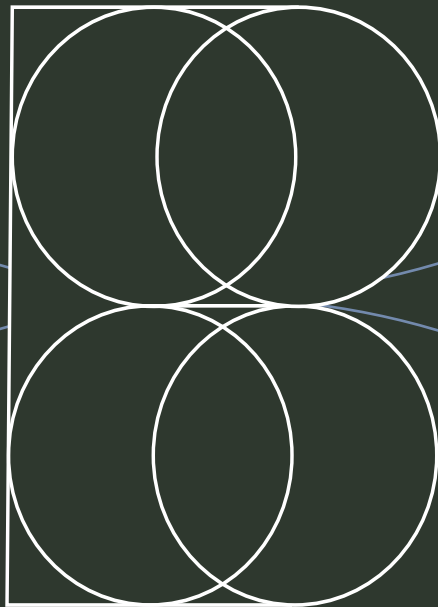
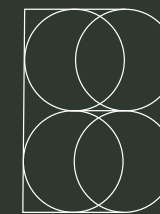


**Prime HQ
Office Building
To Let**



210 Birchwood
Boulevard

Birchwood Boulevard, Birchwood, Warrington, WA3 7WE.



210 Birchwood Boulevard

10,000 to
30,000 sq ft
Available

Prominent
M6 Corridor
Position

210

Prime HQ
Office Building
To Let

Comprehensive
Refurbishment Underway

210 Birchwood Boulevard was originally constructed in the 1990's. Internally the property provides a total of 33,204 sq ft of office accommodation arranged over ground, first and second floors. The building is currently subject to a comprehensive refurbishment which includes the following specification:

- Full access raised floors
- 4-pipe fan coil air-conditioning system
- Imposing double height reception area
- LED lighting scheme throughout
- Solar controlled double glazing
- A generous car park allocation of 182 space which is a ratio of 1:182 sq ft
- WC's on all floors & Shower facilities

✓ Entrance arrival [CGI]

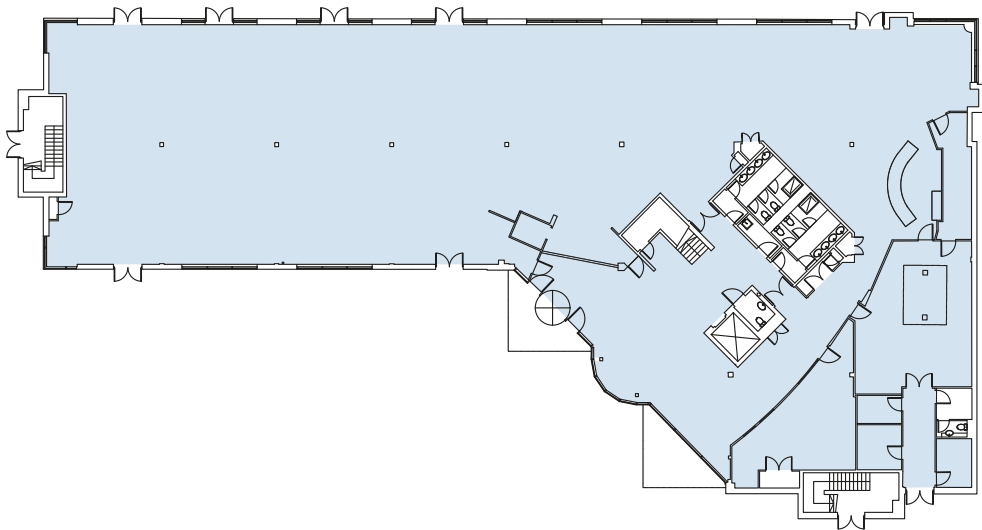
✓ Entrance arrival [CGI]



