



# 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

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**10,000 to 100,000 sq ft**

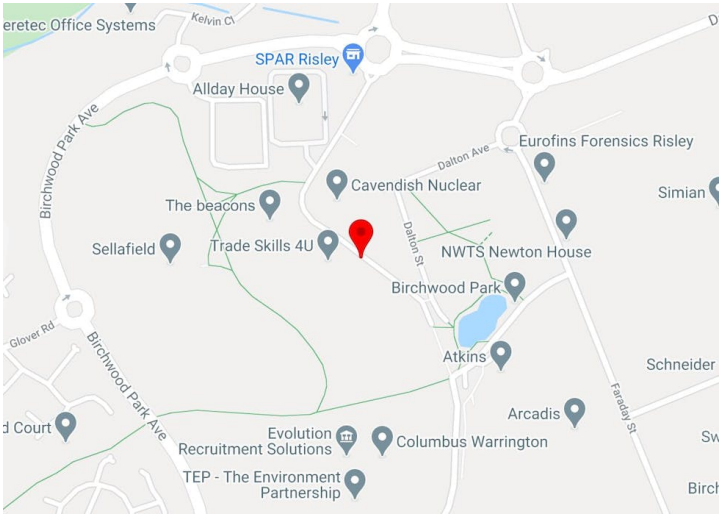
929.03 to 9,290.30 sq m

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**Reference: #30898**

# Birchwood Park

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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 grant and tax benefits

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