

Office Space Available To Let

3 Cinnamon Park, Warrington, WA2 0XP



12,248 Sq Ft.














Description.

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
-  Full Raised Access Flooring
-  Double Glazed Windows
-  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

01

Meeting
Room

01

Conference
Room

+

Lockers
Breakout Area
Kitchen & WC's
Storage Room







Local Amenity.

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.



Moon & Muffin
Bakehouse

Cinnamon Park

M6 Motorway

Birchwood
Leisure &
Tennis

Birchwood
Shopping
Centre



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

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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