TO LET

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

9,380 sq ft (871.4 sq m)

Self-contained office with 38 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 to be refurbished to provide the following features: -

- Air conditioning
- Full access raised floor
- Suspended ceiling incorporating Cat II lighting
- Gas central heating
- Ladies, gents and disabled WC facilities
- Passenger lift
- 38 designated car parking spaces set within a landscaped site.

ACCOMMODATION

Ground Floor – 4, 690 sq ft (435.7 sq m)

1st Floor – 4, 690 sq ft (435.7 sq m)

Total – 9,380 sq ft (871.4 sq m)

LEASE

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

RENTAL

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

RATEABLE VALUE

£125,000

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 2017

Richard Wharton

One Piccadilly Gardens

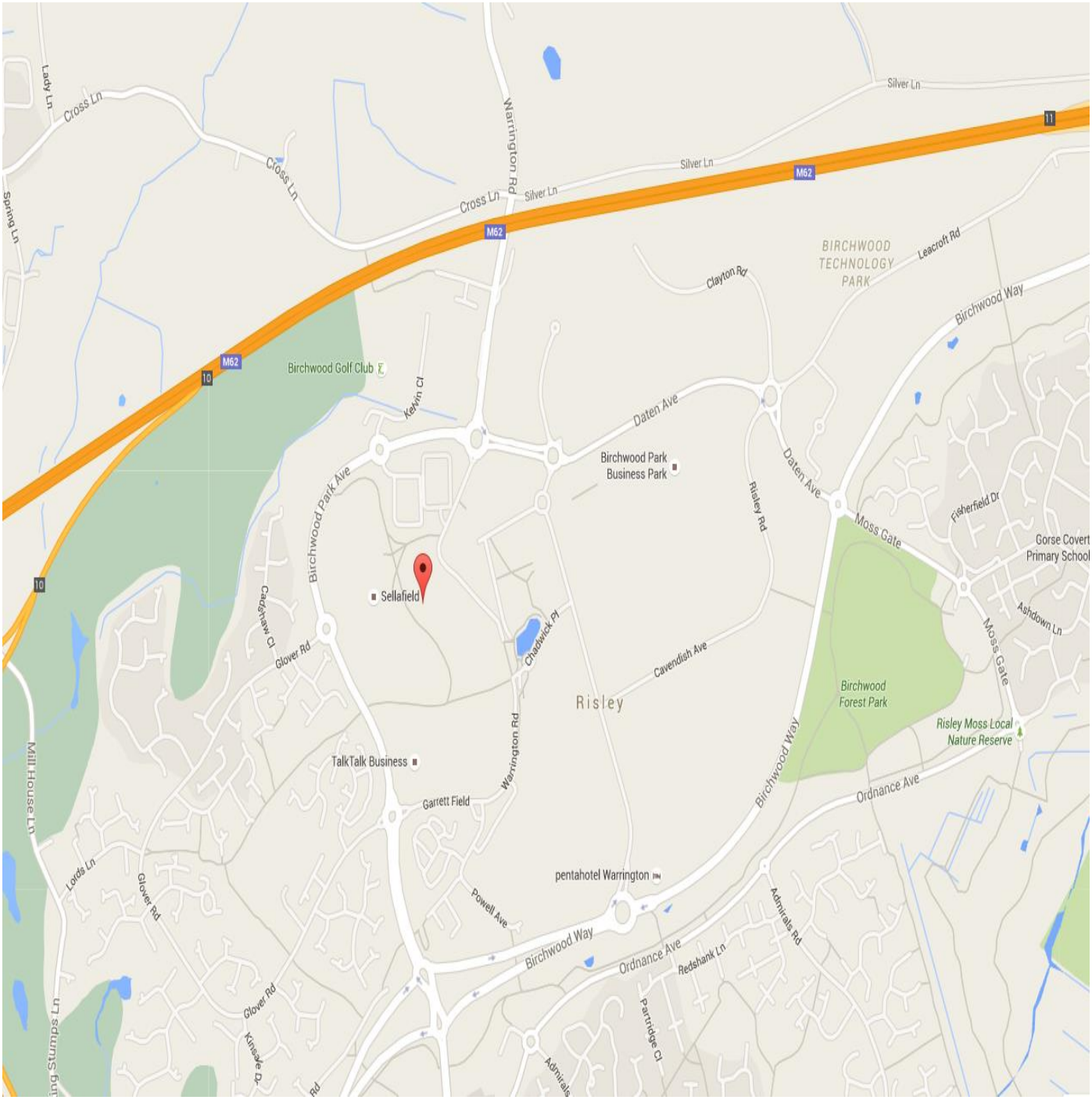
Manchester

M1 1RG

0161 238 6227 / 07970 414 036

richard.wharton@eu.jll.com

COPYRIGHT © JONES LANG LASALLE IP, INC. 2017. All Rights Reserved



MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER
COPYRIGHT © JONES LANG LASALLE IP, INC. 2010. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means without prior written consent of Jones Lang LaSalle. It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. We would like to be told of any such errors in order to correct them.

COPYRIGHT © JONES LANG LASALLE IP, INC. 2017. All Rights Reserved