



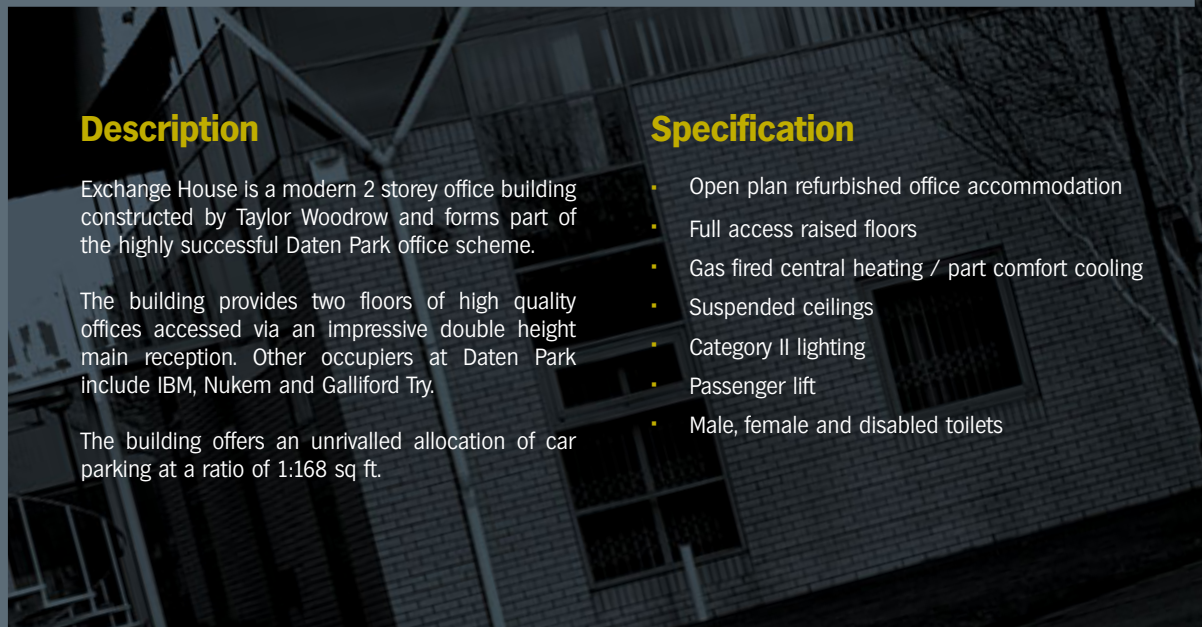
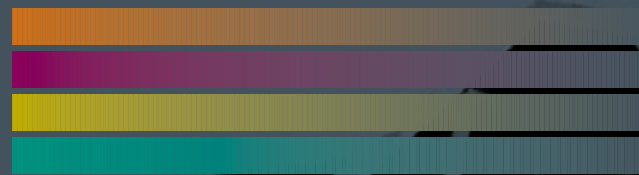
To Let Fully Refurbished Self Contained Office Building
15,306 sq ft (1,422 sq m) with 91 car spaces



ExchangeHouse@
DatenPark

Daten Avenue Leacroft Road **Birchwood** Warrington WA3 6TW





Description

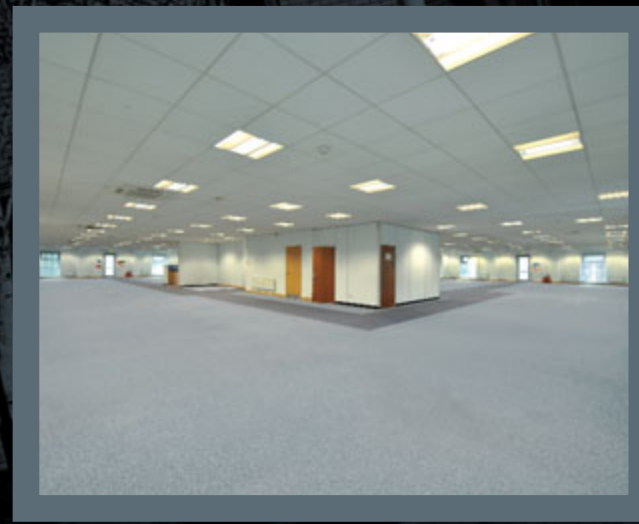
Exchange House is a modern 2 storey office building constructed by Taylor Woodrow and forms part of the highly successful Daten Park office scheme.

The building provides two floors of high quality offices accessed via an impressive double height main reception. Other occupiers at Daten Park include IBM, Nukem and Galliford Try.

The building offers an unrivalled allocation of car parking at a ratio of 1:168 sq ft.

Specification

- Open plan refurbished office accommodation
- Full access raised floors
- Gas fired central heating / part comfort cooling
- Suspended ceilings
- Category II lighting
- Passenger lift
- Male, female and disabled toilets



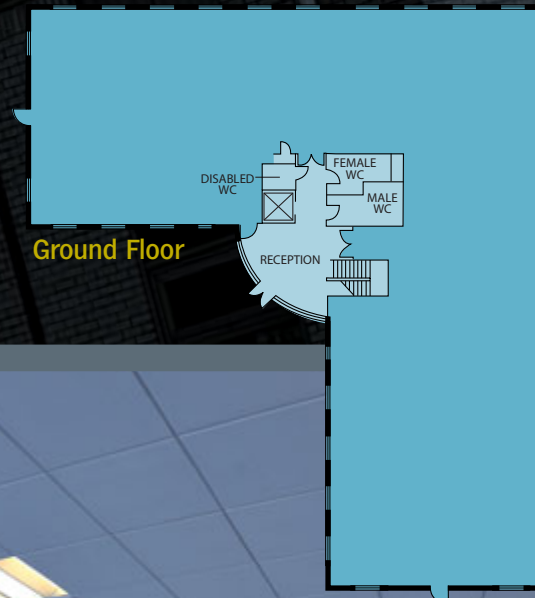
Accommodation

	sq ft	sq m
Ground Floor	7,653	711
First Floor	7,653	711
Total	15,306	1,422

Parking

91 car parking spaces equating to a ratio of 1:168 sq ft.

Floor Plans



ExchangeHouse@ DatenPark

Daten Avenue Leacroft Road Birchwood Warrington WA3 6TW

Location

Daten Park is located within 2 minutes drive of junction 11 of the M62 motorway which provides rapid access to the North West's comprehensive regional motorway network. Manchester and Liverpool are both approximately 20 miles away and Manchester International Airport is easily accessible via the M6 and M56 motorways.

Warrington Bank Quay railway station provides a mainland intercity link to London whilst Birchwood Railway Station (5 minutes drive) offers local connections to Manchester and Liverpool. Birchwood Shopping Centre is within a 5 minute drive of the building and provides occupiers with a wide range of leisure and retail facilities.



Rent

On application.

Terms

The building is available to let as a whole or part on terms to be agreed.

Viewing

Strictly by appointment with the joint letting agents.

Contact: Mark Canning or email mark@canningoneill.com

Jonty Goodchild or email jonty@boltonbirch.com

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