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One Thousand Millennium Business Park

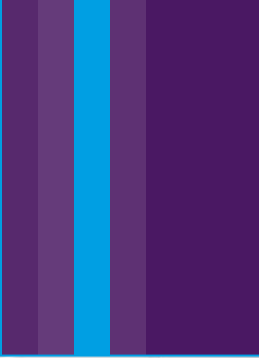
Birchwood Boulevard, Birchwood, Warrington, WA3 7QL



FOR SALE OR TO LET

Prestigious Self Contained Office Accommodation
with 79 On-Site Car Parking Spaces

20,093 sq ft (1,866.6 sq m)



DESCRIPTION

1000 Millennium Business Park provides high quality office accommodation within a mature parkland setting. Lying adjacent to the M62 and M6 motorways, Birchwood provides an excellent base for regional offices.

Birchwood Railway station and Birchwood Shopping Centre are both within a short walk of the development.

SPECIFICATION

- Passenger lift
- Comfort cooling installed to part
- Full access raised floors
- Central heating
- Aluminium framed double glazed windows
- Separate ladies, gents and disabled WC facilities
- 79 on-site parking spaces
- Landscaped site



FEATURES

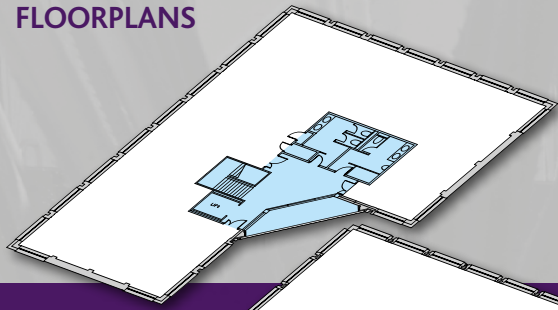
- Self contained – no service charge
- Naming rights available
- Potential for further expansion

CAR PARKING

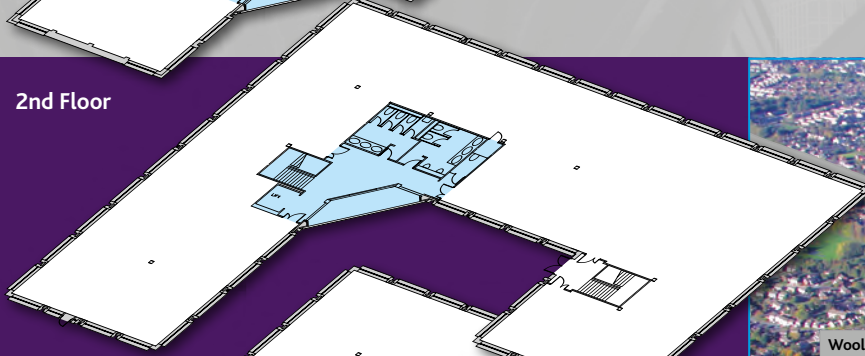
79 designated on-site parking spaces are provided within a landscaped site.



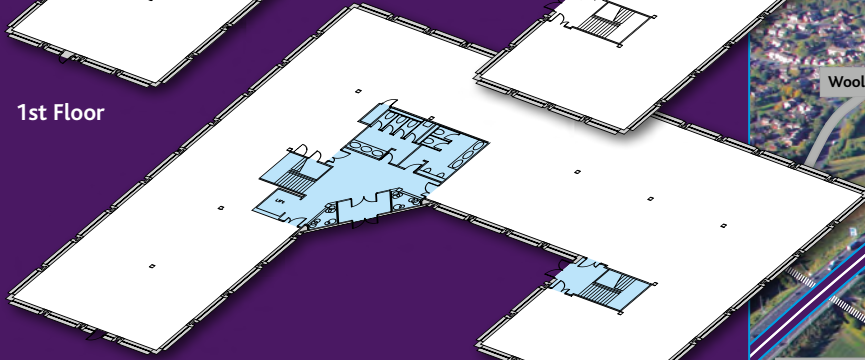
FLOORPLANS



2nd Floor



1st Floor



Ground Floor



ACCOMMODATION

Building 1000	Sq Ft	Sq M
Ground Floor	8,181	760.0
First Floor	8,185	760.4
Second Floor	3,727	346.2
Total	20,093	1,866.6

TERMS

Available for sale or to let on terms to be agreed.

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LOCATION

Millennium Business Park is situated within Birchwood, a popular and well established business park which provides direct access to the M62 at J11 and the M6 at J21 and is accessed from the A574 Birchwood Way via Dewhurst Road. Warrington town centre is situated approximately 3 miles to the south west, Manchester 14 miles to the east and Liverpool 21 miles to the west. Liverpool and Manchester airports are both within easy reach and Birchwood Railway Station is close by.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures are exclusive of VAT.

VIEWING

By appointment with the joint agents.



Energy Performance Certificate
Non-Domestic Building

HM Government

Block A, 1000, Birchwood Boulevard
Birchwood
WARRINGTON
WA3 7QL

Certificate Reference Number:
0820-0938-4590-2996-2006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... 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

Technical Information

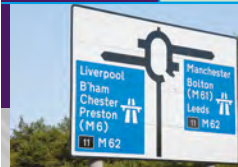
Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 2178
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built
69 If typical of the existing stock

EPC



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