



BUSINESS PARK | WARRINGTON

#### Home

Location

Description

Availability

Contact

Gallery

#### BIRCHWOOD BOULEVARD BUSINESS PARK, COMPRISES 9 MODERN DETACHED OFFICE BUILDINGS.

It incorporates 41 self contained offices which are set in a well maintained and mature landscaped environment which is being further enhanced with new planting and additional architectural landscape features.

Each building is divided into a number of open plan, self-contained refurbished units with individual front door access and generous dedicated car parking spaces, with further on-street parking available. Toilet and kitchen facilities are also incorporated and the units benefit from double loading access doors.

Units available range from 844 - 8,574 sqft and some of the smaller offices are offered with full serviced office features which include cleaning and telephone services.

Birchwood has a range of shopping and leisure facilities. Just 100 metres away from Birchwood Boulevard is Birchwood Shopping Centre which houses many major high street retailers such as ASDA, New Look, Argos, McDonalds & Pets at Home.

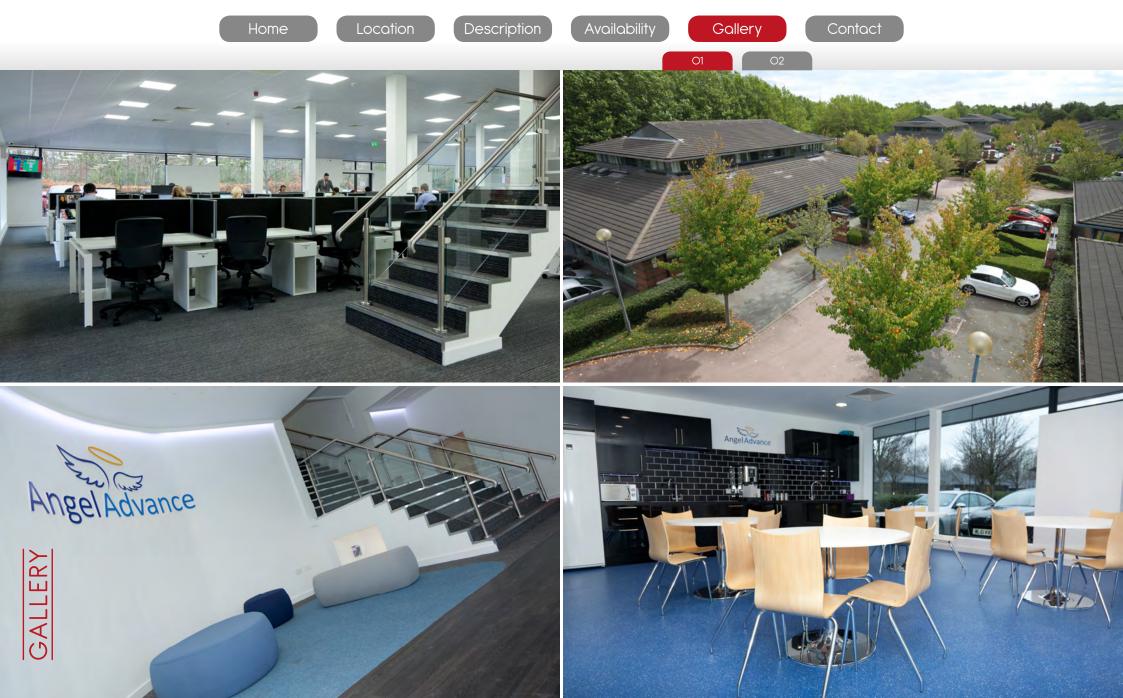
Plans are in place for the Centre to be improved and extended in the near future. Other Birchwood facilities include an 18 hole golf course, an indoor tennis and health and fitness centre, together with a range of pubs and restaurants.

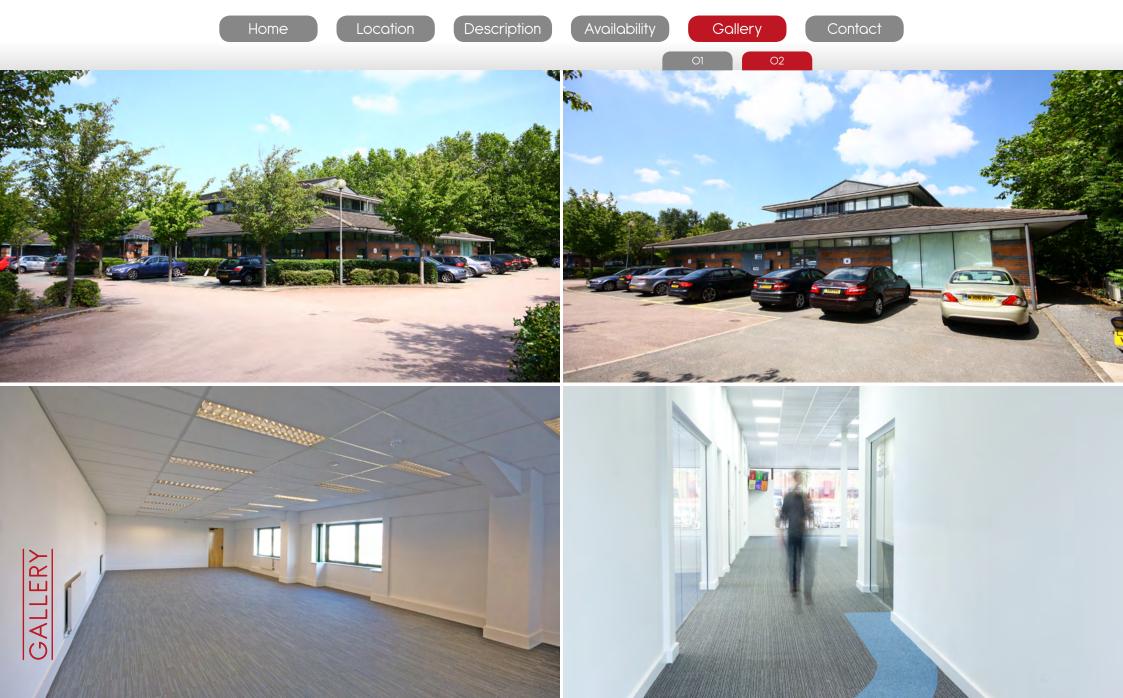
- Self-contained units each with their own WC's and kitchen facilities
- Individual front door & double loading access doors to rear
- Generous dedicated parking adjacent to each unit with extra on-street parking available
- Additional parking as part of a rolling development plan
- Quality landscaped environment
- Excellent communications
- Close proximity to shopping centre and station



DESCRIPTIO

Home	BIRCHWOODBO BUSINESS PARK   WAR	RINGTON	ct	
			620 (GF)	5,524 SQFT
Birchwood Boulevard			620 (WHOLE)	8,431 SQFT
	810 830	810 830 850   811 812 831 832   820 821 840 841 860 861	631	844 SQFT
			810	3,132 SQFT
			811	2,185 SQFT
			823	844 SQFT
	633 822 823 842 843 _	862   863     864   865	824	1,415 SQFT
			825	1,415 SQFT
			843	844 SQFT
			845	1,670 SQFT
			860	850 SQFT
	- available to let	- available to let	861 / 863	1,700 SQFT
ABIL			862	850 SQFT
			864	1,400 SQFT
AVAII			865	1,400 SQFT





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# TO ARRANGE VIEWINGS AND FOR FURTHER INFORMATION PLEASE CONTACT:



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