

# Serviced Office Space UK

---

## Birchwood WA3 6GR



Birchwood is situated at the heart of the regional motorway network, with quick and easy access throughout the region and the wider UK via the M62, M6, M56, M57 and M58 Motorways. Birchwood itself is located at Junction 11 of the M62 motorway and immediately adjacent to the M6 interchange providing a travel time to both Liverpool and Manchester of less than 30 minutes. Rail links are also strong and there are frequent services to London via the West Coast Main Line, with a travel time of less than two hours. East-west rail links are also good with the Trans Pennine Express service linking the town to Liverpool, Manchester and Leeds. In addition, Birchwood also has its very own railway station which further improves the enviable communication links by providing frequent services to both Liverpool, Manchester and beyond. Manchester Airport is the busiest airport in the UK outside London and coupled with Liverpool John Lennon Airport they both provide the region with excellent air links to Europe and the rest of the world.

This centre comprises a fully refurbished office arranged over two storeys in its own secure and self-contained site. It benefits from immediate frontage and access to the ever popular Birchwood Park. The refurbishment is comprehensive and the property has been stripped back to the core before being re-clad throughout. The new steel cladding and winged roofs have created a premium finish and has resulted in a stand out and striking HQ style building. Amenities include secure parking, reception services and access to a kitchen. The space is accessible 24-hours a day, and if you are commuting by bike, there are showers available.

### transport links

|                      |                  |
|----------------------|------------------|
| <b>Underground</b>   | N/A              |
| <b>Train Station</b> | Birchwood        |
| <b>Road Link</b>     | N/A              |
| <b>Airport</b>       | City Airport Ltd |

### Leased Spaces

---

- **Price** : £16 pcm
- **Min Price** : £16 pcm
- **Total Size** : 26000 sq ft