

UNIT 11a OLYMPIC PARK

BIRCHWOOD, WARRINGTON, WA2 0YL



TO LET/MAY SELL
MODERN DETACHED OFFICE BUILDING
FROM 2,045 - 4,090 SQ. FT.



Now with 3 new
EV chargers

TO LET/MAY SELL

MODERN DETACHED OFFICE BUILDING

From 2,045 - 4,090 SQ.FT.

FULLY FITTED OFFICE ACCOMMODATION
WITH 13 CAR PARKING SPACES



THE PRIME
GROUP

GALLERY



GALLERY



GROUND FLOOR ACCOMMODATION WITH EXAMPLE FURNITURE LAYOUT

Specification

- Air conditioned
- Suspended ceilings with flat panel LED lighting
- Full access raised floors
- Fully fitted office accommodation
- Double glazed windows
- Male, female and disabled toilet facilities
- 3 x EV chargers
- New fully fitted kitchen



	sq ft	sq m
Ground Floor	2,045	190
First Floor	2,045	190
Whole Building	4,090	380

- ① Entrance area
- ② Reception
- ③ 8 person meeting room
- ④ 1 person office
- ⑤ x2 document storage areas
- ⑥ 21 person open plan office
- ⑦ Server room
- ⑧ Cleaners cupboard with belfast sink
- ⑨ Gally kitchen
- ⑩ Male & female/disabled toilets

FIRST FLOOR ACCOMMODATION WITH EXAMPLE FURNITURE LAYOUT

Specification

- Air conditioned
- Suspended ceilings with flat panel LED lighting
- Full access raised floors
- Fully fitted office accommodation
- Double glazed windows
- Male, female and disabled toilet facilities
- 3 x EV chargers



	sq ft	sq m
Ground Floor	2,045	190
First Floor	2,045	190
Whole Building	4,090	380

- ① Landing area
- ② 12 person meeting point
- ③ 3 person office room
- ④ x2 2 person office
- ⑤ Staff gymnasium
- ⑥ Breakout area
- ⑦ Male & female/disabled toilets



LOCATION

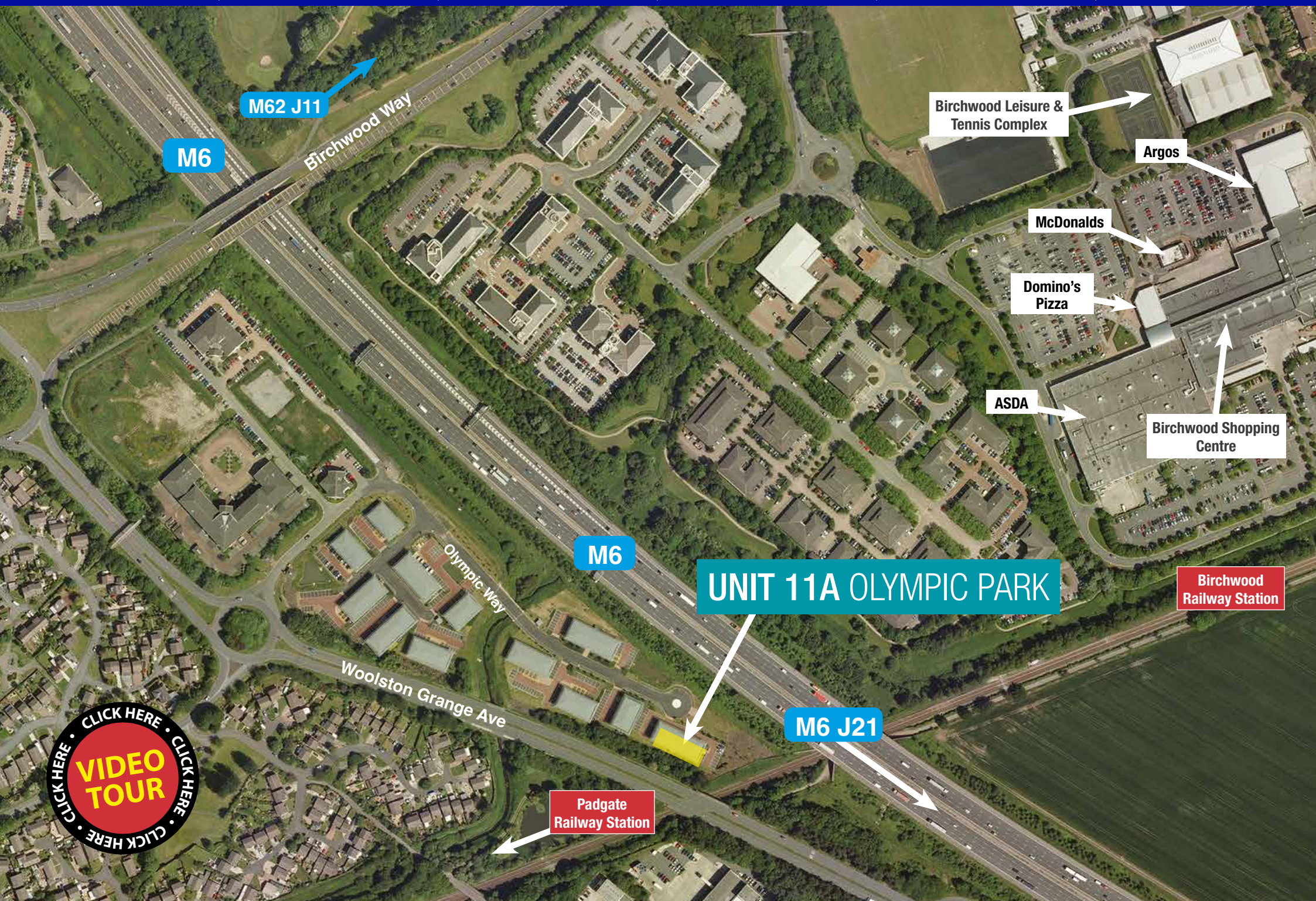
Set in 10 acres, Olympic Park Birchwood is strategically positioned in close proximity to the M6/M62 interchange. Birchwood benefits from excellent connectivity to the regional and national motorway network, close to both J21 of the M6 and J11 of the M62.

Birchwood Train Station which is situated adjacent to Birchwood Shopping Centre provides a regular service into both Manchester and Liverpool and is situated circa 2 miles from Olympic Park. Birchwood Shopping Centre is the main centre for the provision of local amenity and provides a variety of shops and restaurants. Warrington town centre is just over 3.5 miles to the south west.

-  Dedicated Bus service to Birchwood Station and Shopping Centre
-  3 hotels within minutes drive
-  20 minutes to Manchester International Airport
-  25 minutes to Manchester City Centre
-  5 minute drive to Birchwood Shopping Centre
-  15 minute walk to Birchwood Shopping Centre

AERIAL VIEW





M62 J11

M6

Birchwood Way

Birchwood Leisure &
Tennis Complex

Argos

McDonalds

Domino's
Pizza

ASDA

Birchwood Shopping
Centre

M6

UNIT 11A OLYMPIC PARK

Birchwood
Railway Station

Olympic Way

Woolston Grange Ave

M6 J21

Padgate
Railway Station



TERMS

The property is available by way of a new FRI lease or alternatively consideration will be given to a sale.

EPC

B 26-50

46

This is how energy efficient the building is.

For viewings or further information please contact our joint agents:



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A QUALITY DEVELOPMENT BY



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