

# Small offices to let

**M E P C**

From 121 sq ft (1 person)

Newton House, Birchwood Park  
Warrington WA3 6FW



## The perfect choice for your new or growing business

Fully inclusive rent, with no hidden extras.

One quarterly bill includes:

- Rent
- Uniform business rates
- Water rates
- Heating
- Reasonable electricity usage
- On-site security with 24 hour CCTV

- Office cleaning
- Building maintenance
- Building insurance

### Flexible terms

- No long-term commitments – agreements from 6 months

### Ready to go

- Sign and move in today



# Newton House



## Location

Birchwood Park is excellently located within 3km (1.5 miles) of Junction 11 of the M62 motorway and 7 miles from the M60/M62 interchange.

## Specification

- Range of offices from 121 sq ft (1-2 people) to 450 sq ft (4-5 people)
- On-site building manager
- Help desk
- 24 hour access
- On-site security with 24 hour CCTV
- Flexible parking options
- Quality refurbished offices
- 2 compartment perimeter trunking
- Showers and shared kitchens
- Window blinds
- Fully carpeted throughout



## MEPC Birchwood Park

Sonya Laing 01925 851536  
**King Sturge** 0161 236 8793  
**WHR** 0161 228 1001

## MEPC Birchwood Park

Chadwick House  
 Birchwood Park  
 Warrington WA3 6AE

Telephone 01925 851536

Fax 01925 852801  
 birchwood@mepc.com

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