



# TRINITY

CRAB LANE, BIRCHWOOD, WA2 0XS

**TO LET**

CONTEMPORARY WORKSPACES  
**2,439 – 14,620 SQ FT**



## Two Modern Office Buildings Remodelled to provide High Quality Contemporary Workspace



### DESCRIPTION

Trinity comprises three self-contained office buildings, with only two now remaining available for lease.

The available buildings have been comprehensively refurbished to a high standard to provide contemporary workspace.

We currently have Units 2 & 3 available which can accommodate requirements from 2,439 – 14,620 sq ft.

The specification is as follows:

- Modern reception areas
- Suspended ceilings or exposed services
- Raised floors
- Kitchen / breakout spaces
- LED Lighting
- New VRF Air-Conditioning
- DDA compliant
- Male/female/disabled WC's & showers
- Excellent parking ratio with EV charging points
- Cycle storage
- EPC rating of 'A'

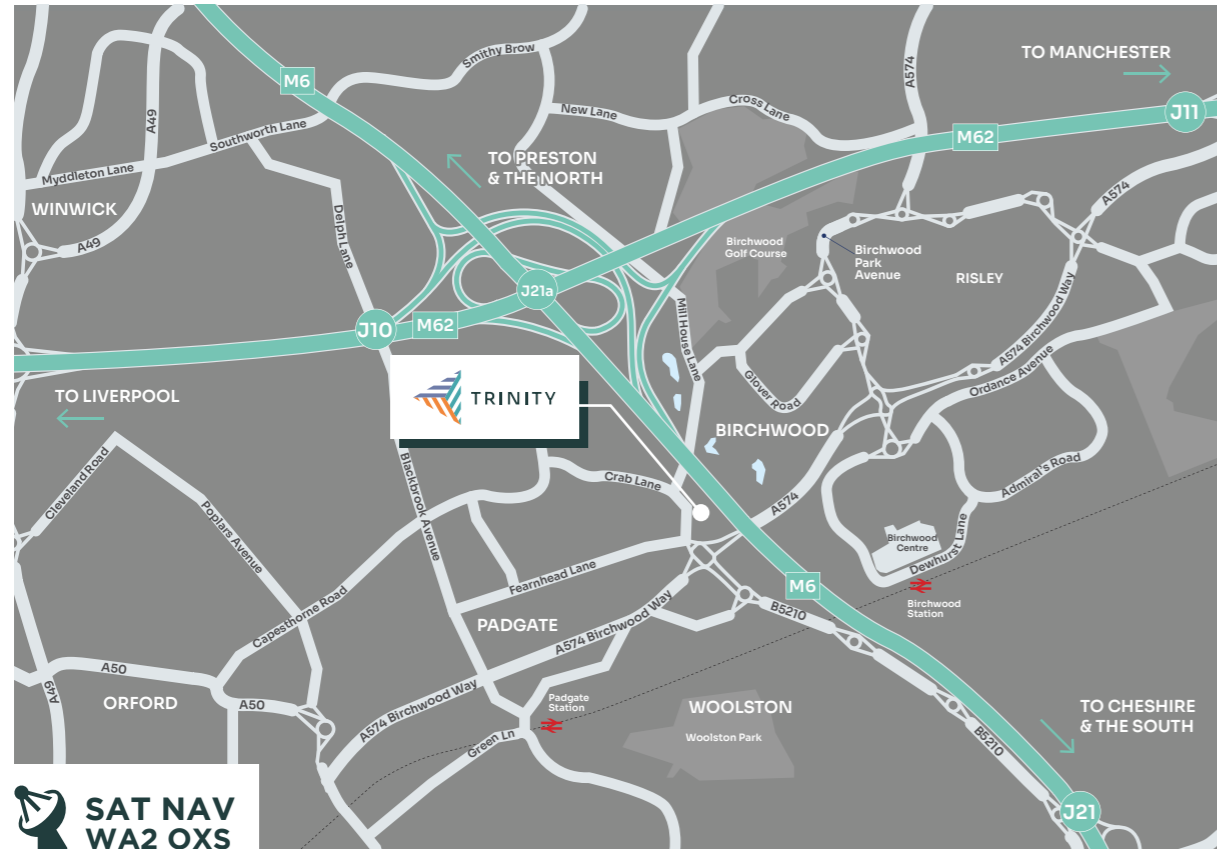
Each building comes with dedicated car parking.

