



**THE LINKS
BIRCHWOOD**

WA3 7PB

Balance Work & Wellbeing



OFFICES TO LET

birchwood-offices.co.uk

DESCRIPTION

The Links is situated in the heart of Birchwood, one of the North West's principle business locations.

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

The Links offers modern detached office buildings set over two floors, fully refurbished to a high standard, incorporating a spacious glazed atrium style entrance reception.

Externally there is a generous allocation of car parking spaces.

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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 & Lancashire.

The Links is superbly located between Liverpool and Manchester minutes from Warrington Town Centre, the M6 and adjacent to the M62 in the heart of Birchwood. Rail links are also close to hand with Birchwood station within 2 miles 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

GRAPE
ELEPHANT
MICROCHIP

J11

BIRCHWOOD WAY



J11 - 5 MINUTES (1.5 MILES)
J12 / M60 - 10 MINUTES
MANCHESTER - 20 MINUTES

PENTA HOTELS

BUSY 0-5 NURSERY

ALIVE & WELL HEALTH CLUB

DATEN AVE

M62

WARRINGTON RD

BIRCHWOOD PARK AVE

KELVIN CLOSE

THE LINKS BIRCHWOOD

AMENITIES



SHOPPING

- Birchwood Shopping Centre 5 mins
- ASDA 5 mins
- SPAR 2 mins



GYM

- Birchwood Leisure Centre 3 Mins



FOOD & DRINK

- Starbucks 3 Mins
- The Peacock Pub & Restaurant 5 Mins



NURSERY

- Busy 0-5 Nursery (Birchwood Park) 4 Mins



HOTEL

- Penta Hotel (Birchwood Park) 3 Mins



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

BIRCHWOOD GOLF CLUB

SPECIFICATION

The offices benefit from the following specification:



EPC rating 'B'



