



CONCENTRIC

BIRCHWOOD | WARRINGTON

FULLY REFURBISHED GROUND FLOOR OFFICES TO LET
4,690 SQ FT WITH 21 CAR PARK SPACES



BUILDING C

BUILDING C SPECIFICATION



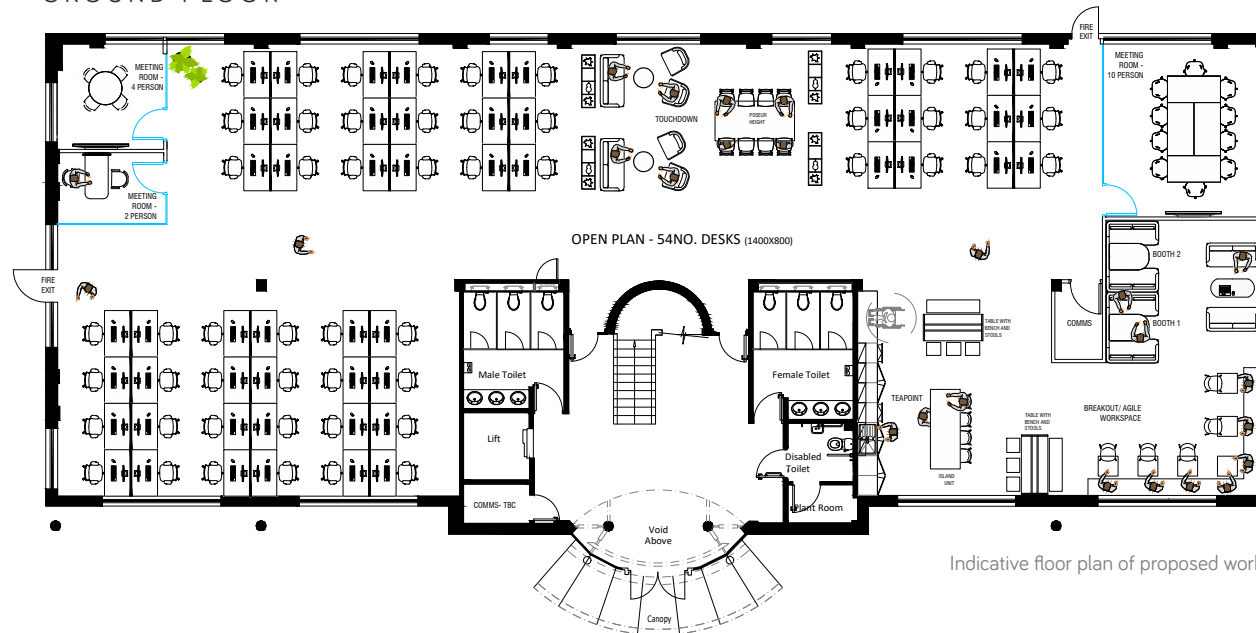
BUILDING C GROUND FLOOR
4,690 SQ FT
21 CAR PARK SPACES

- Recent comprehensive refurbishment to Grade A standard
- Air conditioning
- Full access raised floor
- Gas central heating
- Ladies gents and disabled WCs and showers
- LED lighting throughout
- Passenger lift
- 21 designated car parking spaces set within a landscaped site
- Double height entrance lobby
- DDA compliant
- Kitchenette
- EPC B38

BUILDING C

BUILDING C FLOORPLAN

GROUND FLOOR



DEMISE	SQ FT (NIA)	SQ M (NIA)
Ground Floor	4,690 sq ft	435.7 sq m
First Floor LET TO TILA HOMES	4,690 sq ft	435.7 sq m

