



To Let

Refurbished Grade A office suite with on site parking and exceptional on site amenity

- Modern grade A offices
- Air conditioned
- Full access raised floor
- On site parking
- Extensive on site amenity
- Landscaped site
- Capable of sub division

302 Bridgewater Place

Birchwood, Birchwood Park, Warrington, WA3 6XG

4,000 to 12,330 sq ft

371.61 to 1,145.49 sq m

Reference: #37514

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Summary

Available Size	4,000 to 12,330 sq ft / 371.61 to 1,145.49 sq m
Rent	£22 per sq ft
Rates Payable	£8.26 per sq ft
Service Charge	£9.84 per sq ft includes electricity
EPC	C (59)

Description

- Double height reception
- Full glazed facades
- Overhanging canopies and solar control glazing
- BREEAM - very good
- 2 - 10 person lift
- VRF Air conditioning
- Site wide CCTV system
- Suspended ceiling incorporating recessed LG7 lighting
- Male / Female and disabled WCs
- DDA Compliant
- 49 car parking spaces at a ratio of 1:250 sq ft with further spaces available by way of license
- www.birchwoodpark.co.uk

Accommodation

The whole of the 2nd floor is available and is capable of being sub-divided into suites from approx. 4,000sqft upwards

Description	Size	sq m	Rent
2nd Floor	12,330 sq ft	1,145.49	£22 /sq ft

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