

K2 Birchwood Warrington, WA3 7PB



Space TO LET from: 5,000 - 51,815 sq ft
Self-contained HQ office premises





K2 boasts 51,815 sq ft of office space, located in Birchwood, one of the North West's premier business locations.





Well specified,
open plan offices



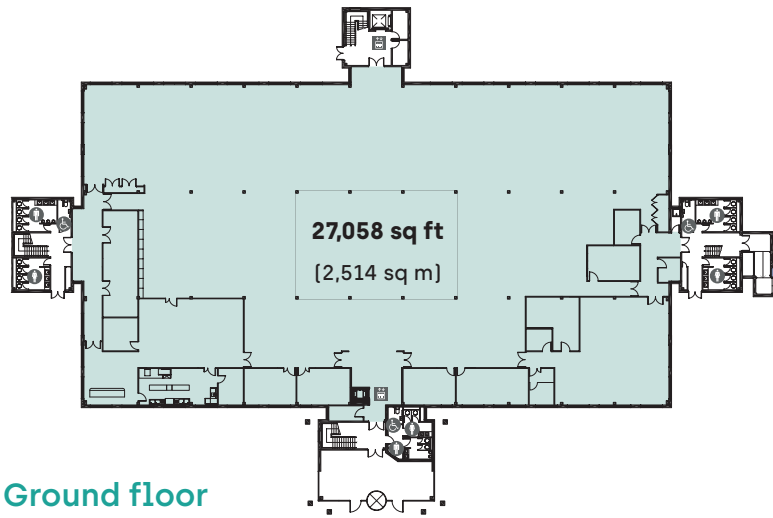
Illustrative Specification

K2 Kelvin Close is an open-plan grade A, HQ office building providing two-storey office accommodation constructed to a high standard, with extensive on-site parking.

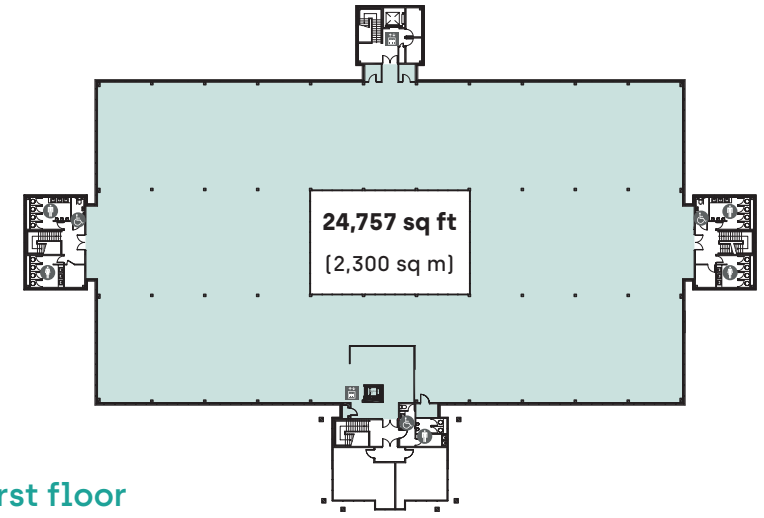
The building is arranged over ground and one upper floor with modern feature reception and an impressive central glazed atrium, providing good levels of natural light.

Located within Birchwood Park, K2 boasts a high quality, self-contained office space in the heart of a thriving business community.

