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To Let - High Quality Office Accommodation



101 Dalton Avenue, Birchwood Park, Birchwood, Warrington,
Cheshire, WA3 6YD

FEATURES

- Car Parking available
- Grade A office accommodation
- Kitchen area/break out space
- Male/female/disabled WC's
- Open plan office accommodation

CONTACT

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LOCATION

Birchwood is located at the heart of the North West motorway network meaning that the property is situated within a short drive from Junction 11 of the M62 and Junction 21 of the M6.

Both Manchester and Liverpool, as well as their respective airports, are accessible within just a 20 minute drive.

Birchwood boasts a number of public transport links including several local bus services linking to Warrington town centre and a rail station which provides commuter access to Manchester, Liverpool and beyond.

The Birchwood Shopping Centre is a short drive away from the property and contains a range of amenities for visitors and staff alike. The centre boasts a number of high street brands including Asda, Aldi, Subway, Greggs and many more.

ACCOMMODATION

Dalton Avenue can be found on Birchwood Park, one of the North West's leading Business Parks. With its impressive landscapes and excellent on-site facilities (Gym, Starbucks, Restaurant, Auditorium), Birchwood Park is a popular choice for businesses to be located.

Dalton Avenue offers high spec, open plan office accommodation.

The building has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation:

Ground Floor - 3,541 sqft

TENURE

The building is available to let at a quoting rent of £16.50 per sqft.

There is also a service charge payable to cover services facilities and building maintenance.

LEGAL COSTS

Each party to pay their own legal costs.

EPC



IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view: (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.