

To Let | New Industrial Unit

CBRE

# Unit 716, Birchwood Park

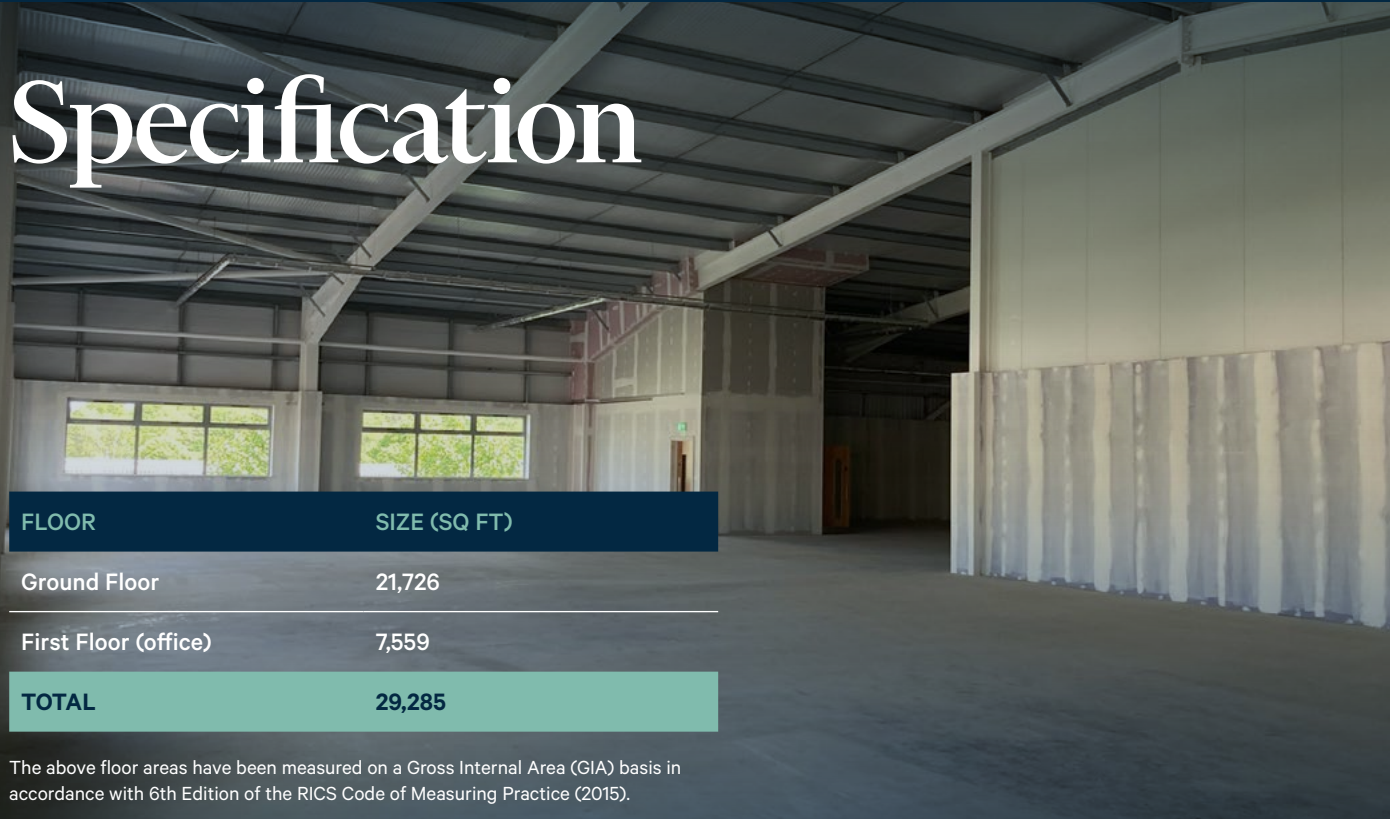
29,285 sq ft



UNIT 716,  
EDDINGTON WAY,  
BIRCHWOOD PARK,  
WARRINGTON,  
WA3 6NJ



# Specification



FLOOR	SIZE (SQ FT)
Ground Floor	21,726
First Floor (office)	7,559
<b>TOTAL</b>	<b>29,285</b>

The above floor areas have been measured on a Gross Internal Area (GIA) basis in accordance with 6th Edition of the RICS Code of Measuring Practice (2015).



