

TO LET

GROUND FLOOR, UNIT 11B, OLYMPIC WAY, BIRCHWOOD, WARRINGTON, WA2 0YL



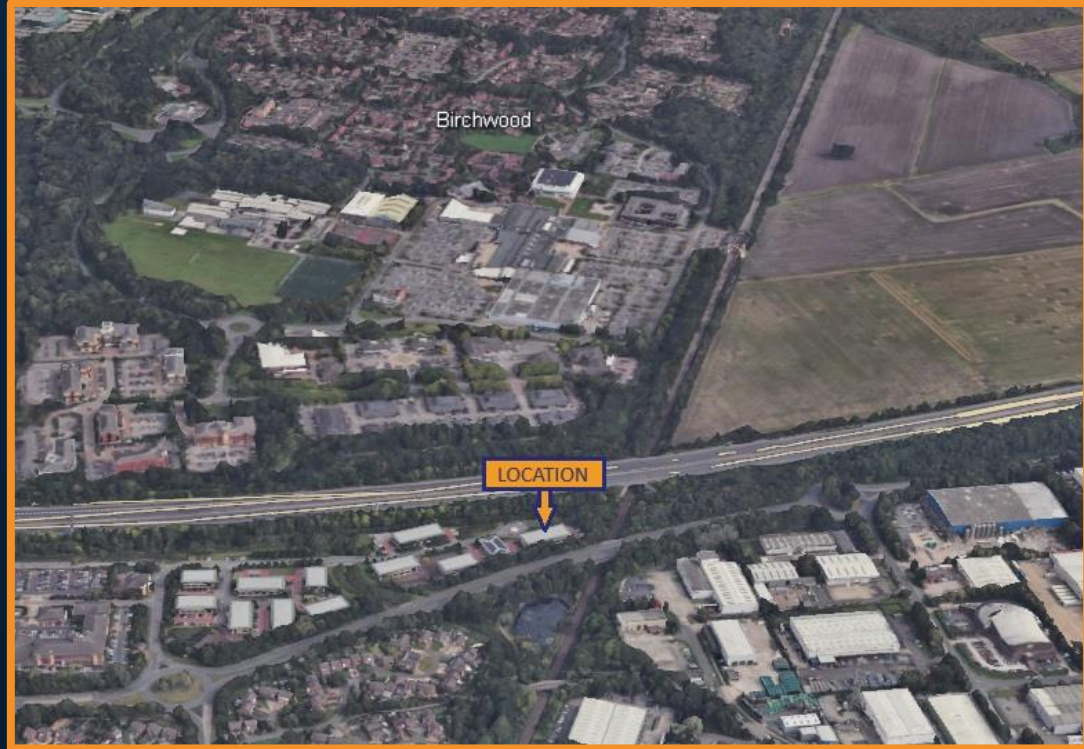
LOCATION



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OLYMPIC PARK IS LOCATED IN BIRCHWOOD, STRATEGICALLY POSITIONED TO BE EASILY ACCESSED FROM EITHER JUNCTION 21 OF THE M6 OR JUNCTION 11 OF THE M62. THE DEVELOPMENT PROVIDES 16 OFFICE BUILDINGS SET IN 10 ACRES OF HIGH-QUALITY LANDSCAPED GROUNDS. THE SCHEME LIES A SHORT DISTANCE FROM BIRCHWOOD SHOPPING CENTRE WHERE RETAILS OUTLETS INCLUDE ASDA, ALDI, SUBWAY AND SUPERDRUG.

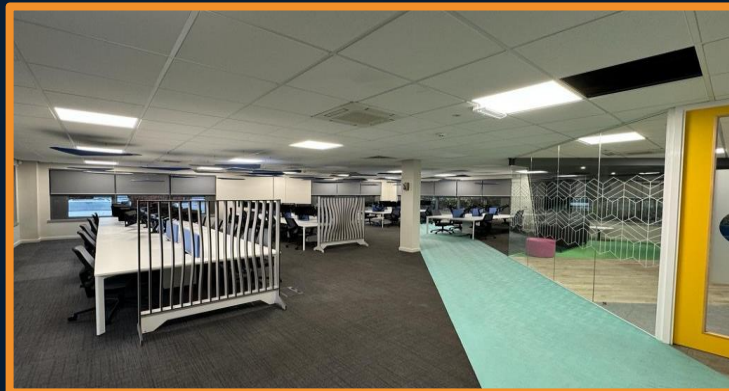
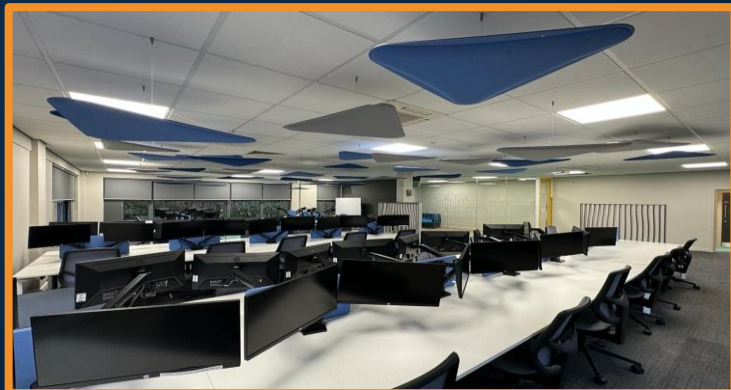
BIRCHWOOD ALSO BOASTS SEVERAL PUBLIC TRANSPORT LINKS INCLUDING SEVERAL LOCAL BUS SERVICES LINKING TO WARRINGTON TOWN CENTRE AND A RAIL STATION WHICH PROVIDES COMMUTER ACCESS TO MANCHESTER AND LIVERPOOL OFFERING FURTHER CONNECTIONS TO SERVICES ACROSS THE COUNTRY



PHOTOS



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DETAILS



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DESCRIPTION

- CLASS E OFFICE SUITES
- PRIME OFFICE LOCATION
- HIGH SPECIFICATION FIT OUT
- AIR CONDITIONING
- INTERCOM
- 10 ALLOCATED CAR PARKING SPACES, PLUS ADDITIONAL ON ROAD PARKING
- CLOSE TO AMENITIES
- CCTV IN OPERATION

ACCOMMODATION

- GROUND FLOOR – 1,483 SQ.FT PLUS COMMUNAL KITCHEN, BREAKOUT AREA AND TOILETS

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TERMS OF LEASE

- FLEXIBLE LEASE TERMS AVAILABLE

WALKTHROUGH VIDEO

- <https://youtube.com/shorts/dslvOfjFO1A?feature=share>

RENTAL

- £24 PER SQ.FT EXCLUSIVE OF VAT
- ALL INCLUSIVE RENTAL SUCH TO INCLUDE WATER, SERVICE CHARGE AND BUSINESS RATES
- EXCLUDES ELECTRIC, TELEPHONE, BROADBAND AND CONTENTS INSURANCE

ENQUIRIES



GROUND FLOOR, UNIT 11B, OLYMPIC WAY, BIRCHWOOD, WARRINGTON, WA2 0YL

 SUITE 1, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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zoopla