Floor plans



Ground floor



First floor

Specification



Raised floors



Air conditioning



Suspended ceilings



Male and Female WC's on each floor



Goods and passenger lift



Kitchen and canteen facilities



LED lighting with PIR controls



Bike Hub



365 Car parking spaces
[1:140 sq ft]

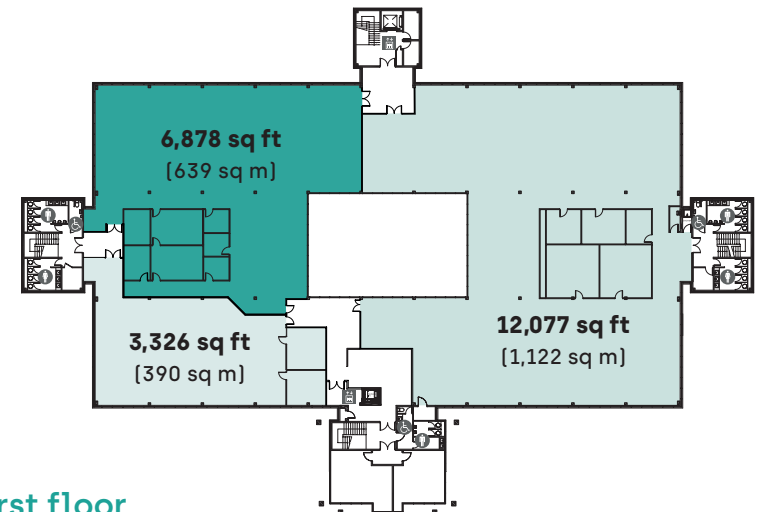


Showers

At 2 Kelvin Close you benefit from a dedicated, fixed-bandwidth 100/1Gb leased line data connection.

This will allow a seamless, reliable, high-quality internet connection with guarantees of upload and download speed, uptime and resilience.

Your internet connection comes with guaranteed uptime SLA's and 1-2-1 contention directly to the internet.



First floor
Split option



Open plan floor plate



Existing fully serviced options



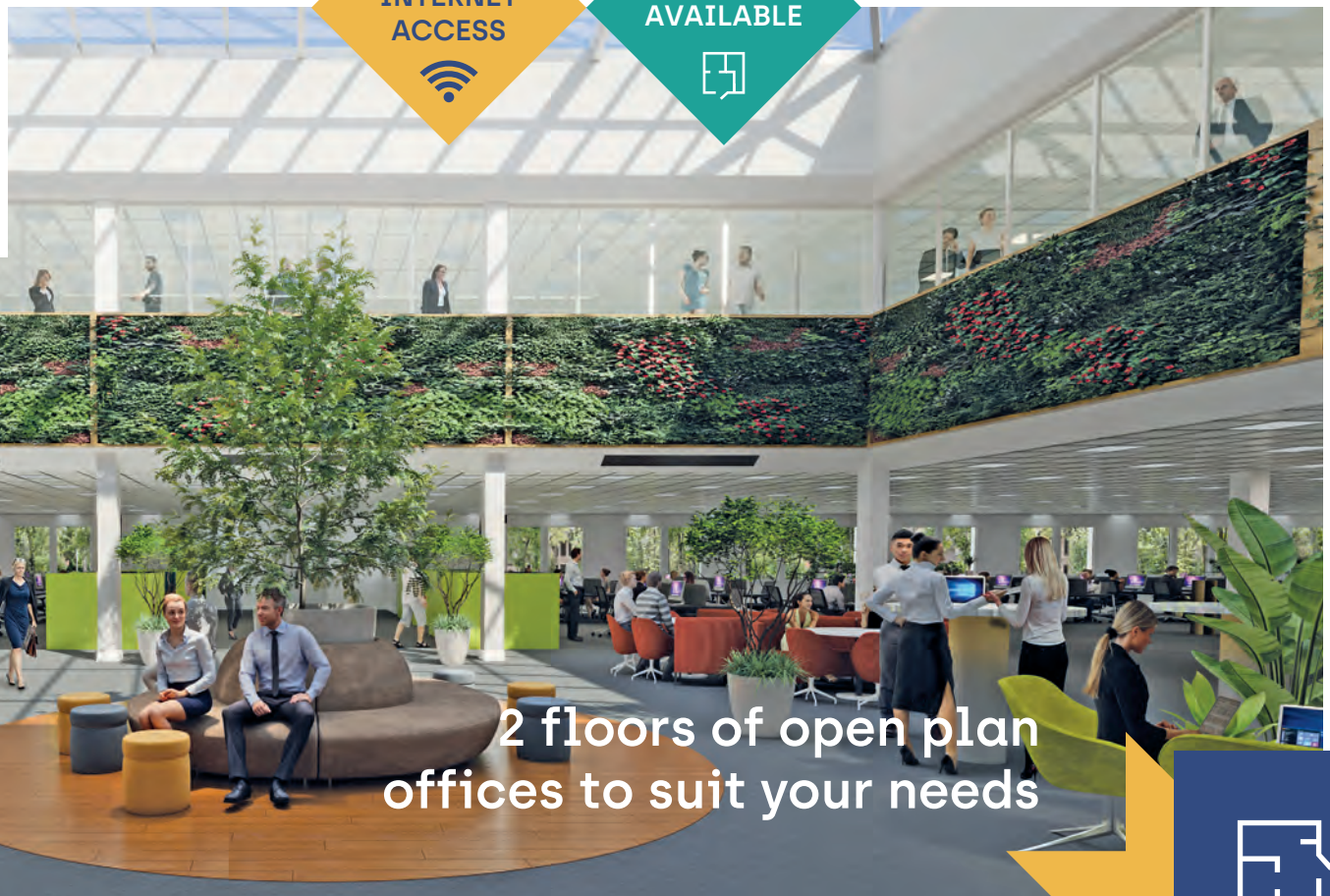
New reception

Tailor your perfect workspace

Your specific requirements can be accommodated into the refurbishment and bespoke space plans are available on request.