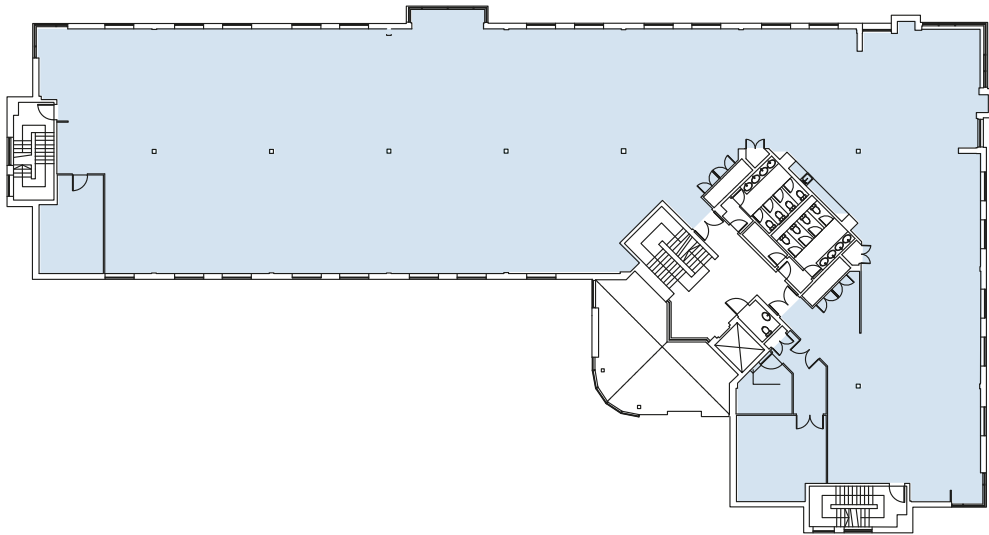
The building has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation:

Area	Size (sq m)	Size (sq ft)
Ground Floor	1,080	11,627
First Floor	974	10,490
Second Floor	1,030	11,087
Total	3,084	33,204

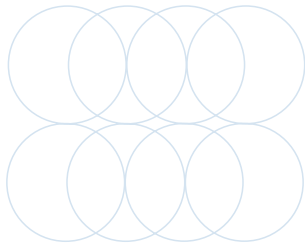
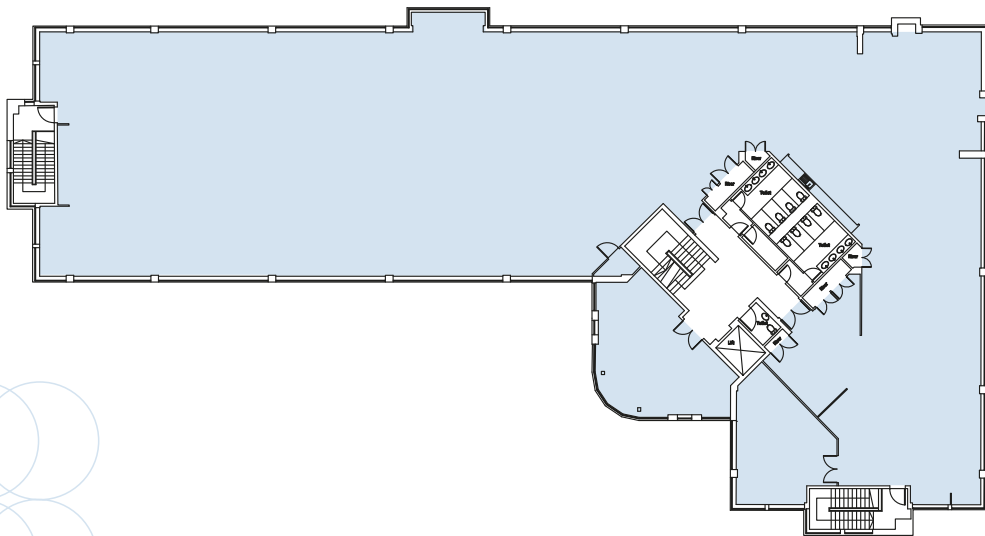
Ground floor 11,627 sq ft



