



# CONCENTRIC

Birchwood Park  
Warrington  
WA3 6WX

TO LET

# OFFICES DESIGNED TO ELEVATE YOUR BUSINESS FROM DAY ONE.

Arrive through an impressive double-height entrance into bright, fully fitted office space designed for modern working. With two buildings newly refurbished to an exceptional standard, the park offers a standout business environment.



ABOVE | FEATURE LIGHT FITTING

RIGHT |  
RECEPTION AREA  
BUILDING B





# NESTLED IN A MATURE LANDSCAPED ENVIRONMENT

Concentric comprises a modern office development arranged across three self-contained buildings, set within an extensive, secure site. Originally constructed in 2006, the buildings have recently undergone a comprehensive programme of refurbishment completed to a high standard.

Each property features attractive brick elevations beneath tiled roofs. Internally, the buildings benefit from impressive double-height reception areas and extensive glazing flooding each office with natural light.

LEFT |  
THE THREE CONCENTRIC  
BUILDINGS, A,B,C

BELOW | BUILDING A



CONCENTRIC

# SITUATED AT THE HEART OF THE REGION'S NETWORK.

Concentric lies approximately five miles northeast of Warrington town centre and benefits from excellent connectivity. Positioned adjacent to the M6 and M62 motorways, the park provides immediate access to the national motorway network and convenient links to key regional centres including Manchester, Liverpool and Chester. Birchwood railway station is located nearby, offering regular services to Warrington, Manchester and Liverpool, while extensive local bus routes further enhance accessibility.



## ROAD

M62 Jct 11	<b>4 mins</b>
M6 Jct 21	<b>8 mins</b>
Liverpool	<b>40 mins</b>
Manchester	<b>35 mins</b>



