

# To Let

Design and build options from 10,000 sq ft upwards within a popular and well established business park

# **Birchwood Park**

Warrington Road, Birchwood Park, Birchwood, WA3 6AA

10,000 to 100,000 sq ft

929.03 to 9,290.30 sq m

Reference: #30898



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#### Summary

Available Size	10,000 to 100,000 sq ft / 929.03 to 9,290.30 sq m $$
Rent	Rent on application
EPC	EPC exempt - Currently being constructed or
	undergoing major refurbishment

#### Location

Situated adjoining J11 M62 and J21a M6 at Warrington, mid way between Manchester and Liverpool.

## **Specification**

- Developer Warrington Borough Council
- Available to lease or purchase
- Car parking ratio: 1:250 ft<sup>2</sup>
- Enterprise Zone status enabling companies locating here to access a series of grantand tax benefits

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