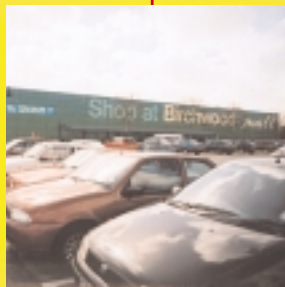


For Sale or To Let

prestigious
business park

birchwood



one

Self contained
two storey office
buildings

232 sq m

(2,500 sq ft)

to

1,858 sq m

(20,000 sq ft)

www.businesshomes.co.uk

Dewhurst Road • Birchwood

Warrington



birchwood one



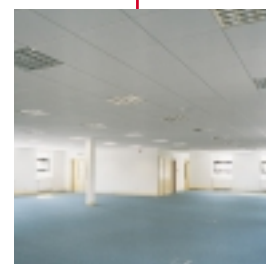
An attractive and imaginatively designed
Business Park providing

5,785 sq m
(62,266 sq ft)

of self contained two storey detached office
buildings, constructed in load bearing brick/art
stone detailing under a pitched slate roof, set
within carefully landscaped grounds. Larger
units can be constructed on the phase III land
to accommodate specific requirements.

232 sq m
(2,500 sq ft)
to

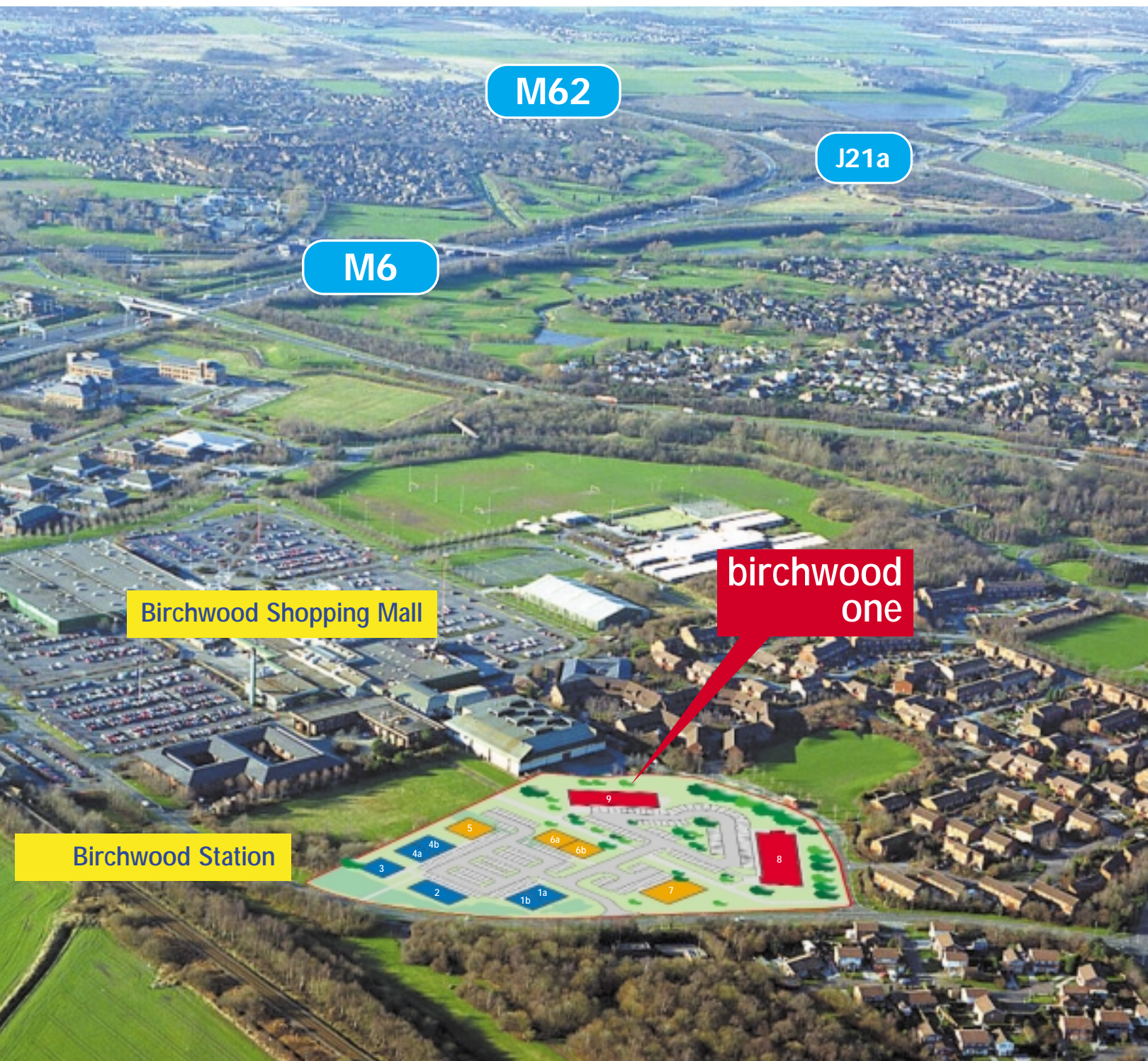
1,858 sq m
(20,000 sq ft)