Ground floor offices	27,058 sq ft	2,514 sq m
First floor offices	24,757 sq ft	2,300 sq m
TOTAL *	51,815 sq ft	4,814 sq m

* Whole building available



2 floors of open plan offices to suit your needs





15 minutes to Manchester and 27 minutes to Liverpool by train

Three million people within a half an hour drive time - the largest workforce catchment in the UK outside London.



Location

Strategically located within Birchwood, one of the most successful business locations in the North West, the property is accessed via Kelvin Close, off the main Birchwood Park Avenue.

The property is extremely well situated, at the heart of the North West motorway network, close to junctions 21/21a of the M6 and junctions 10 and 11 of the M62. Warrington is just 6 miles to the south west with Manchester Airport and Liverpool John Lennon Airport both within easy reach.

Birchwood Station provides local connections to Liverpool, Manchester and Warrington Bank Quay Station all providing onward intercity links, via the Westcoast main line, to the Midlands, London & Scotland.

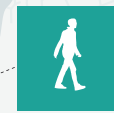
Birchwood is Warrington's key office location and one of the North West's premier business destinations, home to 200 companies and over 6,000 people. This major commercial hub is also supported by leisure and shopping amenities including Birchwood Shopping Centre and Birchwood Golf Club.



5 minutes to M62 (Junction 11)
9 minutes to M6 (Junction 21a)



SAT NAV: WA3 7PB



35 minutes walk to Birchwood Station

Connections

Travel times **in minutes.**



CAR

- M62 (J11) **5**
- M6 (J21A) **9**
- Warrington Town Centre **15**
- Warrington Bank Quay **17**
- Warrington Central Station **14**
- Lymm **20**
- Altrincham **26**
- Manchester **34**
- Liverpool **43**



TRAIN

Birchwood Train Station 7
 Rail services run to and from Warrington Central, Manchester, Manchester Airport & Liverpool



AIR

Manchester Airport 24

Liverpool Airport 30



BUS 2

Kelvin Close has its own dedicated bus stop providing regular services as follows

- 28/ 28A Warrington to Leigh**
Padgate - Birchwood - Culcheth
- 192 Birchwood - Rixton**
- 193 Birchwood - Glazebury**
- WVR1 Warrington Campus - Irlam**

SHUTTLE BUS 2

Connect 17 bus service that runs from Birchwood train station and Warrington town centre approximately every 30 minutes



Amenities

SHOPPING

- Birchwood Shopping Centre **5**
- ASDA **5**
- SPAR **2**

GYM

- Alive and Well Gym **2**
[Birchwood Park]

FOOD & DRINK

- The Café **2**
[Birchwood Park]
- The Noggin Pub Restaurant **2**

NURSERY

- Busy 0-5 Nursery **3**
[Birchwood Park]

HOTEL

- Penta Hotel **4**
[Birchwood Park]



24 minutes from Manchester Airport



365 CAR PARKING SPACES



K2 has excellent public transport connectivity including buses and trains at Birchwood Railway Station.



Surrounded by superb leisure amenities and easy access transport links, K2 is perfectly located.





Local occupiers









currys



Local amenities

K2 is situated within a large and vibrant business environment, with a wealth of local amenities within easy reach. The bustling retail hub of Birchwood Shopping Centre is a short distance away offering access to a range of retailers and facilities, including ASDA, Aldi, Costa Coffee and The Planet Coffee House & Grill amongst others.

Nearby you have the beautiful Risley Moss Nature Reserve, Birchwood Forest Park and access to both the Alive & Well Health Club and Birchwood Leisure & Tennis Complex, making fitness and health facilities easily accessible from your working environment.

A nearby Starbucks drive through, local spar, Peacock Pub Restaurant and Penta Hotel add to an impressive range of amenities.

Birchwood is Warrington's key office location and one of the North West's premier business destinations, home to c.200 companies and over 6,000 people.



