Office Space Available To Let

3 Cinnamon Park, Warrington, WA2 0XP

12,248 Sq Ft.



Description.

INNAMON

PARK

fir tsource

Cinnamon Park is a business park located in Warrington, Cheshire, England. It is situated just off the M6 and M62 motorways, making it easily accessible by car.

The park is home to a number of companies across various sectors, including finance, technology, and healthcare. It also offers a range of on-site amenities, such as a gym, restaurant, and conference facilities.

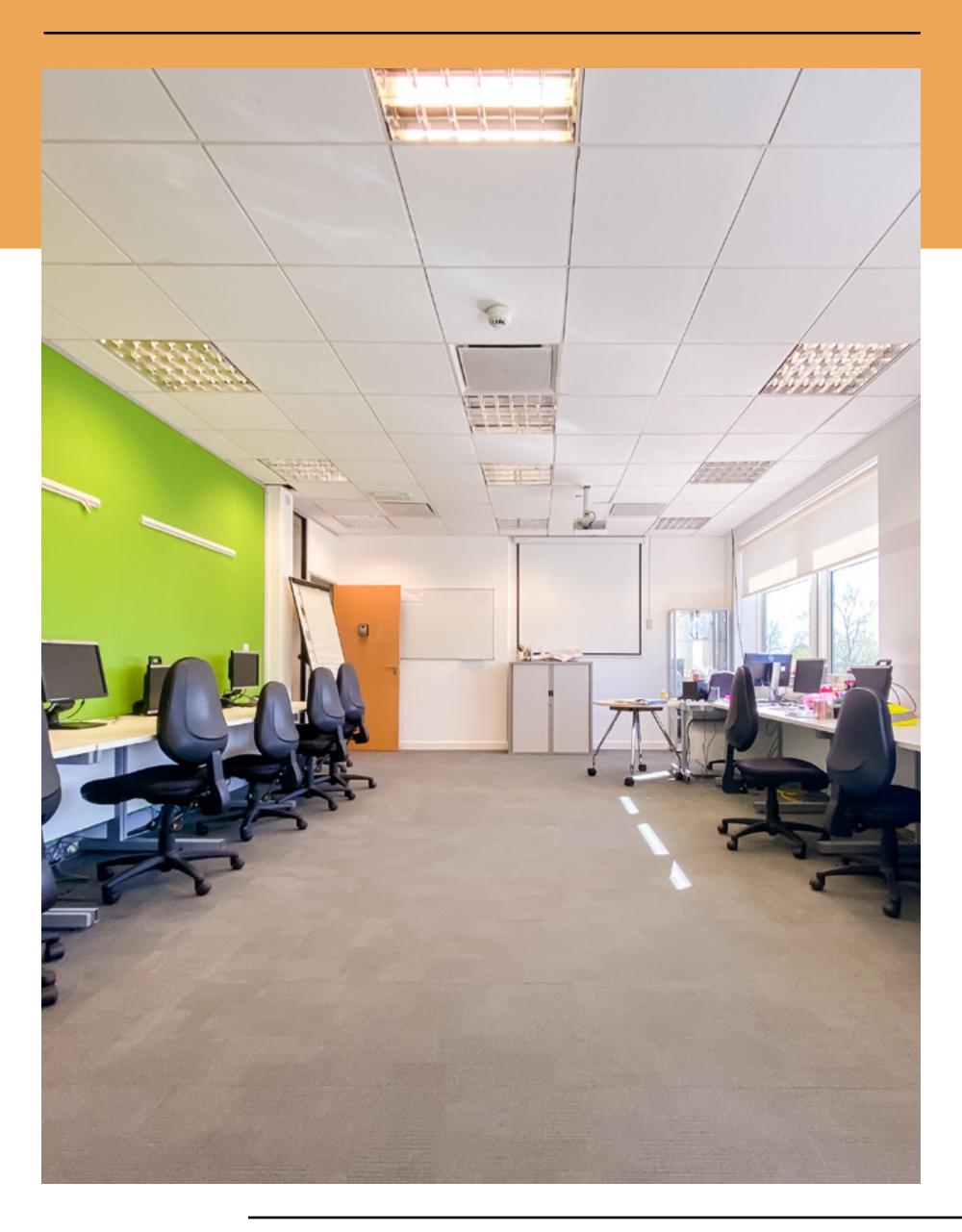


Open Plan Office Space.

