



CONCENTRIC

BIRCHWOOD | WARRINGTON

FULLY REFURBISHED HQ OFFICE BUILDINGS TO LET

ENTER



BUILDING A
6,500 SQ FT
27 CAR PARK SPACES

[VIEW SPECIFICATION](#)



BUILDING C
9,370 SQ FT
41 CAR PARK SPACES

[VIEW SPECIFICATION](#)

BUILDING A SPECIFICATION



BUILDING A 6,500 SQ FT 27 CAR PARK SPACES

- Recent comprehensive refurbishment to Grade A standard
- VRF air conditioning
- Double height entrance lobby
- Ladies gents and disabled WCs and showers
- Full access raised floor
- LED lighting throughout
- 27 designated car parking spaces set within a landscaped site
- Gas central heating
- EPC B39

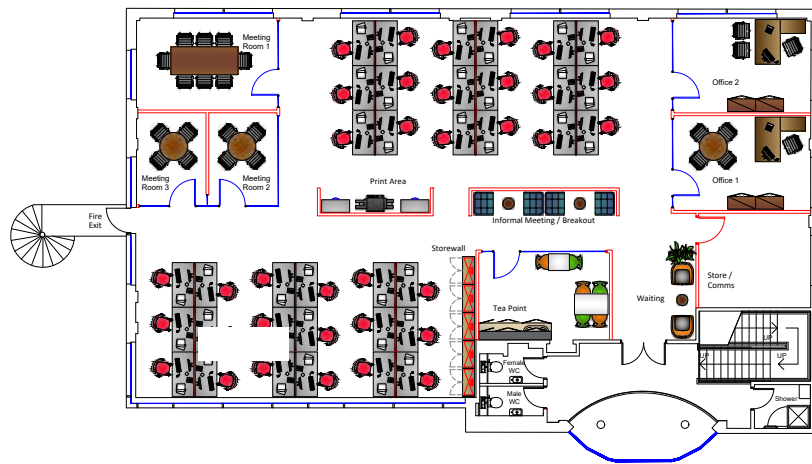
[VIEW FLOORPLANS](#)

[VIEW GALLERY](#)

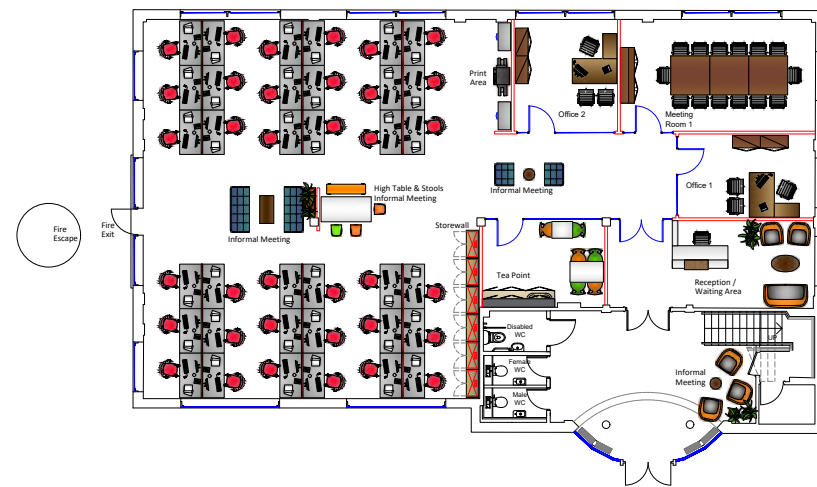
BUILDING A FLOORPLANS

[BACK TO SPECIFICATION](#)

FIRST FLOOR



GROUND FLOOR



DEMISE	SQ FT (NIA)	SQ M (NIA)
Ground Floor	3,250 sq ft	301.9 sq m
First Floor	3,250 sq ft	301.9 sq m
TOTAL	6,500sqft	603.9sqm

[VIEW GALLERY](#)







BUILDING C SPECIFICATION



BUILDING C 9,370 SQ FT 41 CAR PARK SPACES

- Recent comprehensive refurbishment to Grade A standard
- Air conditioning
- Full access raised floor
- Gas central heating
- Ladies gents and disabled WCs and showers
- LED lighting throughout
- Passenger lift
- 41 designated car parking spaces set within a landscaped site
- Double height entrance lobby
- DDA compliant
- Kitchenette
- EPC B38

