



# To Let

**Refurbished office suites with on site parking  
and Enterprise Zone status**

- Excellent communication links
- Landscaped surrounds
- Exceptional local amenities
- Recently refurbished
- On-site services
- Open-plan work space
- Flexible working space

## **Newton House**

Birchwood Park, Birchwood, Warrington, WA3 6AE

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**121 to 3,271 sq ft**

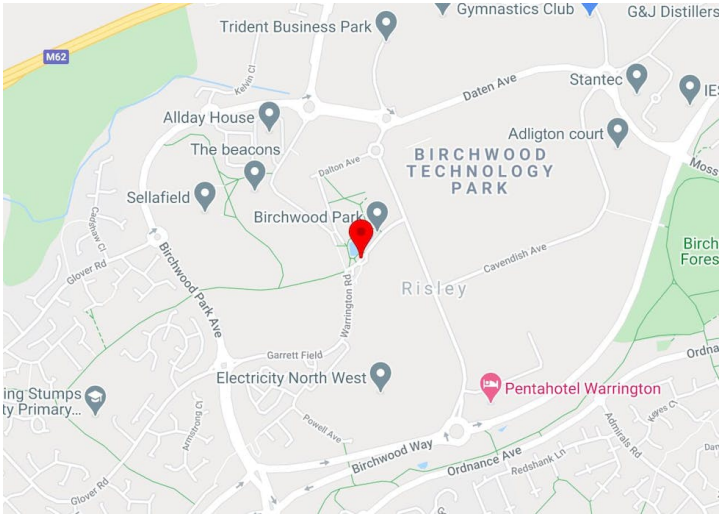
11.24 to 303.89 sq m

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**Reference: #27652**

# Newton House

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## Summary

Available Size	121 to 3,271 sq ft / 11.24 to 303.89 sq m
Rent	Rent on application
Rates Payable	£2.30 per sq ft
Service Charge	£9.53 per sq ft
EPC	D (84)

## Description

If you are looking for all the benefits of being located on the North West's leading business communities at a very competitive price, Newton House offers the right solution for your needs.

Newton House offers a range of quality offices and public areas including kitchen and informal meeting space as well as an on-site building manager and facilities team.

All the benefits of The Engine Room offering a range of services including cafe, restaurant, business lounge, meeting rooms and 150 seat Auditorium are just a short walk away.

Should your company outgrow the options available within Newton House or the needs of your business change you will have the flexibility to relocate within Birchwood Park without having to incur any penalty charges or change address.

## Location

Situated in the heart of Birchwood Park, easily accessible by car from J11 of the M62 and J21 of the M6 motorways, providing excellent links to the whole of the North West and beyond. Birchwood Park is also well served by public transport with direct rail links from Birchwood Railway Station to both Manchester and Liverpool and local bus routes supplemented by a free shuttle bus service

## Accommodation

Description	Size	sq m
Suite 114	3,271 sq ft	303.89
2	146 sq ft	13.56
111	121 sq ft	11.24
Suite 110	143 sq ft	13.29

## Richard Wharton

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- [www.birchwoodpark.co.uk](http://www.birchwoodpark.co.uk)

- Refurbished suites
- Close to amenity
- On site parking
- 24/7 security
- Landscaped site