- Cat 2 Lighting
- Intergrated Air Conditioning
- E Full Raised Access Flooring
- Own Double Glazed Windows
- j Suspended Ceilings
- **&** DDA Compliant
- Perimeter Trunking
- **24-Hour Access**
- 6 Person Lifts



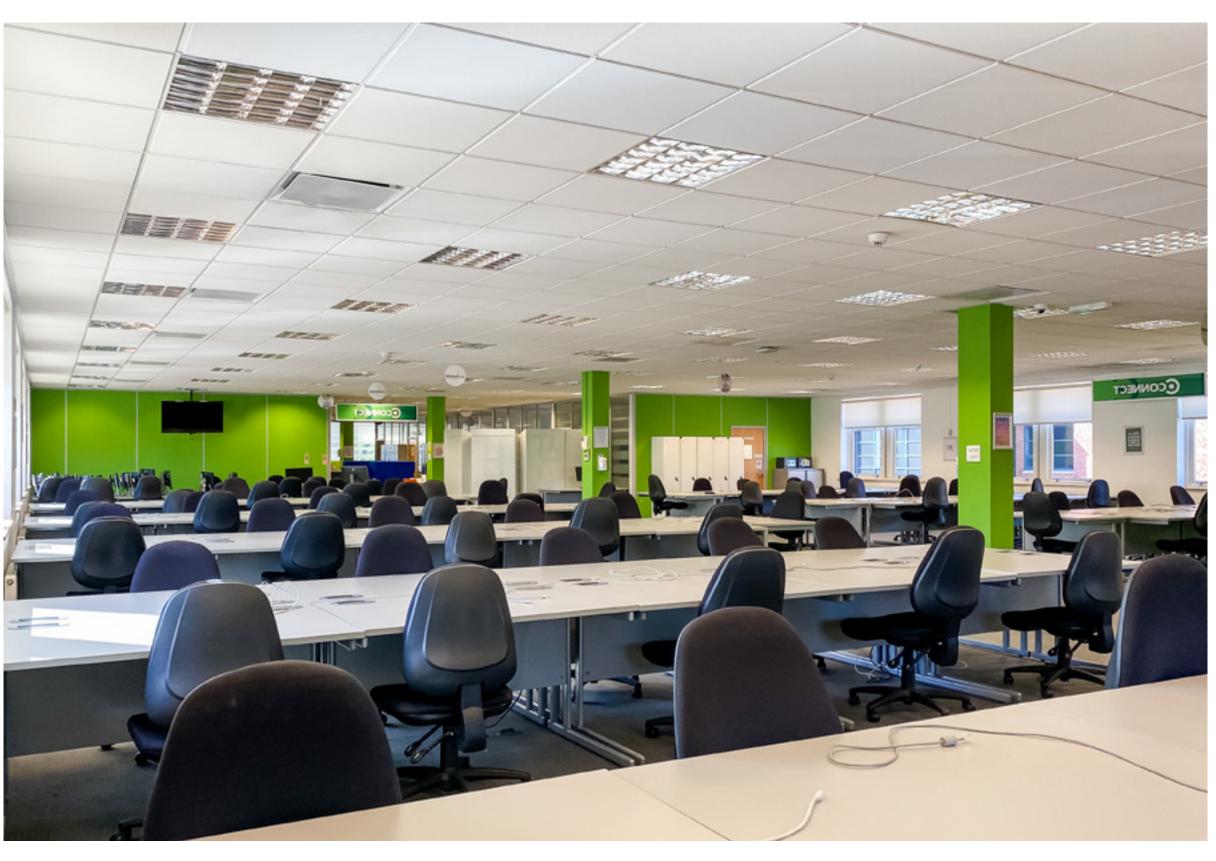
Specification.





First Floor.

Office Size - 6,114 Sq Ft.



Floor Plan.

First Floor - 6,114 Sq Ft.

88

Work

Stations

03

Meeting

Rooms

03

Office

Cubicles

02

Conference Rooms Breakout Spaces
Kitchen & WC's
Lockers & Storage
Server Room









Second Floor.

Office Size - 6,134 Sq Ft.

Floor Plan.

Second Floor - 6,134 Sq Ft.

