

FLEXIBLE
FULLY
SERVICED
OFFICE SPACE
TO LET

For advanced manufacturing and engineering businesses in Warrington

Up to 1,508 sq ft





The Base's purpose is to encourage and facilitate the growth of start-ups and SMEs within the advanced manufacturing and engineering sectors. The space provides a collaborative and innovative environment to support the development of technologies towards Industry 4.0. (the fourth industrial revolution).

Size (saft)

## The Building

The Base is a contemporary 50,000 sq ft multi-user office building in Warrington town centre. The building forms part of the first phase of the new Warrington Business District development, and is strategically located opposite Warrington Central station and next to the Science and Engineering University Technical College.

### **Specifications**

| Specifications  |
|---|
| Flexible lease terms allowing for business growth   |
| Grade A, BREEAM 'Excellent' rated building  |
| CCTV  |
| High speed internet connectivity  |
| 24/7 fob access   |
| Manned reception area   |
| 2 lifts servicing each floor  |
| $\label{lem:comfort} \mbox{Comfort Heating \& Cooling (individually controlled within each office)} \\$ |
| Raised floor access   |
| Fully equipped kitchen on each floor  |
| Free WiFi within communal areas/meeting rooms   |
| Shower and locker facilities  |
| External cycle store  |
| Disabled access and facilities  |
|   |

A range of meeting rooms available to hire

## Accommodation

Office No.

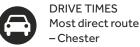
| Office No.  | Size (sq it)   | Office  | NO.               | Size (Sq It)                                    |
|---|--|---|-------------------|---|
|   |  |   |                   |   |
| GROUND FLOOR  |  | LEVEL   | . 03              |   |
| G01<br>G02<br>G03<br>G05<br>G06<br>G07  | 878<br>Multi-User Suite<br>1,506<br>527<br>527<br>519                              | 301<br>302<br>303<br>304<br>305<br>306<br>307 |                   | 422<br>780<br>940<br>1,508<br>580<br>420<br>600 |
| LEVEL 01  |  | 308   |                   | 605   |
| 101 42<br>102 78<br>103 92<br>104 1,  | 422<br>780<br>940<br>1,508<br>580  | 310<br>311<br>312<br>313<br>314               | 1<br>2<br>3       | 569<br>367<br>493<br>324<br>477                 |
| 106   | 420  | LEVEL   | 04                |   |
| 109 3<br>110 4<br>111 3   | 569<br>368<br>493<br>324<br>476  | 401<br>402<br>403<br>404<br>405               |                   | 386<br>487<br>765<br>1,122<br>379               |
| LEVEL 02  |  | 406<br>407                                    |                   | 395<br>825                                      |
| 201<br>202<br>203<br>204<br>205<br>206<br>207<br>208<br>210<br>211<br>212<br>213<br>214 | 422<br>780<br>940<br>1,508<br>580<br>420<br>600<br>605<br>569<br>367<br>493<br>324 | 407<br>409<br>410<br>411<br>412               | 409<br>410<br>411 | 369<br>489<br>376<br>445                        |

Office No.

Size (saft)

## The Sector

Advanced manufacturing and engineering is one of the most important sectors in Warrington. With 4 times the national average for employment in this sector, opportunities span from access to nuclear, rail and utilities supply chains, to innovation for Smart factories and Industry 4.0, underpinned by an unrivalled access to engineering skills.



38 mins -Liverpool 37 mins 36 mins - Manchester 20 mins - Manchester Airport 27 mins - Wigan

# Business Support [2]



On-site business support is part of the offer at The Base to support its tenants' growth. From assistance with identifying funding sources to help with IP, collaboration and networking, the tailored approach to business support will assist in identifying the right support at the right time for your business.

## The Area

With a population of 207,000 and home to around 8,000 businesses employing 115,000 people, Warrington can provide a central hub, equidistant to Liverpool and Manchester, and therefore is in a prime catchment area for recruiting skilled and experienced people.

Warrington has the largest labour pool in the UK outside London. There are 3.5 million people within a 30-minute drive of Warrington and 6.2 million people within a 45-minute drive.

Warrington has a higher level of skills than not only the North West region, but also the country as a whole, with a larger proportion of residents qualified to



## thebasewarrington.co.uk

# For further information or to arrange a viewing, please call 01925 909777

The Agents for themselves and for the Sellor/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars, 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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