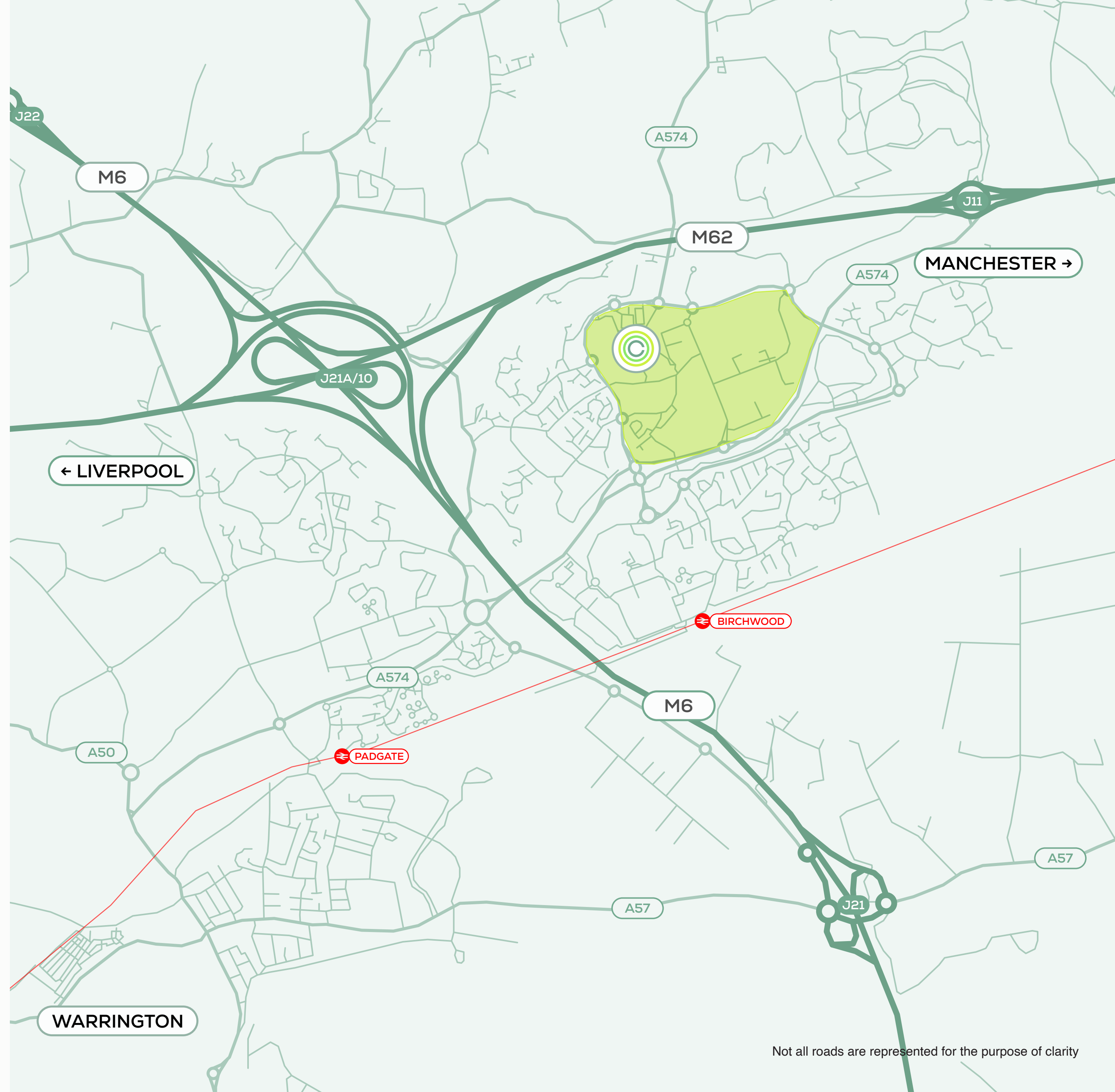
## RAIL

Warrington Central	<b>5 mins</b>
Manchester Piccadilly	<b>23 mins</b>
Liverpool Lime Street	<b>35 mins</b>



## AIRPORTS

Manchester International	<b>22 min drive</b>
Liverpool John Lennon	<b>30 min drive</b>



