



TO LET

HIGH QUALITY OFFICE ACCOMMODATION

**GROUND FLOOR, UNIT 12B OLYMPIC PARK,
BIRCHWOOD, WARRINGTON, WA2 0YL**

2,005 SQ FT (186 SQM)

Location

Olympic Park is located in Birchwood, strategically positioned to be easily accessed from either junction 21 of the M6 or junction 11 of the M62. The development provides 16 high quality office buildings built to a BREEAM 'very good' accreditation set in 10 acres of high quality landscaped grounds.

The Birchwood Shopping Centre is a short distance from the building where retail outlets include Subway, Superdrug, Asda and Aldi. Birchwood Railway Station is also a short distance from the building, which offers regular services to both Manchester and Liverpool city centres.

Description

A two storey, semi detached office building set in a landscaped business park. Unit 12B Olympic Park benefits from the following features:

- Open plan ground floor suite
- Quality carpet & decoration throughout
- Full access raised floors
- Air conditioning
- Suspended ceilings
- 5 dedicated parking spaces
- Double glazing

Measurements

The accommodation has the following net internal areas:

Ground Floor	2,005 sq ft	186 sqm
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Terms

The ground floor is available on a new internal repairing lease, subject to a service charge which covers the maintenance of the common areas.

Rent/Price

Lease terms are available upon request.

There is also a service charge payable to cover site management costs. This is estimated at £2.50 per sq ft.

Business Rates

Business rates payable for 2012/2013 are estimated to be around £4.60 per sq ft.

Energy Performance Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

65 This is how energy efficient the building is.

Viewings

To view this property, please contact:

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*C102(s) March 2013
Subject to Contract*

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