



To Let

Grade A Office premises situated within Birchwood Park

- Air conditioned
- Full access raised floors
- DDA compliant
- On site parking
- Close to amenity

304 Bridgewater Place

Warrington, Birchwood, Birchwood Park, WA3 6XG

7,436 sq ft

690.83 sq m

Reference: #63600

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Summary

Available Size	7,436 sq ft / 690.83 sq m
Rent	£22 per sq ft
Rates Payable	£5.99 per sq ft
Service Charge	£9.34 per sq ft Excludes cleaning & utilities. Insurance £0.22psf
EPC	C (75)

Description

Modern grade A office premises situated within the heart of Birchwood Park

Location

Birchwood Park is situated just off J11 M62 and J21 M6 motorways bringing the region's entire motorway network within easy reach. Bridgewater Place is also easily accessed by public transport with Birchwood Railway Station close by and numerous bus routes connecting the scheme to the wider area

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent (sq ft)
Ground - Grade A Office	7,436	690.83	£22

Specification

Modern Grade A office premises incorporating the following features:-

- Air conditioning
- Full access raised floors
- LED lighting
- Full height glazing
- DDA compliant
- EPC B
- On site allocated parking
- Male, female & disabled WCs

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