AREAS (NIA)

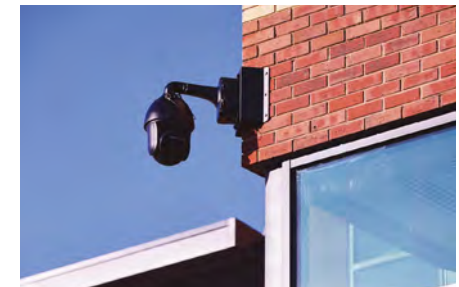
Ground Floor (West)	5,500 sq ft	511 sq m
Ground Floor (East)	3,700 sq ft	344 sq m
Second Floor	10,165 sq ft	944 sq m
TOTAL	19,365 sq ft	1,799 sq m

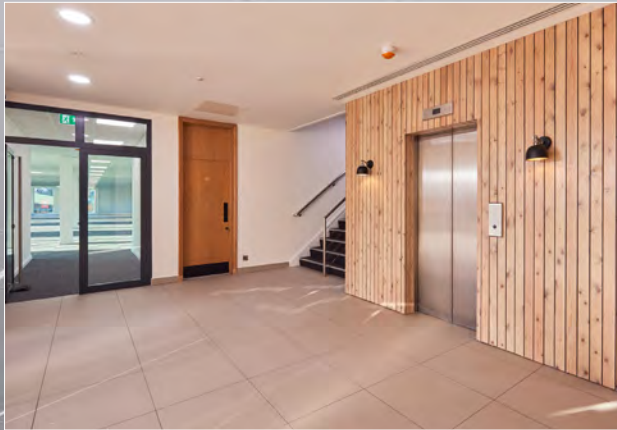
SPECIFICATION

-  **EPC rating**
-  **Full raised access floors**
-  **New carpet floor coverings**
-  **Suspended ceilings**
-  **LED lighting**
-  **New air-conditioning system**
-  **Male, female & DDA WCs**
-  **13 Person passenger lift**

ON SITE AMENITIES

-  **Reception & breakout facilities**
-  **New cycle storage & locker facilities**
-  **Shower facilities**
-  **12 electric charging points**
-  **157 car parking spaces (1:170 sq ft)**
-  **External landscaping and seating**
-  **Security entrance gates/barriers**

