



401 FARADAY

BIRCHWOOD PARK

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PROPERTY DESCRIPTION

Fitted Accommodation

Available now.

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

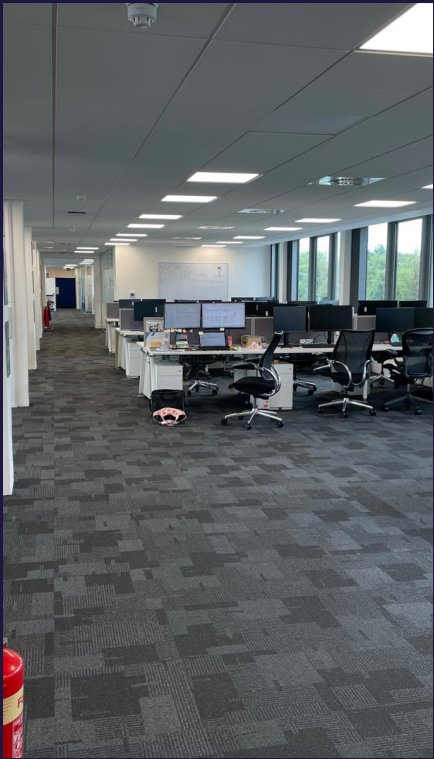
This prime business location offers high-quality, fitted office space with an open plan floorplate, featuring meeting rooms, boardrooms, and private offices. The premises boast a suspended ceiling with LED lighting, enhancing the abundant natural light from expansive glazing. It is fully air-conditioned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



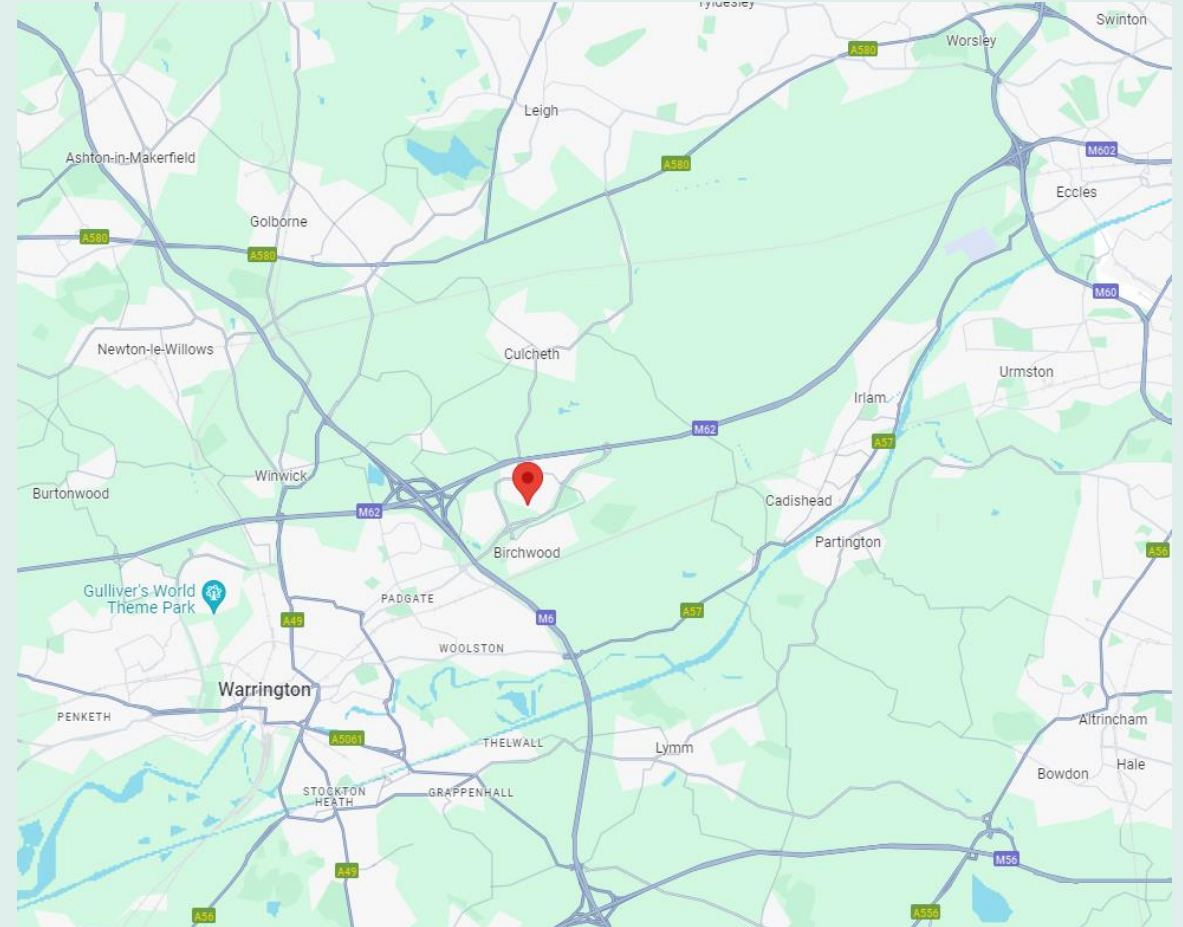
Showers and changing facility



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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