First floor 10,490 sq ft

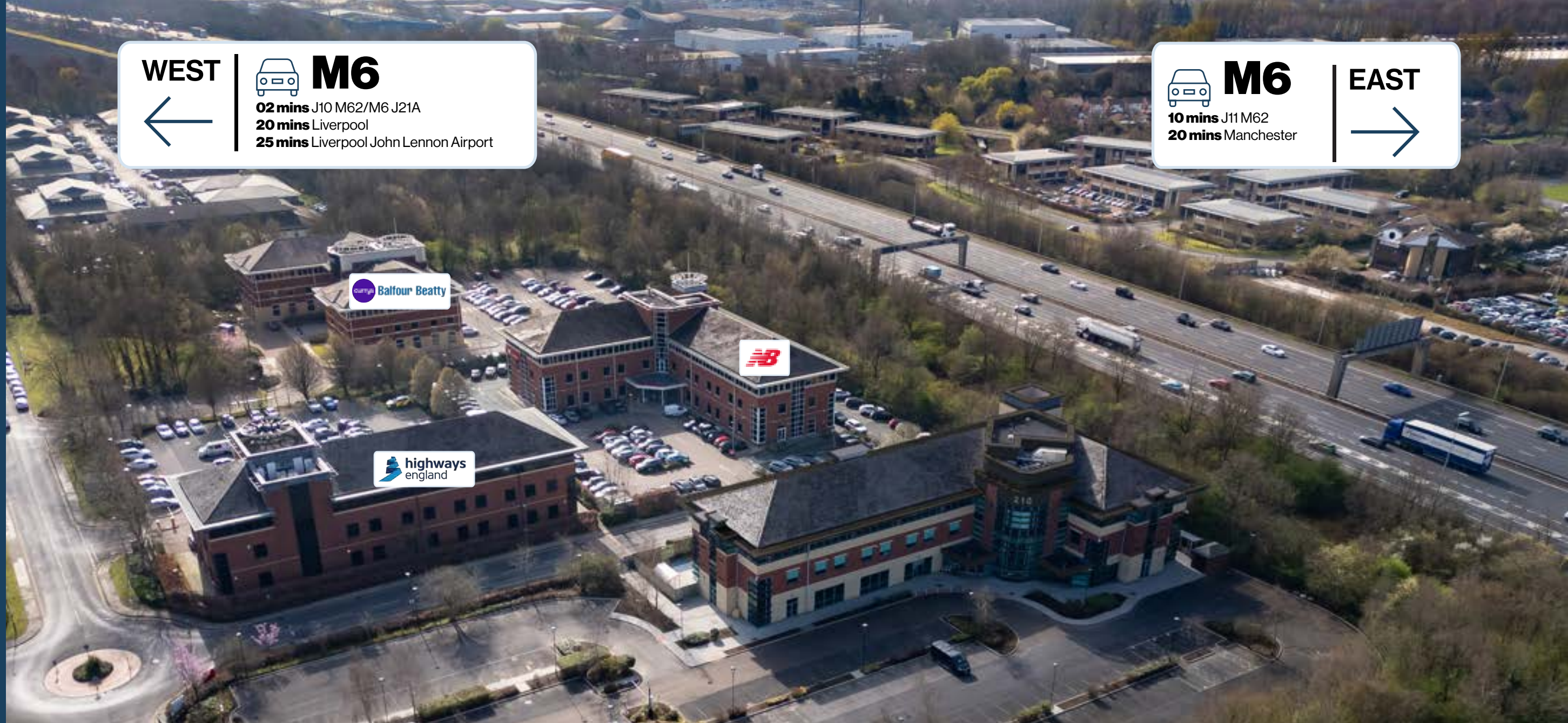


Second floor 11,087 sq ft



Internal workspace tea point [CGI]





WEST



M6

02 mins J10 M62/M6 J21A
20 mins Liverpool
25 mins Liverpool John Lennon Airport



M6

10 mins J11 M62
20 mins Manchester

EAST



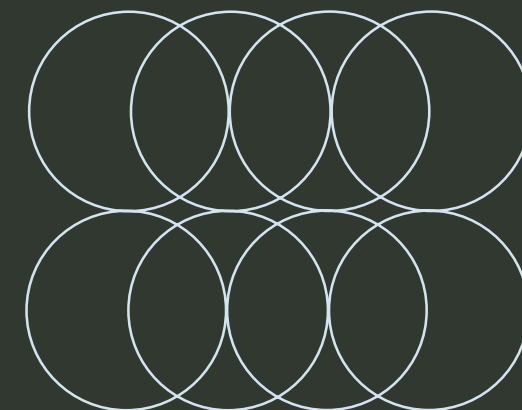
Warrington is a thriving new town situated in Cheshire, at the heart of the North West, 18 miles east of Liverpool and 20 miles west of Manchester. It is regarded as one of the UK's top commercial hubs, thanks to its outstanding transport connections.

