



To Let

**Fully refurbished first floor office suite situated
in the heart of Birchwood Park**

- Raised floor
- LED lighting
- On site parking
- Close to amenity hub
- Fully refurbished

103 Dalton Avenue

Birchwood, Birchwood Park, Warrington, WA3 6YE

4,232 sq ft

393.17 sq m

Reference: #37534

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Summary

Available Size	4,232 sq ft / 393.17 sq m
Rent	£16.75 per sq ft
Rates Payable	£6.83 per sq ft
Service Charge	£7.55 per sq ft
EPC	C (73)

Location

Birchwood is located at the heart of the North West motorway network meaning that the property is situated within a short drive from Junction 11 of the M62 and Junction 21 of the M6.

Both Manchester and Liverpool, as well as their respective airports, are accessible within just a 20 minute drive.

Birchwood boasts a number of public transport links including several local bus services linking to Warrington town centre and a rail station which provides commuter access to Manchester, Liverpool and beyond.

Accommodation

Floor/Unit	Size	Availability
1st	4,232 sq ft	Let

Specification

- 43 Car Parking spaces available
- Grade A office accommodation
- Fully refurbished
- Kitchen area/break out space
- Male/female/disabled WC's
- Open plan office accommodation

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