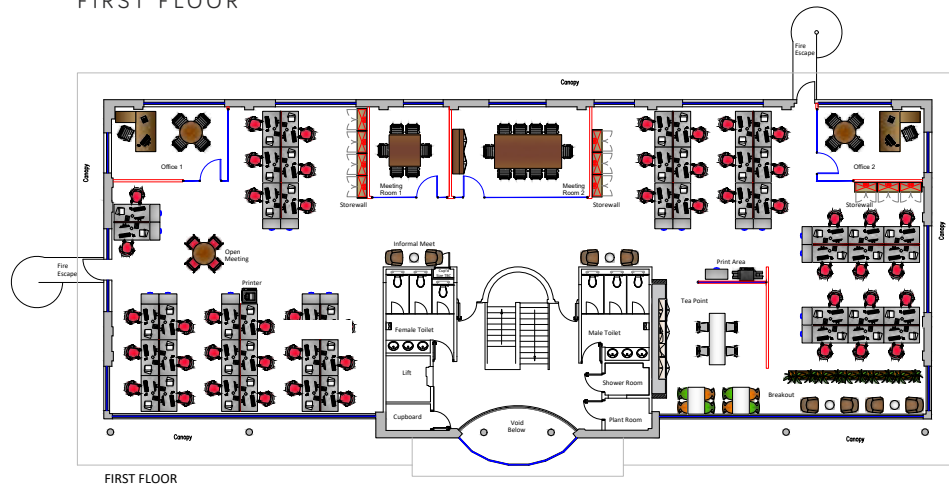
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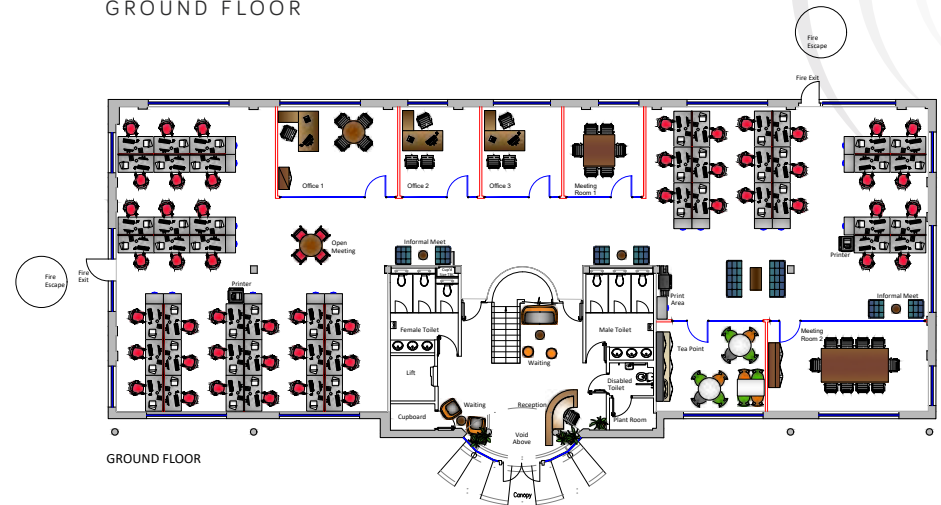
BUILDING C FLOORPLANS

[BACK TO SPECIFICATION](#)

FIRST FLOOR



GROUND FLOOR



DEMISE	SQ FT (NIA)	SQ M (NIA)
Ground Floor	4,690 sq ft	435.7 sq m
First Floor	4,690 sq ft	435.7 sq m
TOTAL	9,380 sq ft	871.4 sq m

[VIEW GALLERY](#)

