



CUSHMAN &  
WAKEFIELD

# 401 FARADAY

BIRCHWOOD PARK

Better never settles

# PROPERTY DESCRIPTION

## Fitted Accommodation

Available now.

Description	Size (sq.ft.)	Rent
Part 2 <sup>nd</sup>	6,483	Available on request

This prime business location offers high-quality, fitted office space with an open plan floorplate, featuring meeting rooms, boardrooms, and private offices. The premises boast a suspended ceiling with LED lighting, enhancing the abundant natural light from expansive glazing. It is fully air-conditioned throughout and equipped with perimeter trunking.

**Service Charge:**

**Rates:**

**Planning:** Class E

**Legal:** Each party pays their own



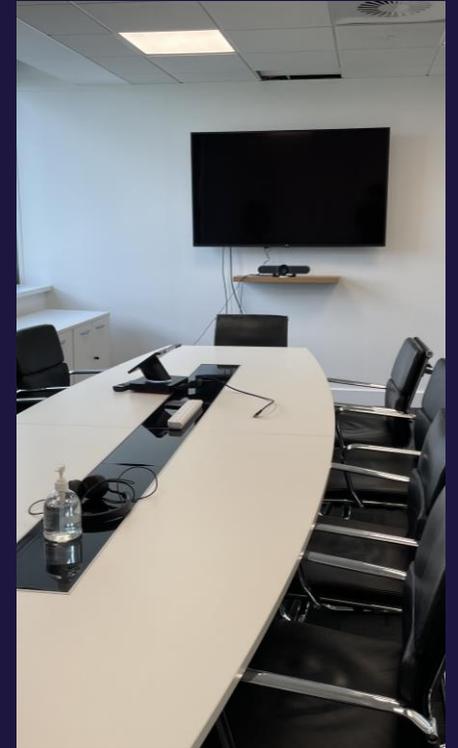
### Office

Modern contemporary fitted space in brilliant condition.



### Kitchen / Break-out

Already fitted kitchenette with island and seating.



### Boardroom

12 Person boardroom as well as other meeting rooms in various sizes.



26 Parking Spaces included

# FLOOR PLAN

## Existing Layout includes:

 42 Workstations

 Kitchen & Breakout spaces

 3 Offices

 1 Boardroom

 4 Meeting Rooms



# AMENITIES

Available within the building



Cycle Spaces and locker



Building Reception



LEDs



Kitchen Area



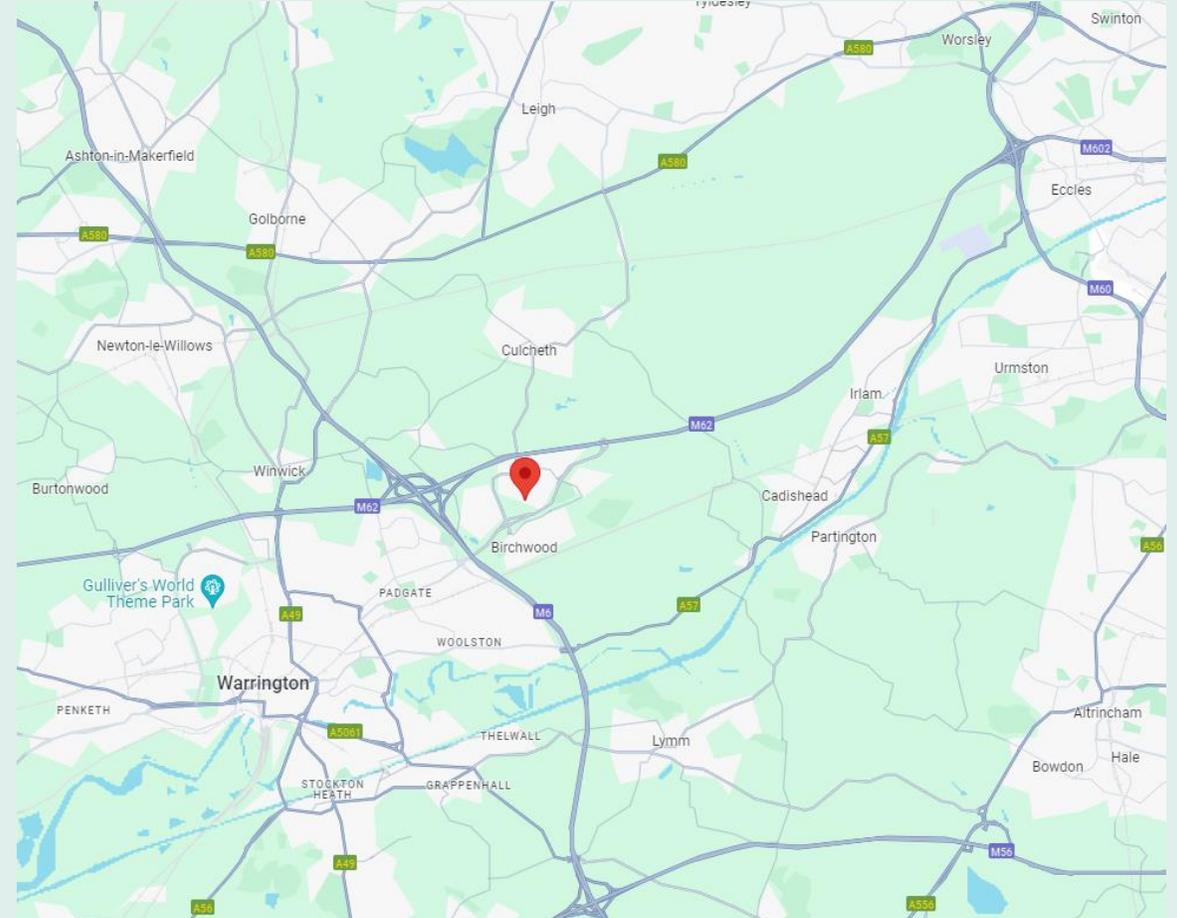
Showers and changing facility



Male, Female, Disabled WCs



Communal workspace



## LOCATION

Birchwood Park in Warrington is a leading business hub offering modern office spaces with excellent amenities and transport links. It features flexible office solutions, meeting rooms, high-speed internet, on-site parking, and facilities like cafes and gyms, making it an ideal location for businesses.



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