New air-conditioning system



Low energy LED lighting



Full raised access floors



Double height entrance/atrium



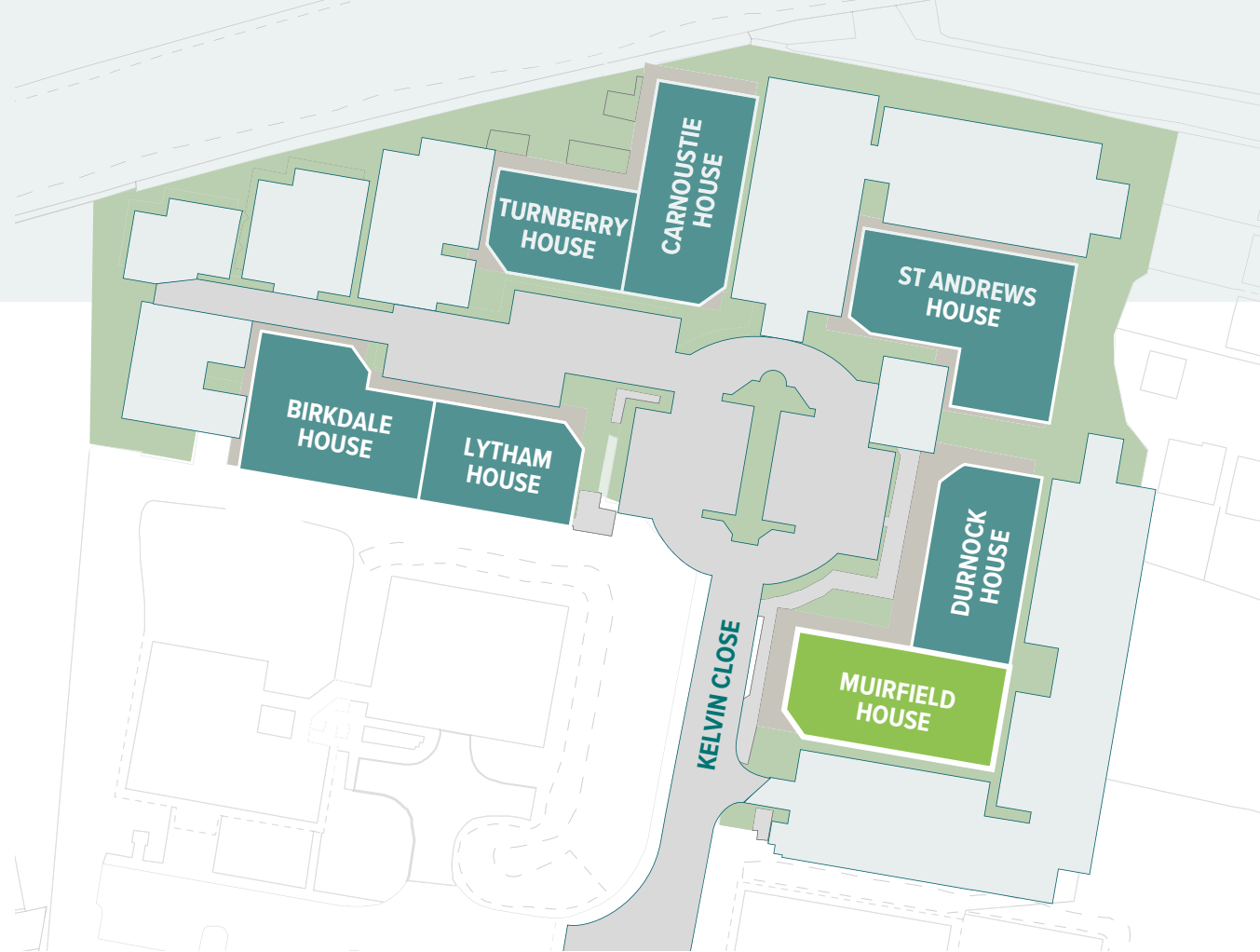
Passenger lift



Male, female, DDA WCs & showers

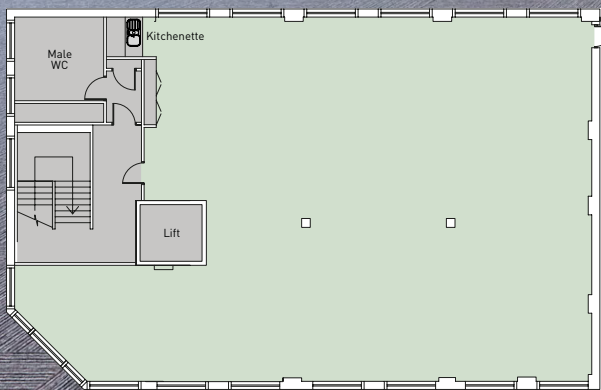


Recently refurbished





MUIRFIELD HOUSE
FIRST FLOOR



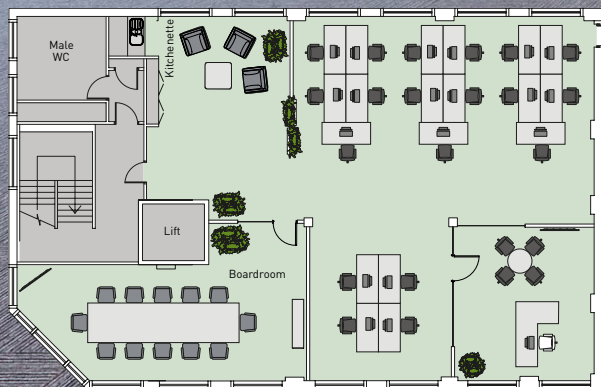
ACCOMMODATION

	sq ft	sq m
First Floor	3,829	355
TOTAL	3,829	355
Car parking spaces 14 (Ratio 1:243)		



MUIRFIELD HOUSE - INDICATIVE SPACE PLAN

FIRST FLOOR



ACCOMMODATION

	sq ft	sq m
First Floor	3,829	355
TOTAL	3,829	355
Car parking spaces 14 (Ratio 1:243)		





AMENITIES

There are an abundance of amenities nearby, including the adjacent Birchwood Golf Course. Birchwood Leisure Centre and the Birchwood Shopping Centre are within a few minutes drive, together with a host of retail and leisure facilities in Warrington Town Centre a 10 minute drive away.





Fire assembly point

BIRKDALE HOUSE

FURTHER INFORMATION

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



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