**STEEL PORTAL FRAME CONSTRUCTION**



**INTERNAL EAVES HEIGHT OF 7.6 METRES**



**PASSENGER LIFT**



**37.50 KN/M<sup>2</sup> FLOOR LOADING**



**SUBSTANTIAL MEZZANINE LEVEL**



**2X LEVEL LOADING DOORS**




**LARGE SECURE YARD**



**GLAZED RECEPTION AREA**



**SEPARATE CAR PARK WITH 38 SPACES**



**500kva – Electricity supply  
 4MW – Gas supply  
 3.3l/s - Water Capacity**





# Location

The unit is located within **Birchwood Park** which lies less than **1.5 miles** from J11 of the M62 Motorway providing excellent connectivity to the wider regional and national motorway network.

Birchwood Park benefits from excellent public transport links with several bus services running directly through the Park.

Birchwood Railway Station lies 1.8m to the south west and provides direct access to Manchester Piccadilly.



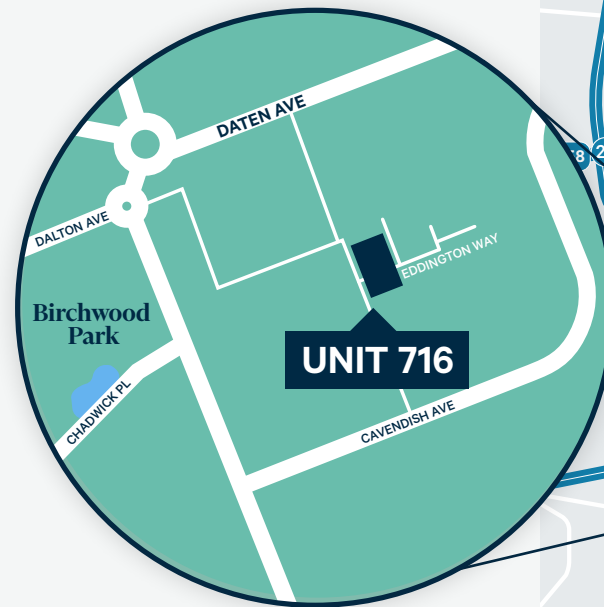
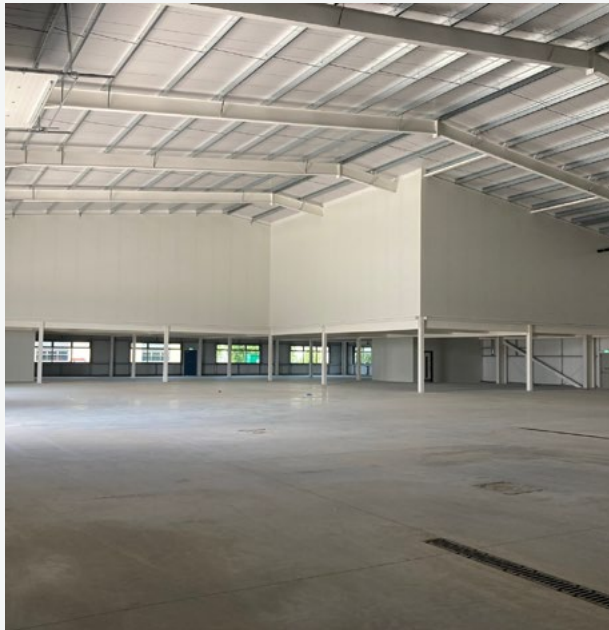
## DRIVE TIMES

**M62 Junction 11**  
5 minutes (1.5 miles)

**Birchwood Railway Station**  
6 minutes (1.8 miles)

**M6 Junction 21**  
8 minutes (3.4 miles)

**Manchester City Centre**  
28 minutes (14.5 miles)



TO LET  
UNIT 716, BIRCHWOOD PARK, WARRINGTON (29,285 SQ FT)

Specification

Location

Further Information



## Terms

The property is available by way of a sublease or assignment of the existing lease which expires in June 2043.

## VAT

All prices are exclusive of but may be liable to VAT at the usual rate.

## Rent

Upon application.

## Legal Costs

Each party to bear their own legal costs.

## EPC

The property has an Energy Performance Certificate rating of 'A'.

## Viewings

Strictly via appointment with the Agent.

**CBRE**

**AVISON  
YOUNG**

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