## 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





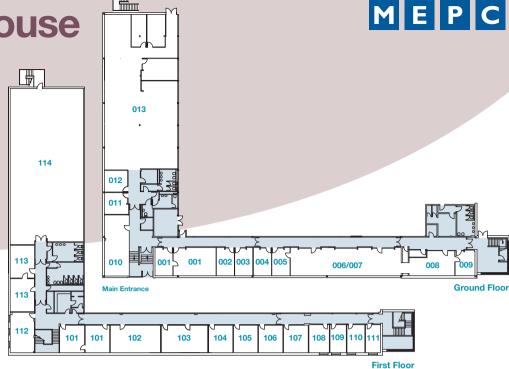
### **Newton House**

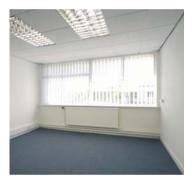
#### Location

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













 Sonya Laing
 01925 851536

 King Sturge
 0161 236 8793

 WHR
 0161 228 1001

Preston
Scotland
& M58

M62

Liverpool
& M57

M62

Liverpool
& M57

M62

Newton House

Newton House

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MEPC Birchwood Park Chadwick House Birchwood Park Warrington WA3 6AE Telephone 01925 851536 Fax 01925 852801 birchwood@mepc.com