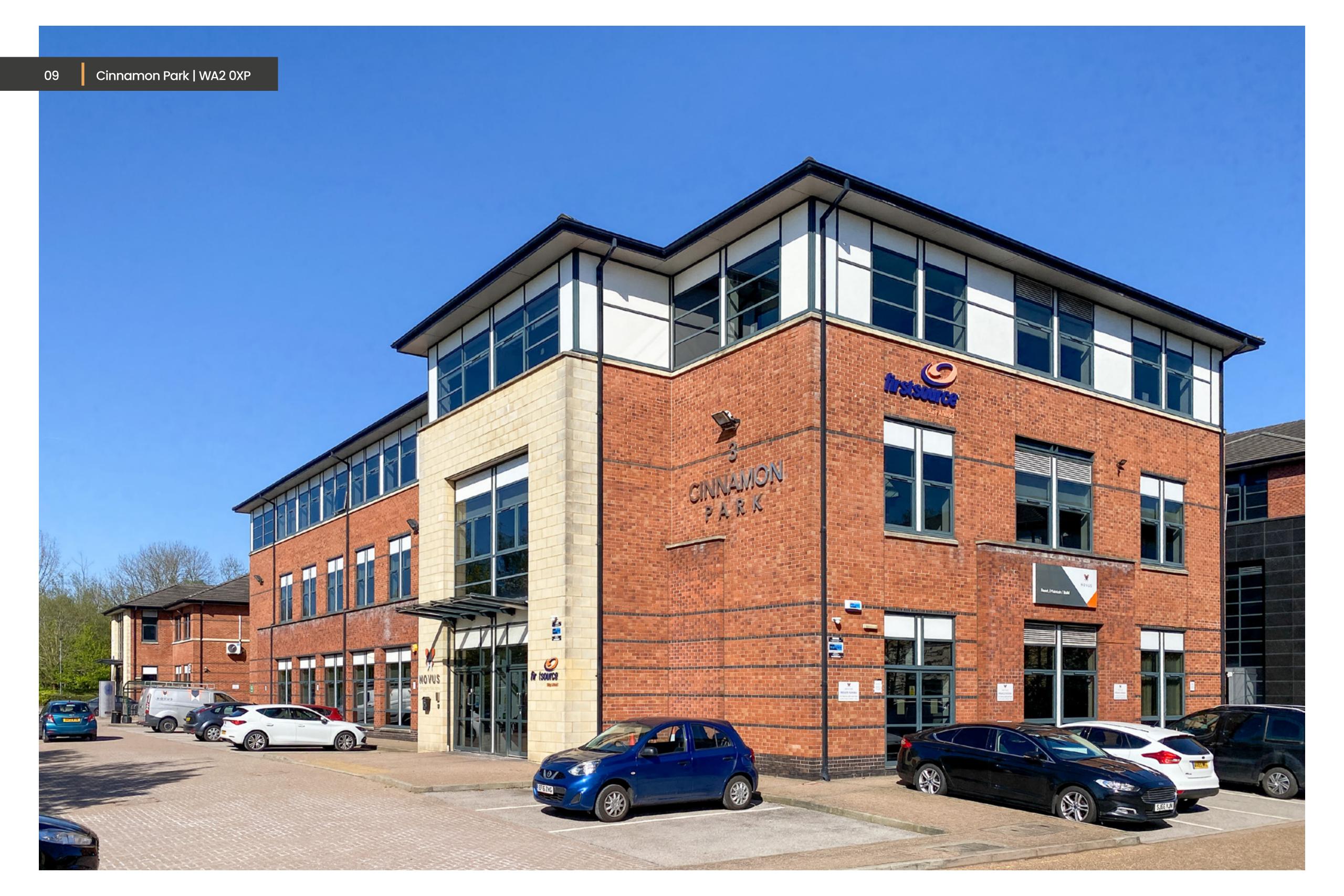
134

Work Stations Meeting Room

Conference Room

Lockers **Breakout Area** Kitchen & WC's Storage Room







Birchwood Shopping Centre, which is just a short drive or a 15-minute walk away, offers a variety of local retail amenities, such as a large ASDA superstore, Aldi, Subway, Greggs, and numerous other options.

Additionally, Birchwood Leisure and Tennis Complex provides nearby leisure facilities. Other facilities in the vicinity include cafes, restaurants, a conference centre, a day nursery, and Birchwood train/bus station.







For further information or to arrange a viewing please contact the sole leasing agents, CBRE.



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Tenure

Leasehold

» EPC

The property has an Energy Performance Certificate of 39 | B. A full report is available upon request.

» Parking

Allocated parking spaces are available upon request. Full details available from the leasing agents.

» Service Charge

A service charge is in operation. Full details available from the leasing agents.

VAT

All figures quoted are exclusive of but may be liable to vat at the prevailing rate.

» Terms

Available to let on new, effective, fully-repairing and insuring terms with further details available via the letting agents.

» Legals

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

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