



# Balance Work & Wellbeing

WA3 7QZ



**OFFICES TO LET**

**[birchwood-offices.co.uk](http://birchwood-offices.co.uk)**

**SUITES AVAILABLE**

**472 - 1,700 SQ FT**  
**(44 - 158 SQ M)**

- > SELF-CONTAINED OFFICES
- > FULLY AIR CONDITIONED OFFICE SPACE
- > HIGH SPEED INTERNET AVAILABLE
- > AMPLE CAR PARKING
- > FLEXIBLE LEASES

## DESCRIPTION

High quality, self-contained offices set within a well maintained and mature landscaped environment, enhanced with planting and additional architectural landscape features.

Close to the regional motorway network and within easy reach of local amenities and leisure facilities, Birchwood Boulevard offers a perfect environment for business.





## LOCATION

Birchwood, Warrington is one of the largest and most successful business locations in the North West. 10 million people live within one hour's drive providing a readily accessible workforce and the surrounding residential conurbations of Cheshire, Greater Manchester and Lancashire.

Birchwood Boulevard is located between Liverpool and Manchester, minutes from Warrington Town Centre, the M62 and adjacent to the M6 in the heart of Birchwood. Rail links are also close to hand with Birchwood station within 5 minutes walk and the West Coast mainline station at Warrington Bank Quay, within 6 miles providing fast communications regionally and to both London and Scotland.

## DRIVE TIMES

|                     |            |            |
|---------------------|------------|------------|
| M62 (J11)           | 1.5 miles  | 6 minutes  |
| M6 (J21a)           | 2.9 miles  | 9 minutes  |
| M56 (J9)            | 7.3 miles  | 15 minutes |
| Manchester          | 15.2 miles | 25 minutes |
| Manchester Airport  | 19.7 miles | 27 minutes |
| John Lennon Airport | 21.7 miles | 34 minutes |
| Liverpool           | 23.6 miles | 38 minutes |
| Chester             | 29.1 miles | 43 minutes |

Source: AA Route Finder



what3words

EXTRA  
RESELLER  
WORKING



J10 M62 / M6 J21A - 2 MINUTES  
 LIVERPOOL - 25 MINUTES  
 LIVERPOOL JOHN LENNON AIRPORT - 25 MINUTES



J12 / M60 - 10 MINUTES  
 MANCHESTER - 20 MINUTES

M62

J11

THE LINKS  
 BIRCHWOOD

BIRCHWOOD PARK

BUSY 0-5  
 NURSERY

PENTA  
 HOTELS

BIRCHWOOD WAY



DEWHURST ROAD

BIRCHWOOD  
 LEISURE CENTRE

PEACOCK PUB  
 RESTAURANT

BIRCHWOOD  
 SHOPPING CENTRE

4 MINUTES



WARRINGTON TOWN  
 CENTRE 10 MINUTES

110  
 BIRCHWOOD  
 BOULEVARD

J21A M6 - 5 MINUTES  
 LIVERPOOL - 20 MINUTES

1 MINUTE



MANCHESTER  
 19 MINUTES

LIVERPOOL  
 42 MINUTES

BIRCHWOOD  
 BOULEVARD

M6

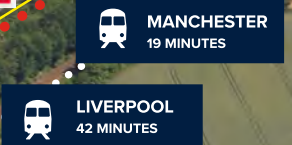


J20 M6 - 10 MINUTES  
 BIRMINGHAM - 70 MINUTES  
 MANCHESTER AIRPORT - 27 MINUTES

AMENITIES



| SHOPPING                          |        |
|-----------------------------------|--------|
| Birchwood Shopping                | 2 mins |
| ASDA                              | 2 mins |
| SPAR                              | 2 mins |
| GYM                               |        |
| Birchwood Leisure Centre          | 2 Mins |
| FOOD & DRINK                      |        |
| Starbucks                         | 2 Mins |
| The Peacock Pub & Restaurant      | 2 Mins |
| NURSERY                           |        |
| Busy 0-5 Nursery (Birchwood Park) | 4 Mins |
| HOTEL                             |        |
| Penta Hotel (Birchwood Park)      | 3 Mins |



## AVAILABILITY

|                      | sq ft | sq m |
|----------------------|-------|------|
| <b>UNIT 631</b>      | 850   | 79   |
| <b>UNIT 834</b>      | 537   | 50   |
| <b>UNIT 836</b>      | 472   | 44   |
| <b>UNITS 861/863</b> | 1,700 | 158  |

## CAR PARKING

Car parking spaces are available at a ratio 1:250





## SPECIFICATION

The offices benefit from the following specification:



Self contained units



Individual front door



Generous parking



Fully air-conditioned throughout



Suspended ceilings



LED lighting



Full height glazing



Own WC's and Kitchen



High speed internet connection



## AMENITIES

There are an abundance of amenities nearby, including the adjacent Birchwood Shopping Centre which hosts many major high street retailers such as ASDA, Aldi, Argos, McDonalds & Pets at Home, amongst others.

The Birchwood Leisure & Tennis Complex is also in close proximity, providing access to a wealth of health and fitness amenities, including indoor and outdoor tennis courts.

Other Birchwood facilities include an 18 hole golf course within a few minutes drive, together with a host of retail and leisure facilities in Warrington Town Centre only a 10 minute drive away.





## FURTHER INFORMATION

To arrange viewings and for further information please contact the joint agents:



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