

**To Let/For Sale**

High grade, refurbished  
office buildings

**12,998 sq ft**

Including ancillary storage  
and garage

# cedarwood

Building 1 - Kelvin Close Birchwood Warrington

Office

langtree 

# cedarwood

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## The Site

Cedarwood provides an exciting opportunity to purchase/lease office accommodation within one of the North West's prime office locations. The scheme provides an office building, refurbished to a high specification, including 3,150 sq ft ancillary storage and garage.

## The Details

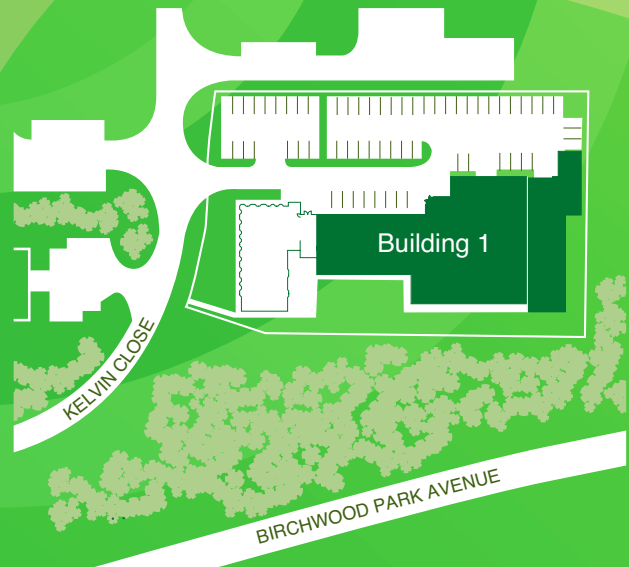
- Self-contained office building
- Dedicated reception
- Male and female WC facilities
- High quality decoration and finishes throughout
- Gas fired central heating
- Comfort cooling
- Suspended ceiling
- Full access raised floor
- 41 car parking spaces
- Ancillary storage and garage

## The Location

Located on Kelvin Close within the heart of Birchwood, the North West's primary decentralised office location. Birchwood is some 3 miles east of Warrington Town Centre and strategically positioned, providing direct access to the M6 (J21) and M62 (J11) motorways as well as benefiting from its own dedicated railway station and numerous retail and leisure facilities.

Manchester and Liverpool airports are easily accessible within 20 to 30 minutes drive providing international links. Birchwood British Rail Station provides direct links to both Liverpool and Manchester whilst intercity connections are available at the nearby Warrington Bank Quay Station.

Sat Nav: WA3 7PB



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