

# 110 BIRCHWOOD BOULEVARD

BUSINESS PARK · WARRINGTON

REFURBISHMENT COMPLETE Q4 2021

TO LET

Self-contained office building · Suites range from 3,700 sqft to a complete building of 30,178 sqft

NEIGHBOURING OCCUPIERS INCLUDE · HIGHWAYS AGENCY · NEW BALANCE · YOUR HOUSING GROUP · AVIOS · BALFOUR BEATTY · NES FIRCREFT

## DESCRIPTION



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

Arranged over ground and 2 upper floors, the efficient L-shaped floor plates are capable of sub-division to accommodate all requirements. Externally the building has surface car parking ratio of 1:192 sqft, based on 157 spaces for the whole building. The building is undergoing a comprehensive programme of refurbishment, due for completion Q4 2021.

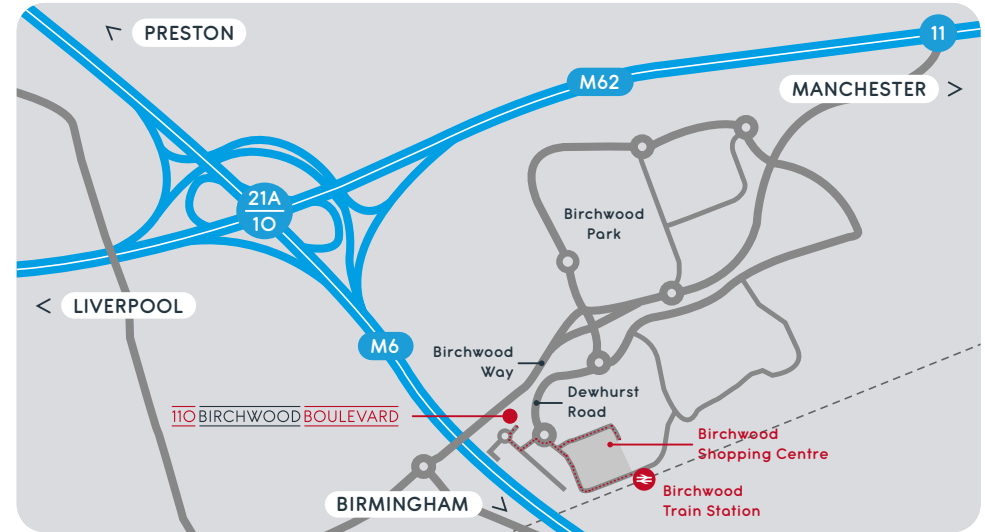
### Building spec

- ✓ Full raised access floors
- ✓ New carpet floor coverings
- ✓ Metal tiled suspended ceilings
- ✓ LED lighting
- ✓ New air-conditioning system
- ✓ Male, female & DDA WCs
- ✓ 13 person passenger lift

### Occupier amenity

- ✓ Reception & breakout facilities
- ✓ New cycle storage & locker facilities
- ✓ Shower facilities
- ✓ 6 electric charging points
- ✓ Parking ratio 1:192 sqft
- ✓ New building colour scheme
- ✓ External landscaping and seating

## LOCATION



- 3 mins Birchwood Train Station
- 3 mins Birchwood Shopping Centre
- 3 mins M62 J11
- 5 mins M6 J21
- 20 mins Manchester City Centre
- 19 mins Train to Manchester
- 20 mins Liverpool City Centre
- 42 mins Train to Liverpool

Warrington's attraction lies in its communications, given its central location within the North West, lying between the M6, M62 and M56 motorways in north Cheshire. Birchwood Boulevard Business Park is located within the heart of Birchwood, which is the town's principal office location and one of the largest and most successful business park locations in the North West.

The site is situated just 1.5 miles from Junction 11 of the M62 motorway and 3 miles from Junction 21 of the M6. Manchester and Liverpool are both approximately 20 miles distance. Manchester International Airport is easily accessible via the M6 and M56 motorways and is within a 20-minute drive. Liverpool John Lennon Airport is also just a 20-minute drive away. Birchwood railway station also offers local connections to Manchester and Liverpool.