Local Amenities

Birchwood

With over 12,000 people working in Birchwood, the area is home to a diverse range of businesses. Many have chosen Birchwood for their national or regional headquarters including BNFL, Vodafone, Amec, Air Miles and The Environment Agency. The area has consistently attracted international businesses with over 51 overseas companies located there. Birchwood is served by a range of leisure facilities which include a golf club, indoor tennis centre, health club, restaurants, pubs and conference centre. The Birchwood Centre provides a range of shops including ASDA, Boots, Thorntons, Iceland, Burger King and McDonald's.





Business Homes B1 Services

Business Homes B1 Ltd want to make your move into our buildings as hassle free and enjoyable as possible, so have created relationships with companies to assist in your move from financial advice, space planning, installation of telecommunications, plant displays, water coolers, and the physical move from your existing accommodation to name but a few. We are constantly refining and improving these services by working closely with each individual occupier to find out what they want from their properties.

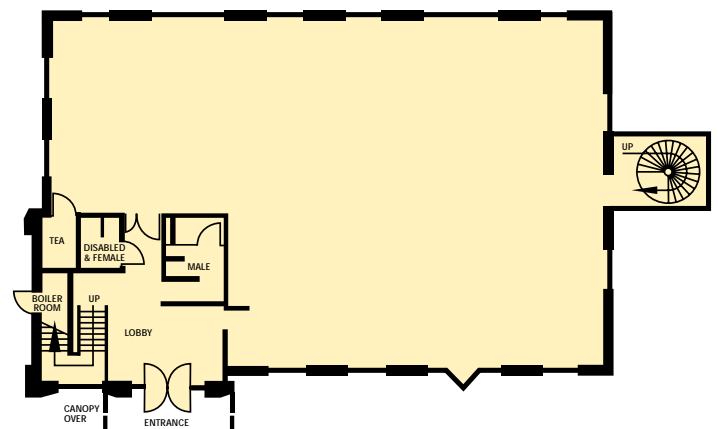
High specification office development

Each building will be developed to the same high specification including the following:

- The buildings are self-contained providing individuality for each occupier
- Designed to an international standard with 1.5m internal floor grid
- Open plan offices with male and female toilets on each floor
- Kitchenette facilities on each floor
- Fully accessed raised floors
- Suspended ceilings with recessed light fittings providing 450 lux (Category 2)
- Gas fired central heating
- High quality anti-static carpeting throughout
- Double glazed aluminium windows (toughened glass on the ground floor)
- Floor loading 5kn/sq m
- Car parking at a ratio of 1 space per 29 sq m (310 sq ft)

Security

- External security lighting
- The latest 24 hour 7 day a week voice and camera monitored security system



Indicative Floor Plan

birchwood one

Flexible terms to suit you

Freehold - Have you ever thought about owning your own office building?

Commercial mortgages are now widely available. Why not use your personal or company pension fund, SSAS or SIPPS? Approximately 70% of all commercial and industrial property is owner occupied (source DTI). Freehold terms are available from Business Homes B1 Ltd or the agents.

Leasehold - The offices are also available on full repairing and insuring leases. For flexible lease terms contact Business Homes B1 Ltd or the agents.

Management

To keep the Business Park in pristine order a service charge will be levied towards the upkeep of the roads, parking areas, landscaping and security system.

Costs

Each party to be responsible for their own legal costs.

VAT

VAT will be charged on rent and sale prices.



The perfect Location



Dewhurst Road Birchwood • Warrington



Birchwood One sits at the heart of one of the North West's most successful and prestigious business locations. With access to the national motorway network, Birchwood is within easy reach of both Manchester City Centre, Liverpool and Manchester International Airport all approximately 25 minutes drive away.

This new office development is located immediately adjacent to the Birchwood Shopping Centre, and 100 metres away from Birchwood Railway Station which lies on the Transpennine route, linking Liverpool to Manchester and onto the East Coast. Warrington Bank Quay links the town to London and the West Coast Intercity line.

www.businesshomes.co.uk

A development by:



All enquiries:

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