



TO LET

UNIT A, THE BEACONS, BIRCHWOOD PARK,
WARRINGTON, WA3 6WX

6,500 sq ft (603.85 sq m)

Self-contained office with 27 car parking spaces



LOCATION

Prominently situated within the well established Beacons Office Park at Birchwood Park, Warrington, adjoining junction 11 of the M62 motorway and Junction 21 of the M6 motorway. Birchwood Park provides extensive onsite amenities including shopping centre and railway station together with an extensive bus network. A café/restaurant, gymnasium and crèche are also within easy walking distance of The Beacons.

DESCRIPTION

Self-contained office within a modern development providing the following features: -

- Full access raised floor
- Suspended ceiling incorporating Cat II lighting
- Gas central heating
- Ladies, gents and disabled WC facilities
- Passenger lift
- 27 designated car parking spaces set within a landscaped site
- Option for air conditioning to be installed

ACCOMMODATION

6,500 sq ft (603.85 sq m) approx net internal.

LEASE / SALE

The suite is available by way of a new lease for a term of years to be agreed. Full details on application.

RENTAL

£16.50 per sq ft per annum exclusive by way of lease.

RATEABLE VALUE

£88,500

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All outgoings are subject to VAT.

VIEWING

By appointment with this office.

Details prepared – June 2016

Richard Wharton

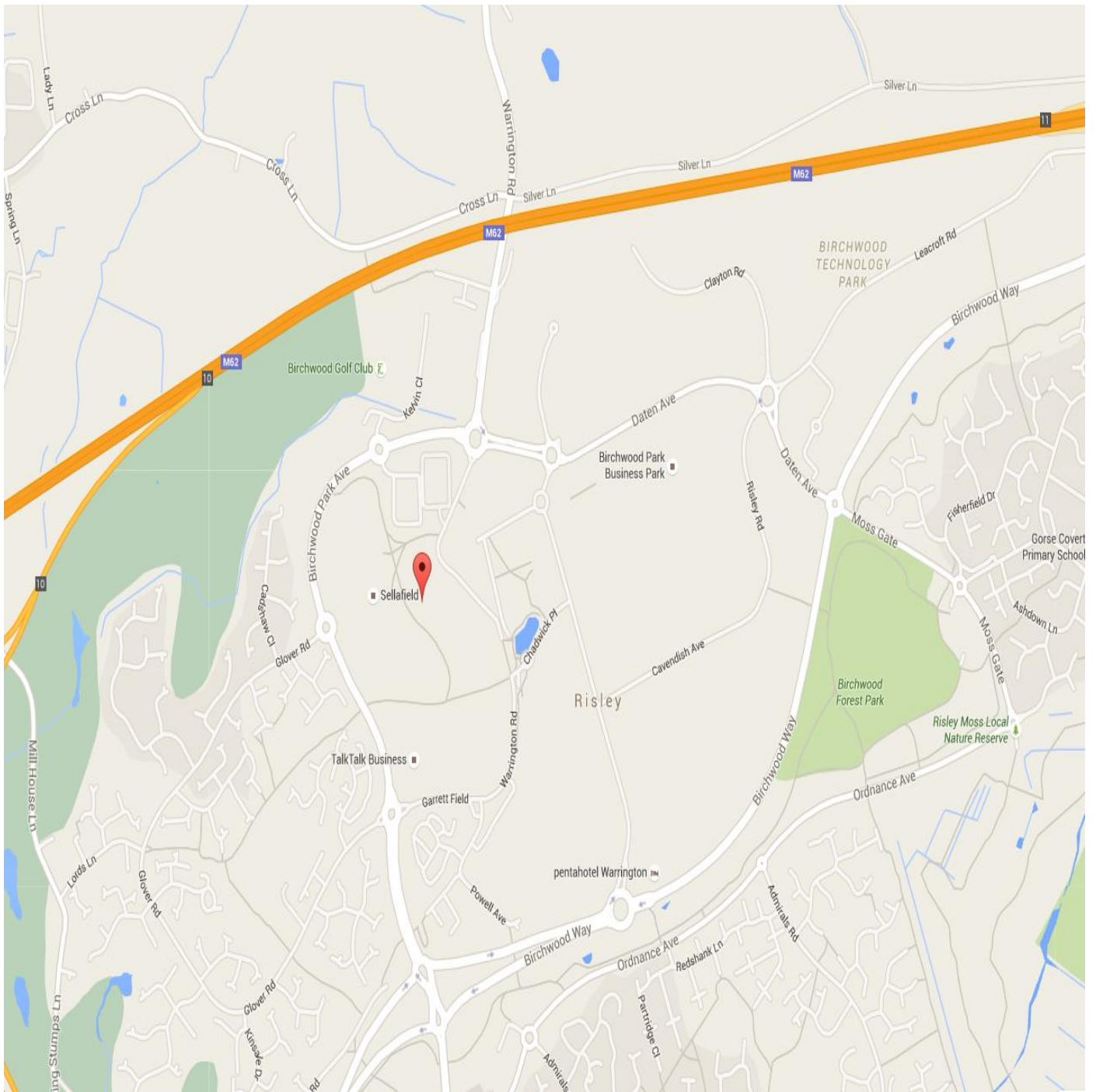
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