Tailor your perfect workplace

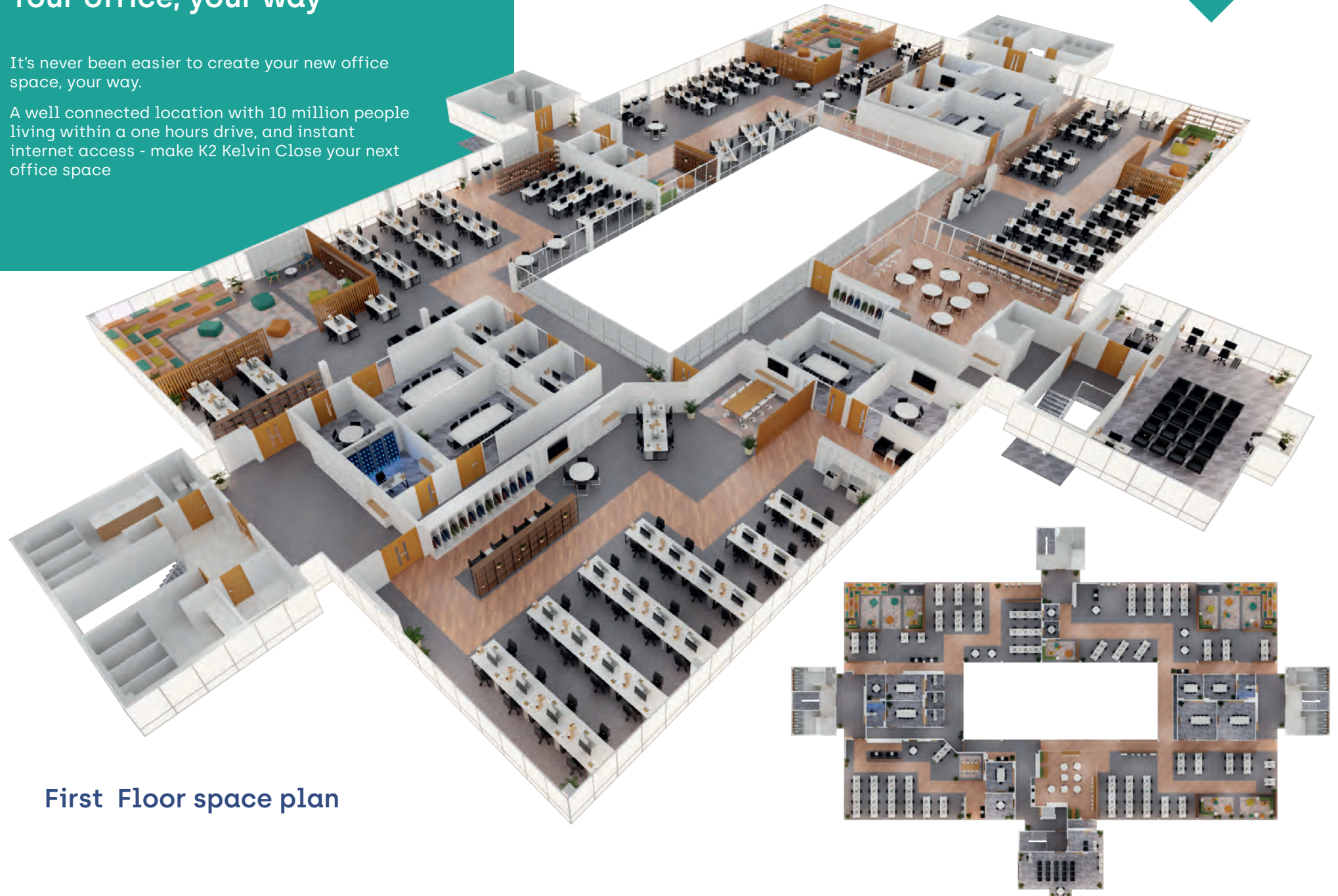


Ground Floor space plan

Your office, your way

It's never been easier to create your new office space, your way.

A well connected location with 10 million people living within a one hours drive, and instant internet access - make K2 Kelvin Close your next office space



First Floor space plan

For more information or to arrange a viewing

T: **01625 588 200**

E: **orbit@emerson.co.uk**



Cheshire Science Corridor has been awarded Enterprise Zone status. This provides attractive business incentives and the ability to retain and reinvest new business rate revenue into the Enterprise Zone.

Further details are available upon request.



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