## LOCATION

Trinity is located 3 miles North East of Warrington town centre, 16 miles west of Manchester and 20 miles East of Liverpool. Junction 21a of the M6 and Junction 10 of the M62 are located 1 mile to the north of the site providing access to the wider national motorway network. The building's close proximity to the motorway network enables employers to access a very large population within a 30 minute drive time.

Prominently situated on Crab Lane, in an established commercial location, opposite the University of Chester's Warrington campus, Birchwood Park is close by providing a range of amenity. Warrington Town Centre is within a 10-minute drive.

Birchwood is one of the North West's most successful and vibrant business communities, with excellent accessibility to Manchester, Liverpool and regional airports.



### Surrounded by a plethora of excellent amenities

<p><b>SHOPPING</b></p> <p>Birchwood Shopping Centre <b>4mins</b></p> <p>ASDA <b>4mins</b></p> <p>SPAR <b>4mins</b></p>	<p><b>NURSERY</b></p> <p>Busy 0-5 Nursery <b>4mins</b> (Birchwood Park)</p>
<p><b>GYM</b></p> <p>Alive and Well Gym <b>5mins</b></p>	<p><b>HOTEL</b></p> <p>Penta Hotel <b>3mins</b> (Birchwood Park)</p>
<p><b>FOOD &amp; DRINK</b></p> <p>Farmers Arms <b>3mins</b></p> <p>The Station House <b>3mins</b></p> <p>Warrington Town Centre <b>&lt;10mins</b></p>	



Trinity's close proximity to the motorway network enables employers to access a very large population within a 30 minute drive time.

## AMENITIES

Local retail amenities can be found within a short drive or 15 minute walk at Birchwood Shopping Centre, including a large ASDA superstore, Aldi, Subway, Greggs and many more, and leisure facilities are located nearby at Birchwood Leisure and Tennis Complex. Other nearby facilities include cafes, restaurants, a conference centre, a day nursery and Birchwood train/bus station respectively.





**CONTEMPORARY  
WORKSPACES**  
2,439 – 14,620 SQ FT



**10,162 sq ft**

Two storey office building with air conditioning.

48 allocated car parking spaces.



**4,458 sq ft**

Two storey office building with air conditioning.

16 allocated car parking spaces.



## FLOOR PLANS

Click tab below to view plan

**GALLERY**



## RATEABLE VALUE

Interested parties are advised to make their own enquires with the local authority.

## TERMS

The buildings are available by way of by way of a new full repairing and insuring lease for a term of years to be agreed.

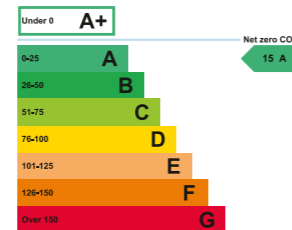
Our client will also consider a sale of the available units.

## VAT

All prices are requested exclusive of but may be liable to VAT.

## EPC

An energy performance certificate is available on request.



## VIEWINGS

By appointment with the joint agents;

**Harry Skinner**

**D** 0161 455 3713  
**M** 07775 711 136  
**E** [harry.skinner@cushwake.com](mailto:harry.skinner@cushwake.com)

**Simon Roddam**

**D** 01925 822112  
**M** 07976 747892  
**E** [simonroddam@begroup.uk.com](mailto:simonroddam@begroup.uk.com)

**CUSHMAN & WAKEFIELD**  
**0161 235 8998**  
[cushmanwakefield.co.uk](http://cushmanwakefield.co.uk)

**BEgroup**  
**01925 822112**  
[www.begroup.uk.com](http://www.begroup.uk.com)

**TRINITY**  
 BIRCHWOOD

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising there from. No responsibility is taken for any other error or omission, or mis-statement in these particulars. Please note that VAT may be added to any sale price or rent quoted. It is recommended that prospective purchasers and lessees make their own enquiries to establish the VAT implications prior to entering into any agreement. December 2023. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)