

To Let

Office 11,831 sq ft NIA

302 Bridgewater Place, Birchwood, Birchwood Park, Warrington, WA3 6XG



Summary

- Refurbished office suites with on site parking and Enterprise Zone status
- Type: Office
- Tenure: To Let
- Size: 11,831 sq ft NIA
- Rent: £21 per sq ft

Availability

Description	Size	Availability
1st Floor	11,831 sq ft	Available

- Double height reception
- Full glazed facades
- Overhanging canopies and solar control glazing
- BREEAM - very good
- 2 - 10 person lift
- VRF Air conditioning
- Site wide CCTV system
- Suspended ceiling incorporating recessed LG7 lighting
- Male / Female and disabled WCs
- DDA Compliant
- 13 car parking spaces at a ratio of 1:250 sq ft with further spaces available by way of license
- www.birchwoodpark.co.uk

Energy Performance Rating

This property has been graded as 47(B).

Rent

£21 per sq ft

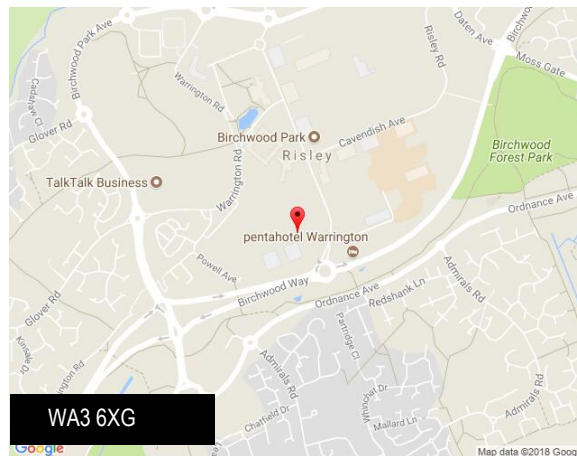
Business Rates

Rates Payable: £8.44 per sq ft

Service Charge

£9.07 per sq ft

includes electricity



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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