Not all roads are represented for the purpose of clarity

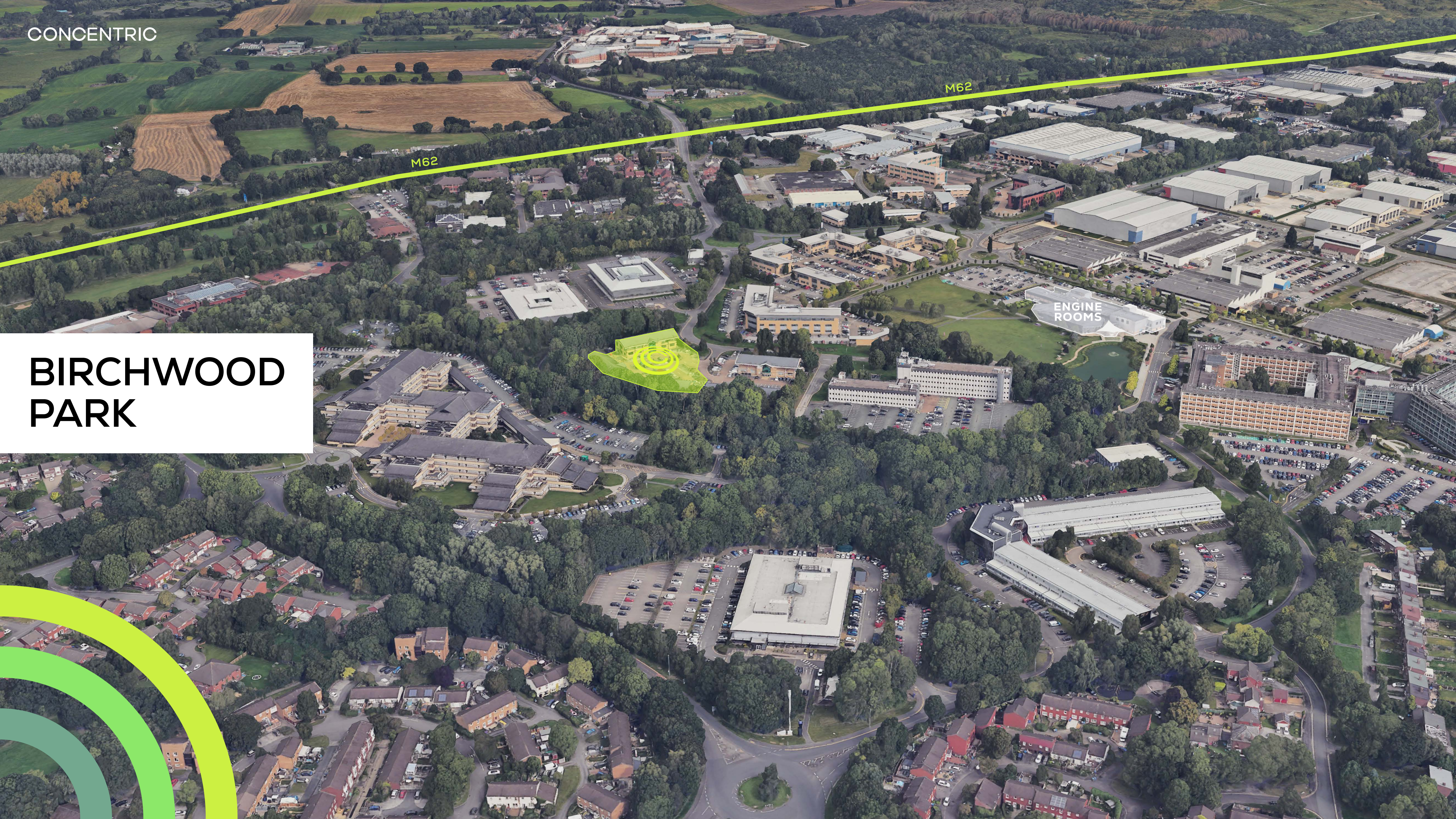
CONCENTRIC

M62

M62

ENGINE ROOMS

# BIRCHWOOD PARK



CONCENTRIC

# A THRIVING BUSINESS HUB

Strategically located in Birchwood, one of the North West's most successful business communities, Concentric provides high-quality workspace designed to support productivity, wellbeing and growth. Set within a vibrant yet calming environment, the building is surrounded by excellent amenities, including a modern leisure centre and tennis complex, a major shopping hub with restaurants and cafés, and Birchwood Forest Park just moments away. Concentric offers occupiers the ideal balance of connectivity, convenience and work-life harmony.

> **6,000** Employees  
> **165** Businesses

Making Birchwood one of the Northwest's most significant employment hubs.

## SUSTAINABILITY & FUTURE READINESS

Modern energy efficient buildings to support occupier ESG goals

## WELL OILED MACHINE

Park-wide infrastructure supporting innovation and industry networking



UK's leading nuclear hub providing the largest concentration of nuclear specialists in the UK



