



A development by:

Seddon

BIRCHWOOD ONE

DEWHURST ROAD • BIRCHWOOD • WARRINGTON



Phase II For Sale/To Let

New High Specification Office Accommodation
units from 2,130 - 6,676 sq ft (198 - 620 sq m)

www.birchwoodone.com

BIRCHWOOD ONE

DEWHURST ROAD • BIRCHWOOD • WARRINGTON



Description

The latest phase of the development will provide high quality self-contained office accommodation ranging in size from 2,130 sq ft – 3,338 sq ft. Alternatively buildings can be combined to provide up to 6,676 sq ft. The final third phase will complete the scheme, on this site buildings can be designed and built specifically to an occupiers requirement of up to 40,000 sq ft.

The buildings are two storey with their own front door and ideal for owner occupiers or occupiers looking to lease a smaller self-contained building.

**HIGH SPECIFICATION,
QUALITY OFFICE
ACCOMMODATION**

**PHASE II
NEW OFFICES FROM
2,130 - 6,676 sq ft
(198 - 620 sq m)**

Specification

- Self-contained two storey open plan offices
- Carpet tiled floors
- 3 compartment perimeter trunking
- Suspended ceilings with LG7 lighting
- DDA compliant
- Fully air conditioned throughout





Amenities

The Birchwood Shopping Centre is adjacent to the Birchwood One development and provides a range of shops, banks and food outlets, with retail names including ASDA, Argos, Streetwise Sports, New Look, Barclays and Halifax.

Other facilities include the Birchwood Tennis Centre with four outdoor and four indoor courts, and fitness centre, medical centre and library.

Security

The development also benefits from a fully monitored CCTV Security System incorporating a tannoy alert, and proximity sensors around the perimeter of the site.

The Masterplan



Terms

The buildings are available on full repairing and insuring leases, or alternatively on a 999 year long leasehold basis.

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The building photographs shown in this brochure show similar office schemes undertaken by Seddon and are shown for illustrative purposes only.





BIRCHWOOD ONE PHASE II



Location

Birchwood One is located within the popular and well-established business location of Birchwood, which is home to around 500 local, national and international companies.

Birchwood is positioned at the heart of the UK motorway network with access to the M62 Junction 11 and M6 at Junction 21, and sitting between Manchester 14 miles to the East and Liverpool 20 miles to the West.

The development is ideally positioned adjacent to both the Birchwood Shopping Centre and Birchwood railway station, which provides access to the trans-Pennine route.



Further Information

Contact:

A development by:

Seddon

Chartered Surveyors
BEgroup
 01925 822112
 www.birchwoodoffices.com

King Sturge
 0161 236 8793
 www.kingsturge.com

Disclaimer: These particulars do not form part of an offer or contract. All information contained within the brochure should be verified by the interested party and is provided without the responsibility on the part of the agents or vendors. The property is offered subject to contract and availability. January 2007.

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