## AVAILABILITY

Ground Floor (West)

5,500 sqft

Ground Floor (East)

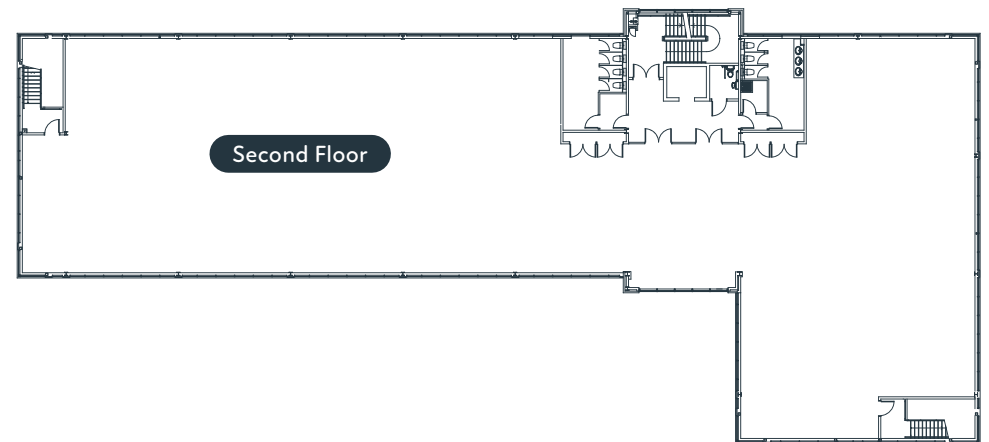
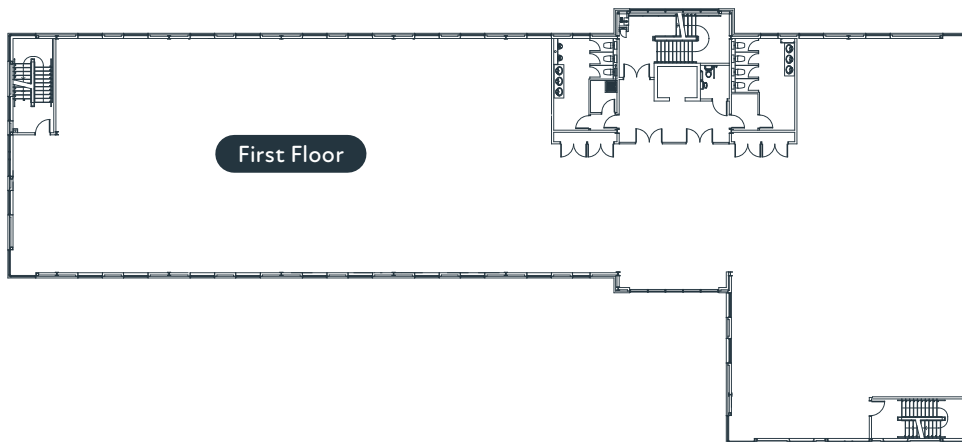
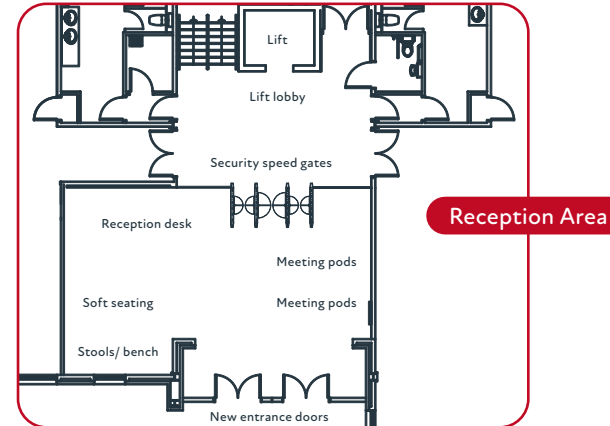
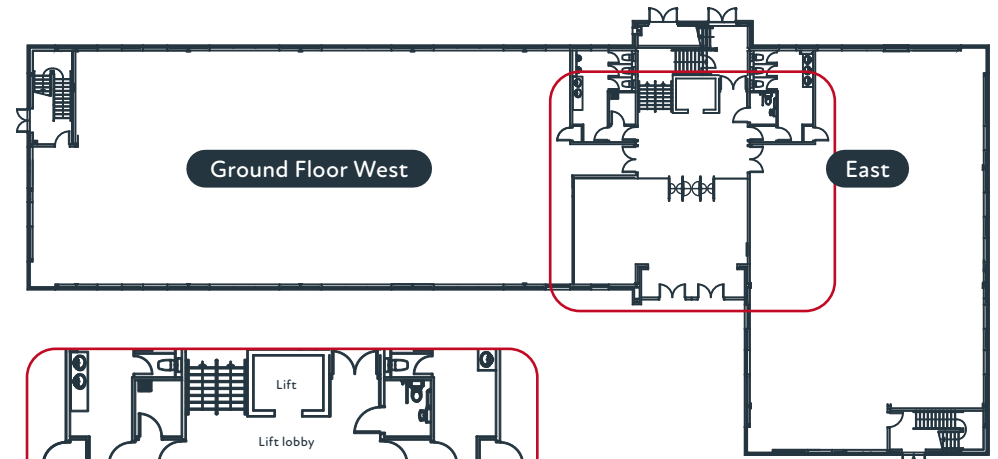
3,700 sqft

First Floor

10,180 sqft

Second Floor

10,165 sqft



## CONTACT

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



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