



First Floor Office 520 Birchwood Boulevard, Birchwood, Warrington, WA3 7QX

First Floor office Suite

Summary

Tenure	To Let
Available Size	3,800 sq ft / 353.03 sq m
Rent	£55,000 per annum
Service Charge	Any communal costs associated to the building are to be split on a pro rata basis.
Rates Payable	£24,558.75 per annum
Rateable Value	£44,250
EPC Rating	C (52)

Key Points

- Established Office Park Location
- Modern First Floor Suite with Kitchen
- Good Road and Rail Transport Links
- Walking Distance to Local Amenities
- Open Plan with Separate Offices

Location

The property is situated on an established business park in the heart of Birchwood. Local amenities include the Birchwood Shopping Centre, where there is an Asda Superstore, McDonalds, Subway Sandwich Shop, Waterfield's and many more national retail units and food outlets within walking distance.

The property benefits from excellent transport links, with Junction 11 of the M62 2.5 miles to the north east, Junction 21 of the M6 3.5 miles to the south and Birchwood Train Station within 0.6 miles.

Local occupiers include New Balance, Avios, and Betfred.

Description

The property comprises a large first floor open plan detached, two storey office building. The suite has a compliant pedestrian door allowing wheelchair access directly from the car park.

Internally the office occupies first floor and provides an open plan area with separate private offices or meeting rooms created by way of stud partitioning. It has a welcoming reception area at the entrance surrounded by glass partitioning.

There is a large kitchen area and male and female WCs. The offices also have a separate shower facility.

There are car parking spaces both at the front and rear of the building.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	3,800	353.03
Total	3,800	353.03

Services

Mains electricity, water, gas and drainage are connected.

The service costs of the building are split with the occupiers of the remainder of the premises.

Rates

Rateable Value: £44,250.

Lease Terms

Available by way of a new tenants Full Repairing and Insuring Sub-Lease for a minimum of 5 years contracted out of the landlord and tenant act.

Rental

£55,000 per annum (£14.47 psf) plus VAT.

Any communal costs associated to the building are to be split on a pro rata basis.

VAT

We are advised that VAT is applicable to the property.

Legal Costs

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



Viewing & Further Information



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