### SHOPPING

- 1 BIRCHWOOD SHOPPING CENTRE
- 2 ASDA
- 3 SPAR

### FOOD & DRINK

- 4 STARBUCKS
- 5 THE PEACOCK PUB
- 6 THE ENGINE ROOMS

### OTHER

- 7 BUSY 0-5 NURSERY
- 8 PENTA HOTEL
- 9 ALIVE AND WELL GYM

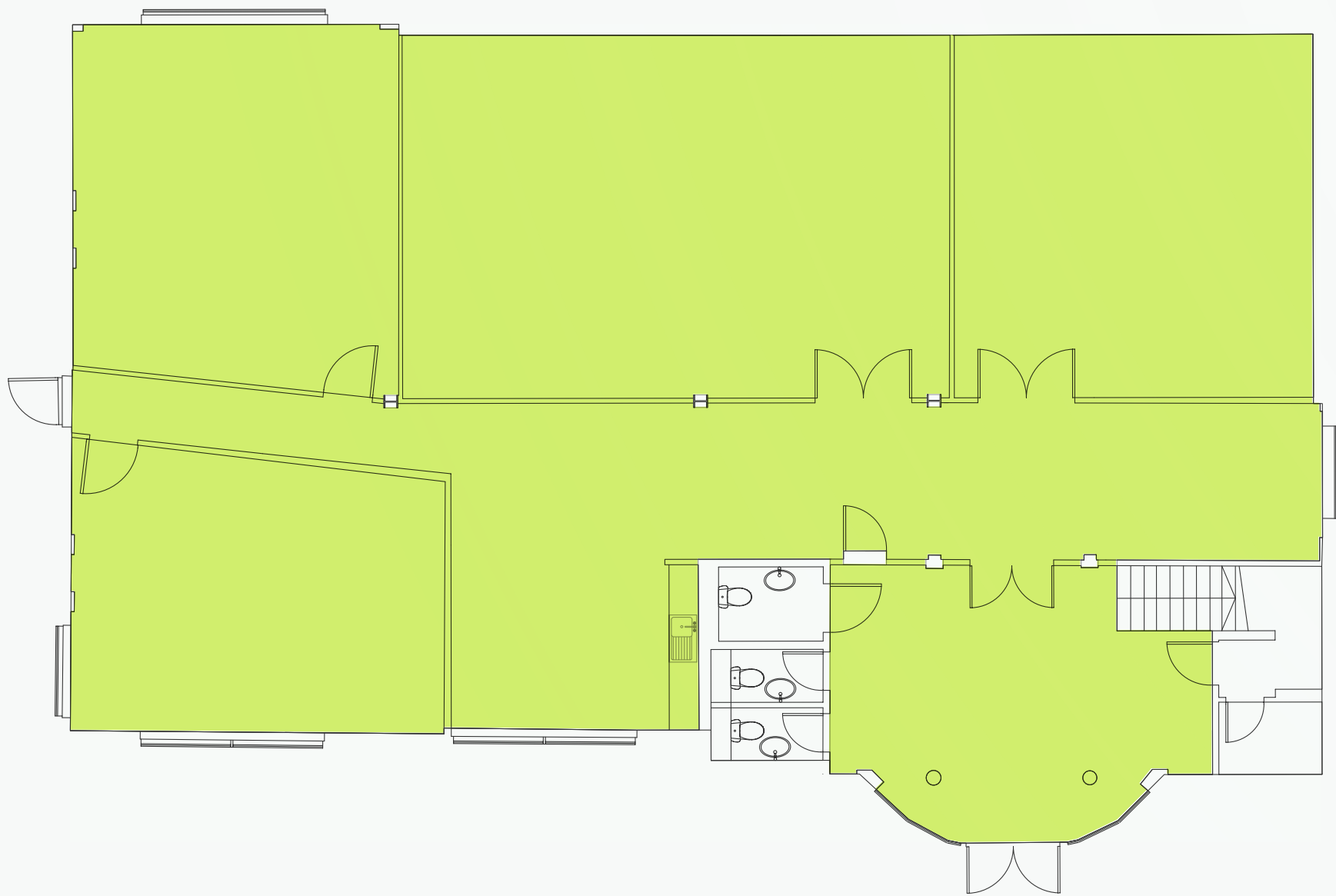


# AVAILABILITY

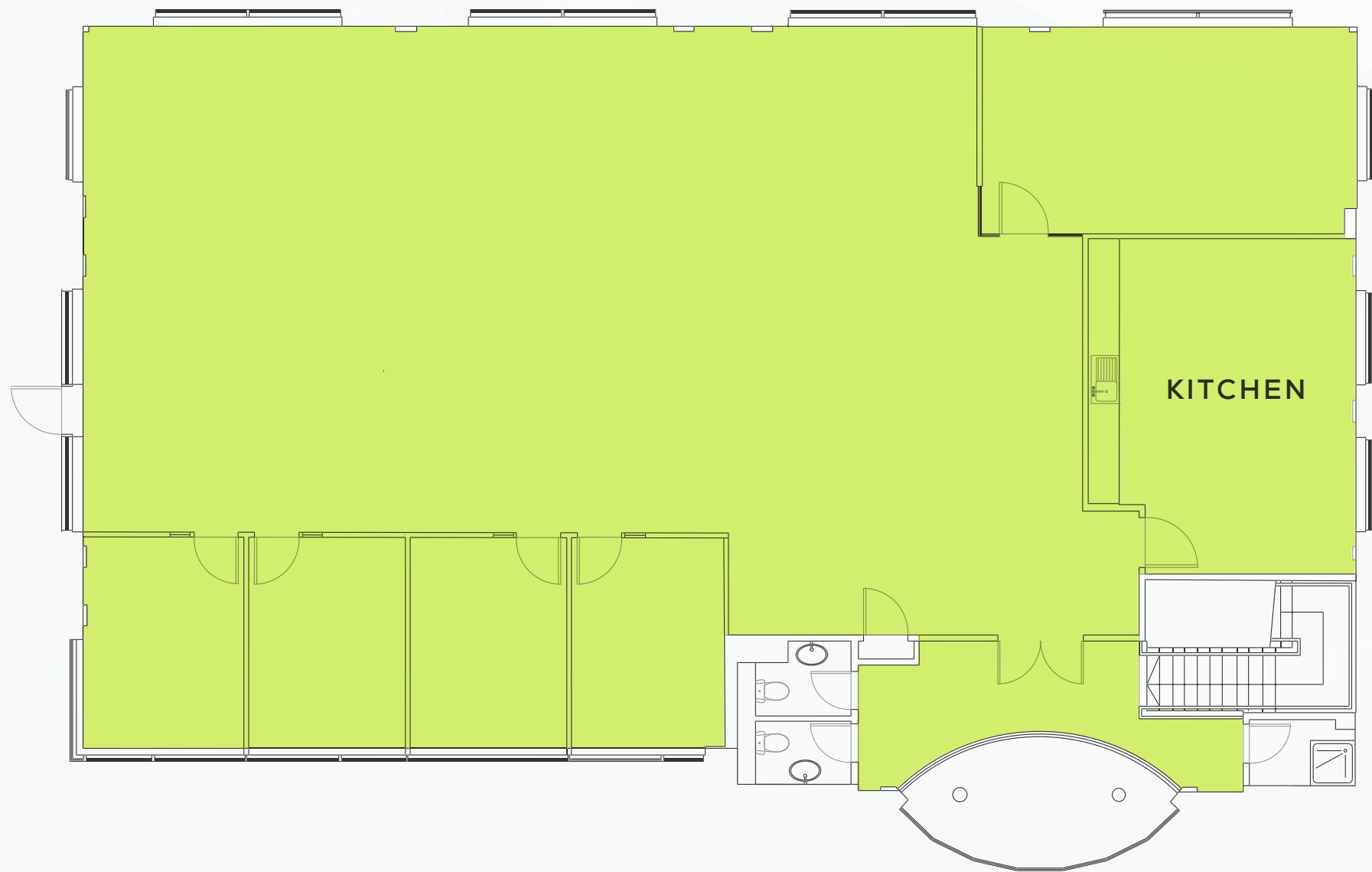
## BUILDING A

- HQ office building
- VRF cooling and heating
- LED lighting
- Suspended ceilings
- Full access raised floors
- Fitted meeting rooms and kitchens
- Male/female WC's and showers
- 27 parking spaces
- 2 x EV Chargers
- Turnkey fitted solution can be offered

GROUND



FIRST



AREA	SQ FT	SQ M
Ground	3,421	317.8
First	3,373	313.3
<b>TOTAL</b>	<b>6,794</b>	<b>631.2</b>



# AVAILABILITY

## BUILDING B

- Fully fitted and furnished office suite
- 36 workstations
- 2 glazed meeting rooms
- 1 glazed private office
- Kitchen/breakout area
- VRF cooling and heating
- LED lighting
- Suspended ceilings
- Full access raised floors
- Male/female WC's and showers
- 14 parking spaces

AREA	SQ FT	SQ M
Part First (F2)	2,952	274.2
<b>TOTAL</b>	<b>2,952</b>	<b>274.2</b>





# GALLERY





# GALLERY



CONCENTRIC

# DETAILS

## TENURE

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

## SERVICE CHARGE

A service charge is payable which covers the upkeep and maintenance of the common parts as well as the wider estate

## BUSINESS RATES

Prospective occupiers are responsible for paying Business Rates directly to Warrington Borough Council. Occupiers should make their own enquiries in this regard.

## EPC

Can be supplied upon request.

## VIEWING

Strictly through appointment via the joint agents

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