TO LET

Fitted office space: Leacroft Road, Birchwood

Colliers INTERNATIONAL
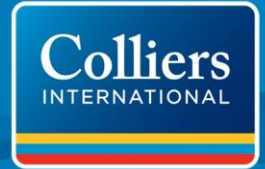
Leacroft Road
Birchwood
Warrington WA3 6PJ

High quality fitted office space available

by way of a sublease from PepsiCo.

measuring 2,516.86 sq. ft. (233.82 sq. m.)

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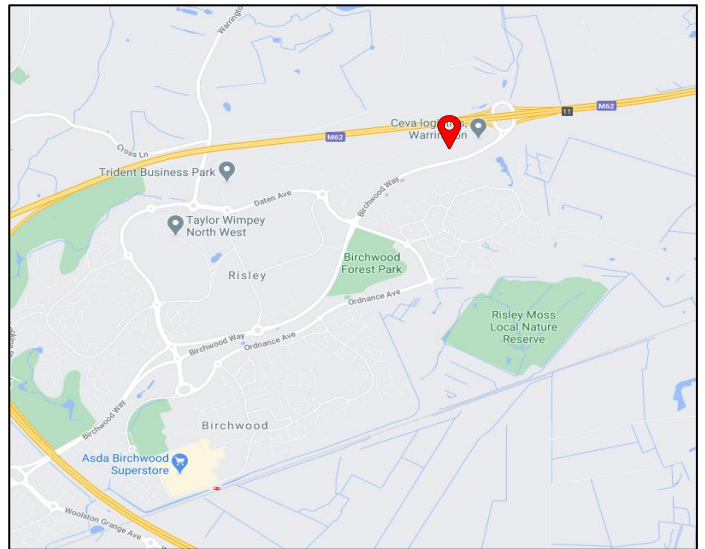
LOCATION

The office accommodation sits just off Junction 11 of the M62 Motorway providing excellent transport links eastbound into Manchester and westbound towards Liverpool. The building can be found at the forefront of the attached industrial unit and benefits from securely monitored site access and ample car parking. Birchwood Technology Park is less than a mile away and a host of amenities can also be accessed in the centre of Birchwood.

DESCRIPTION

The suite itself is provided with the benefit of high specification existing fit-out. This includes open plan office space, a board room, two meeting rooms, a document store and a designated tea point. All of the existing furniture can also be retained should it be required. The suite is easily accessible from reception, via one flight of stairs or lift, and WCs are located directly outside the entrance to the space.

VAT

All figures are exclusive of Value Added Tax, which is payable at the prevailing rate.

TERMS

The property is available by way of a sublease provided by PepsiCo. for a term to be agreed.

SPECIFICATION

Full access raised floors
Air conditioning
24-hour secure access
Suspended ceilings
Secure car parking with 25 spaces available
Fitted tea point
Storage facilities
Lift access

BUSINESS RATES

Any interested party should make their own enquiries with the local Valuation Office.

VIEWING

For further information or to arrange a viewing please contact the letting agents, Colliers International.

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