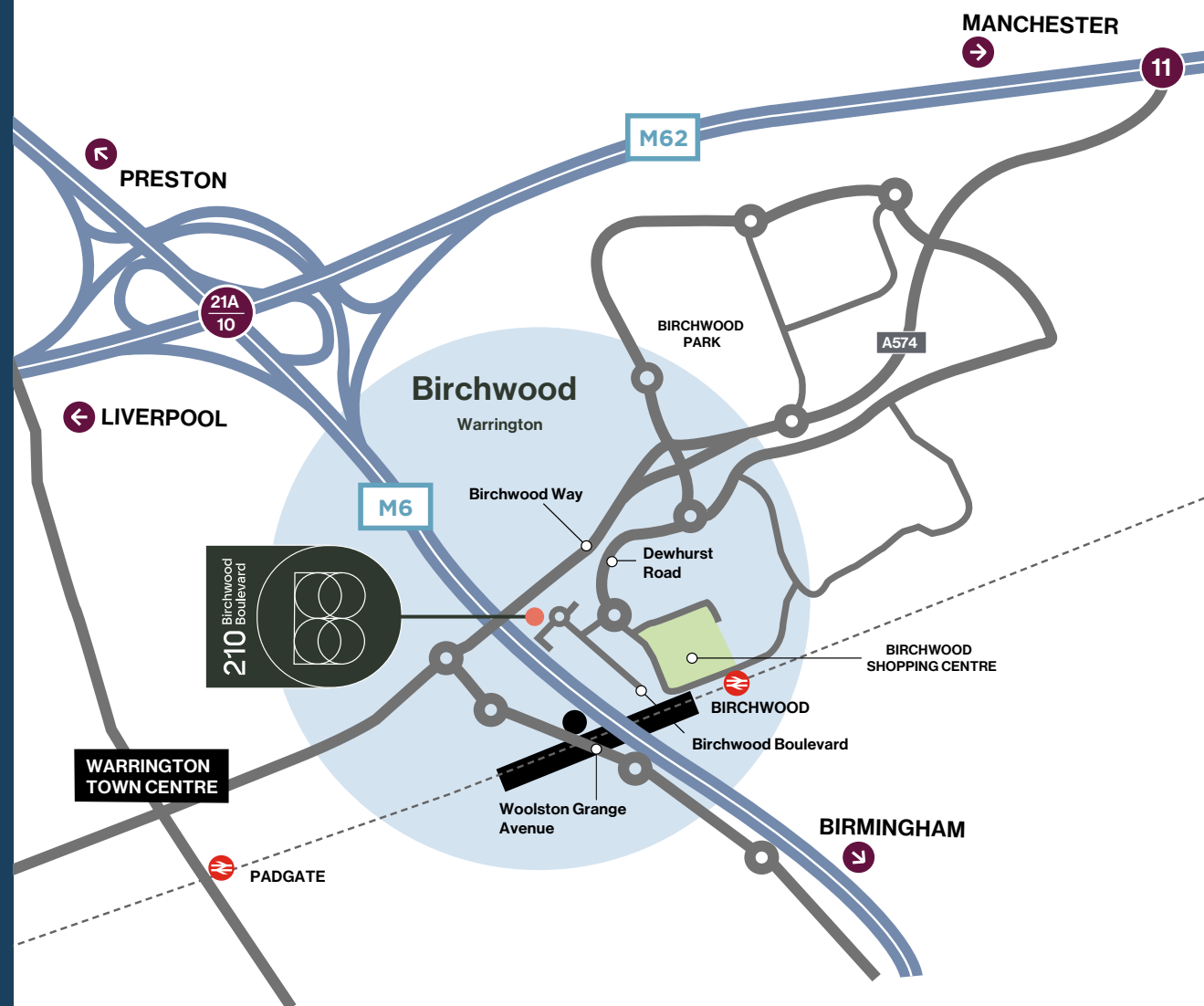
The town is strategically positioned near the junction of the M6, M62, and M56 motorways. The M6 links Warrington to Birmingham and London to the south, and Preston and Glasgow to the north. The M62 connects both Manchester and Liverpool, as well as offering trans-Pennine routes to Leeds and Sheffield. The M56 provides access to North Wales and the southern Manchester areas.

Warrington Bank Quay station is on the West Coast mainline, offering frequent services to London Euston (1 hour 52 minutes) and Glasgow Central (2 hours 50 minutes). Along with Warrington Central station, various local rail services are also available.

Both national and international destinations are easily reachable via Liverpool John Lennon Airport (14 miles away) and Manchester International Airport (18 miles away), with both airports within a 30-minute drive.

Warrington is the largest urban area in Cheshire, with a population of around 200,000. Due to its excellent transport links, over 1 million people live within 10 miles of the town centre.





2 min drive to M62 (J11)
5 min drive to M6 (J21a)



7 min walk to
Birchwood train station



Bus service every **30 minutes**
from Birchwood train station and
Warrington town centre

▼ Birchwood train station



▼ Birchwood park



▼ Nearby amenities



Terms

The property is available to lease as a whole or on a floor by floor basis on terms to be agreed.

Rateable Value

Interested parties are advised to make their own enquiries direct with the local authority.

EPC

An energy performance certificate (EPC) is available upon request.

Strictly by arrangement via the joint marketing agents:



Simon Roddam

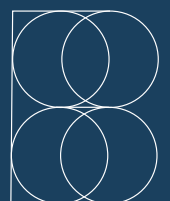
sroddam@obiproperty.co.uk
07976 747 892



Ed Keany

ekeany@edwardsprop.com
07734 229 202

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210 Birchwood
Boulevard