BUILDING C

BUILDING C GALLERY ●



BUILDING C

BUILDING C GALLERY ●



BUILDING C

BUILDING C GALLERY



TILA HOMES, FIRST FLOOR

BUILDING C

BUILDING C GALLERY



BUILDING C

BUILDING C GALLERY



BUILDING C

BUILDING C GALLERY

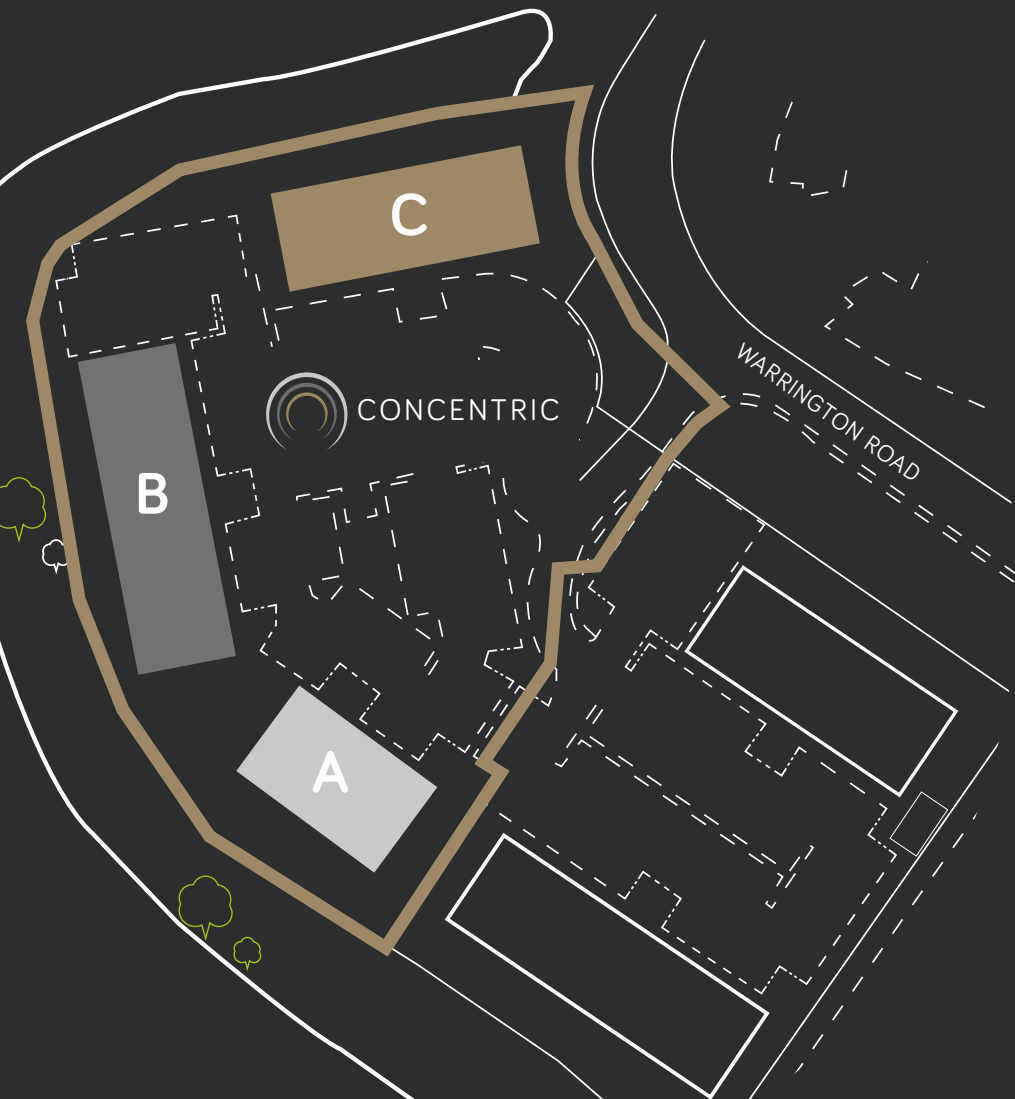




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ACCOMMODATION



COMPRISING OF **THREE** **2-STOREY OFFICE BUILDINGS** ARRANGED OVER GROUND AND FIRST FLOORS

Internally the properties each boast an impressive double height main reception area and provide open plan office space. Two of the buildings have recently undergone a comprehensive refurbishment.

Concentric is located within the heart of Birchwood and is accessed via Warrington Park Road, off the main Birchwood Park Avenue.

Birchwood is Warrington's key office location for premier businesses, home to 200 companies and over 6,000 people. This major commercial hub is also supported by extensive retail amenity at Birchwood Shopping Centre and public transport connectivity including bus and Birchwood Railway Station.

BUILDING	LET TO
A	ASICS
B	GF. APOGEE 1. ABS GROUP
C	1. TILA HOMES 2. TO LET

CONCENTRIC BENEFITS FROM UNRIVALLED LOCAL AMENITY

Concentric is situated within Birchwood, one of the North West's premier business locations, benefitting from numerous nearby amenities including cafes and restaurant, Spar, gym, Creche and golf course all within easy walking distance together with numerous cycle and walking routes around parkland including Birchwood Forest Park and Riley Moss Nature Reserve.

AMENITIES

	MINS
 SHOPPING	
Birchwood Shopping Centre	5
ASDA	5
Spar	1
 GYM	
Alive and Well, Birchwood Park	3
 FOOD & DRINK	
Starbucks, Birchwood Park	2
The Peacock Pub	5
 NURSERY	
Busy 0-5 Nursery (Birchwood Park)	5
 HOTEL	
Penta Hotel (Birchwood Park)	5

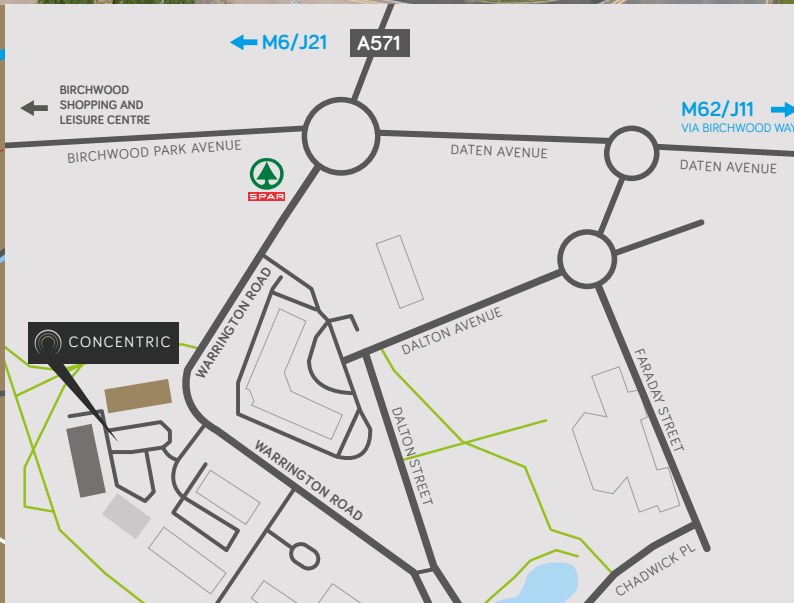
LOCATION



SAT NAV:
WA3 6W X

CONCENTRIC IS
SITUATED AT
THE HEART
OF THE REGION'S
MOTORWAY
NETWORK

Concentric is situated in the heart of Birchwood, one of the North West's premier office locations. Birchwood is accessed off J10 M62 via A574 and J21 M6 via B5210 and A574 providing easy access from the region's motorway network.



LOCATION



CONTACT



FULLY REFURBISHED GROUND FLOOR OFFICES TO LET



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