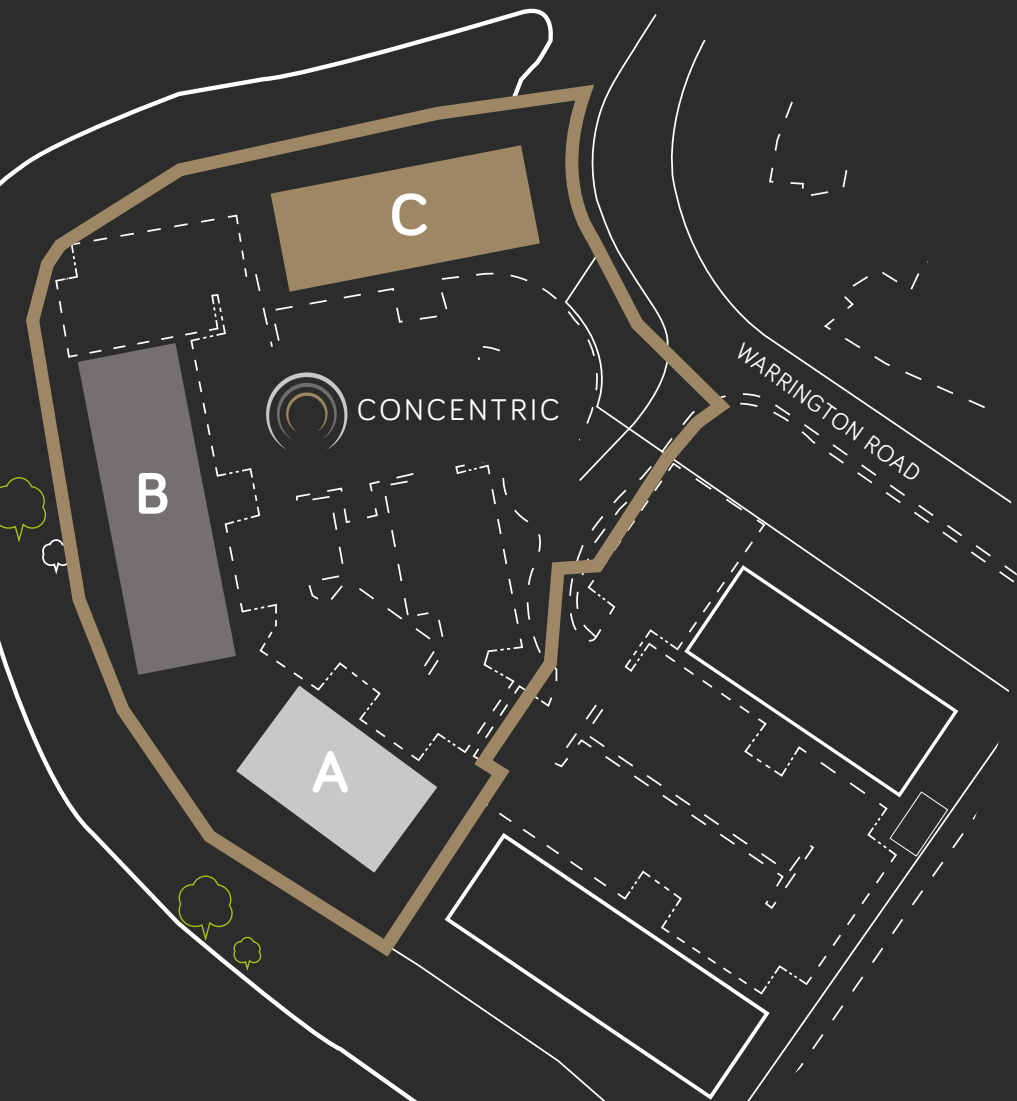












COMPRISING OF THREE 2-STOREY OFFICE BUILDINGS ARRANGED OVER GROUND AND FIRST FLOORS

Internally the properties each boast an impressive double height main reception area and provide open plan office space. Two of the buildings have recently undergone a comprehensive refurbishment.

Concentric is located within the heart of Birchwood and is accessed via Warrington Park Road, off the main Birchwood Park Avenue.

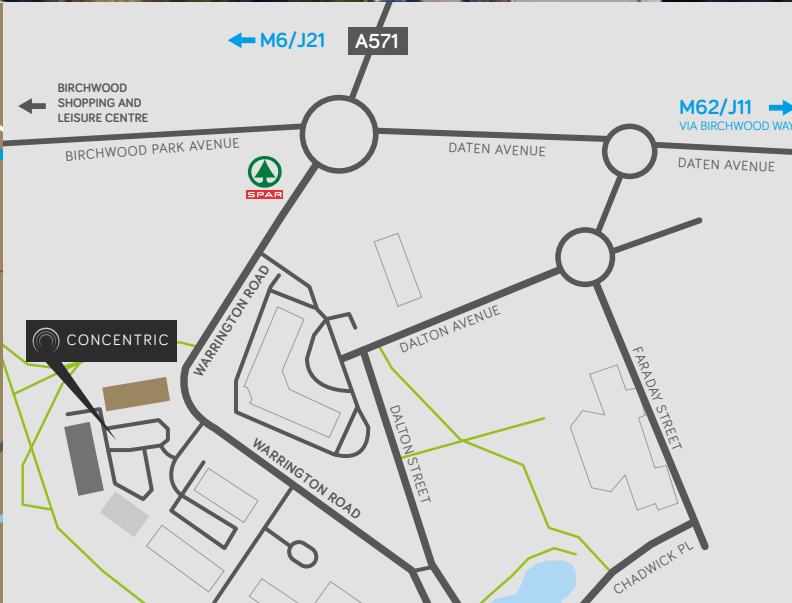
Birchwood is Warrington's key office location for premier businesses, home to 200 companies and over 6,000 people. This major commercial hub is also supported by extensive retail amenity at Birchwood Shopping Centre and public transport connectivity including bus and Birchwood Railway Station.

CONCENTRIC BENEFITS FROM UNRIVALLED LOCAL AMENITY

Concentric is situated within Birchwood, one of the North West's premier business locations, benefitting from numerous nearby amenities including cafes and restaurant, Spar, gym, Creche and golf course all within easy walking distance together with numerous cycle and walking routes around parkland including Birchwood Forest Park and Riley Moss Nature Reserve.

AMENITIES

	MINS
SHOPPING	
Birchwood Shopping Centre	5
ASDA	5
Spar	1
GYM	
Alive and Well, Birchwood Park	3
FOOD & DRINK	
Starbucks, Birchwood Park	2
The Peacock Pub	5
NURSERY	
Busy 0-5 Nursery (Birchwood Park)	5
HOTEL	
Penta Hotel (Birchwood Park)	5



SAT NAV:
WA3 6W X

CONCENTRIC IS SITUATED AT THE HEART OF THE REGION'S MOTORWAY NETWORK

Concentric is situated in the heart of Birchwood, one of the North West's premier office locations. Birchwood is accessed off J10 M62 via A574 and J21 M6 via B5210 and A574 providing easy access from the region's motorway network.

[VIEW AERIAL](#)





FULLY REFURBISHED HQ OFFICE BUILDINGS TO LET



RICHARD WHARTON
Richard.Wharton@eu.jll.com
07970 938698



RUPERT BARRON
Rupert.Barron@avisonyoung.com
07500 840978

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