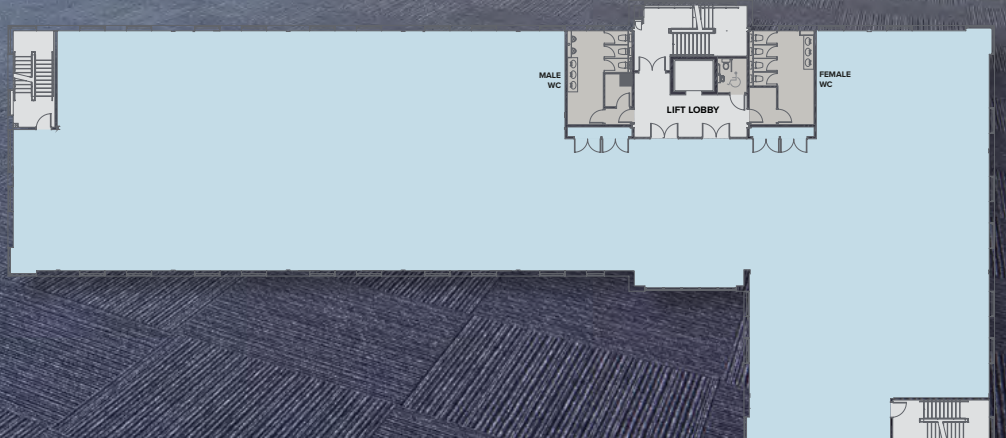




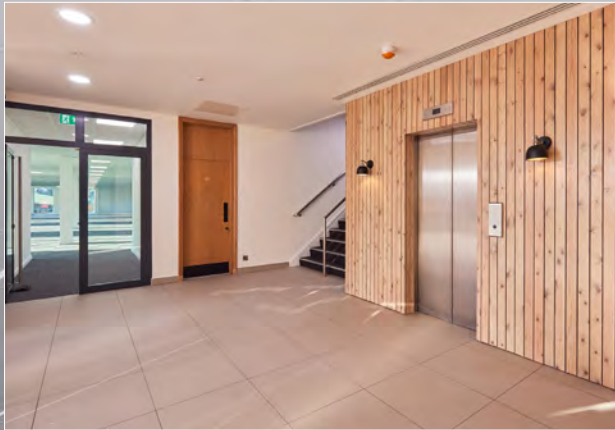
GROUND FLOOR



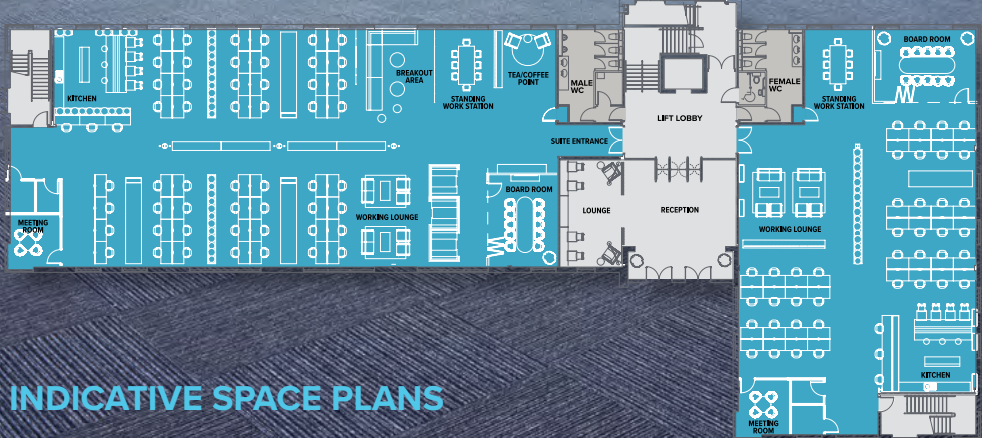
FIRST AND SECOND FLOORS



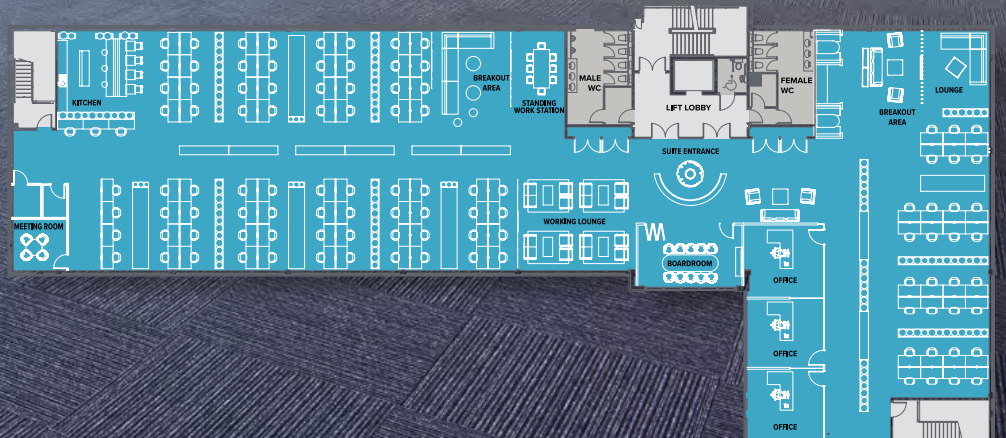
FLOOR PLANS



GROUND FLOOR



FIRST AND SECOND FLOORS



INDICATIVE SPACE PLANS

FURTHER INFORMATION

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



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