



**OLYMPIC  
PARK**

**BIRCHWOOD, WA2 0YL**



UNIT 6

UNIT 5a

UNIT 8

UNIT 9

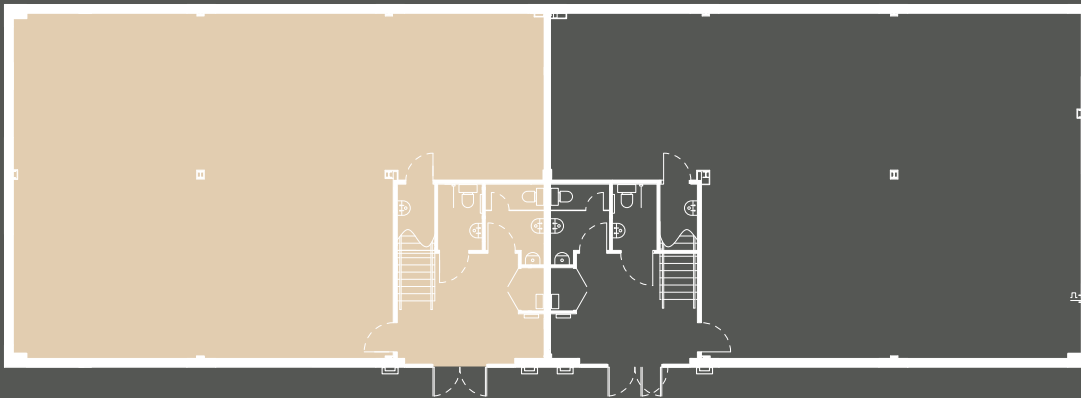
SEE BUILDING SPECIFICATION & FLOOR PLANS

**OLYMPIC PARK** provides high quality office buildings built to a BREEAM 'very good' accreditation, set in 10 acres of high quality landscaped grounds.

[BACK TO SITE LAYOUT](#)

## FLOOR PLAN

UNIT 5a



SQ FT | 4,204 | SQ M | 391 | PARKING | 13

## SPECIFICATION

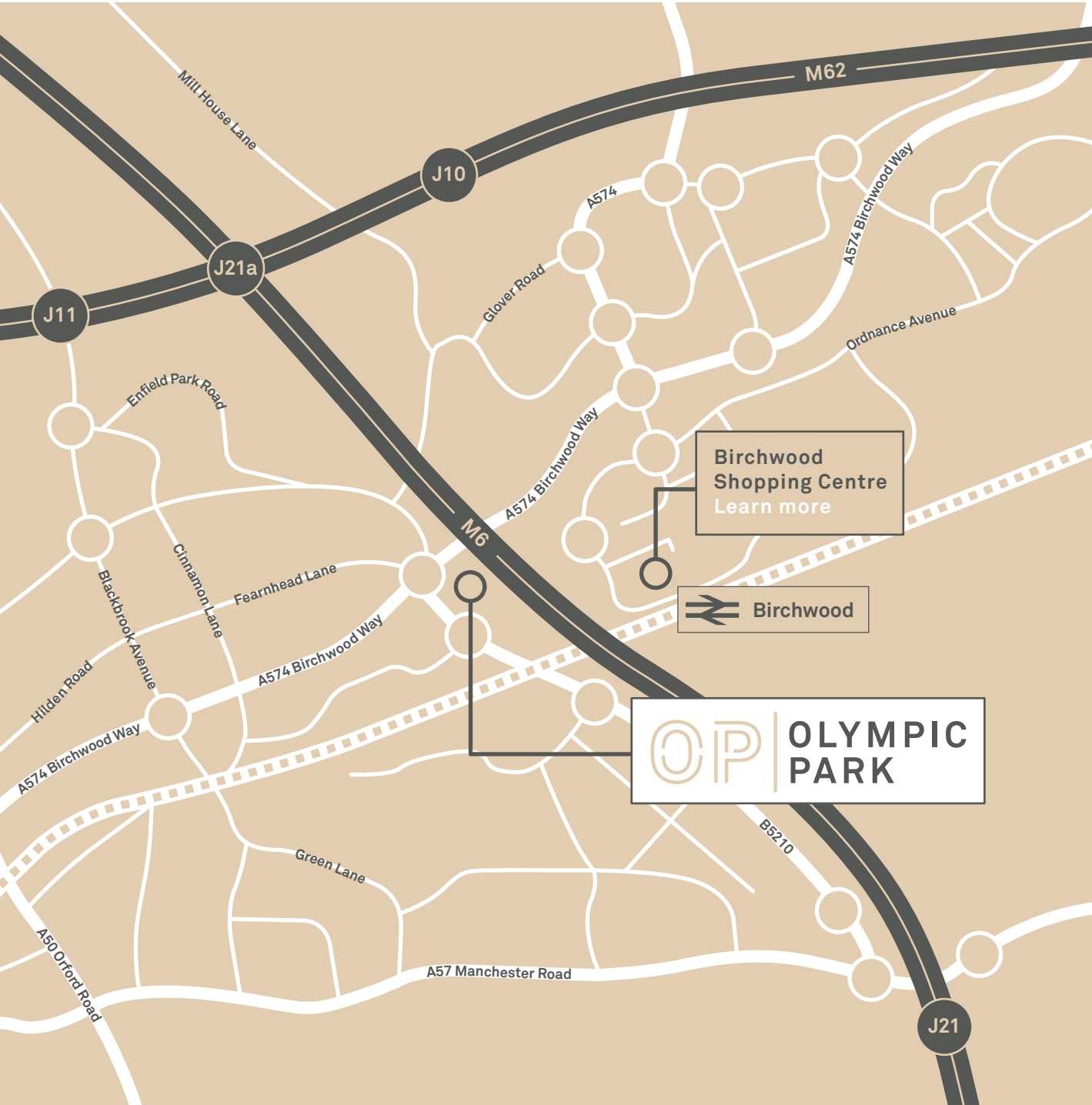
- | High quality self-contained office buildings
- | Full access raised floors
- | Dedicated car parking
- | Suspended ceiling with integrated LG7 lighting
- | Double glazing throughout
- | Quality carpet and decoration throughout
- | Male, female and disabled WC facilities
- | Air conditioning
- | Passenger lifts in buildings 6 and 8

## AVAILABLE ACCOMMODATION

UNIT	SQ FT	SQ M	PARKING	
5a	4,204	391	13 cars	FLOOR PLAN
6	7,191	668	23 cars	FLOOR PLAN
8	7,175	667	23 cars	FLOOR PLAN
9	6,205	576	20 cars	FLOOR PLAN



OLYMPIC PARK  
WARRINGTON WA2 0YL  
M6 JUNCTION 21  
M62 JUNCTION 11



**OLYMPIC PARK** is located in Birchwood, strategically positioned to be easily accessed from either J21 of the M6 or J11 of the M62. The Birchwood Shopping Centre is a short distance from the building where retail outlets include Greggs, Subway, Superdrug, Asda and Aldi.

For further information visit [www.birchwoodshoppingcentre.com](http://www.birchwoodshoppingcentre.com)

Dedicated Bus service to Birchwood Station and Shopping Centre

3 hotels within minutes drive

20 minutes to Manchester International Airport

25 minutes to Manchester City Centre

5 minute drive / 15 minute walk to Birchwood Shopping Centre

[SEE MAP](#)

[SEE AMENITIES GALLERY](#)



**OLYMPIC PARK**  
WARRINGTON WA2 0YL  
M6 JUNCTION 21  
M62 JUNCTION 11



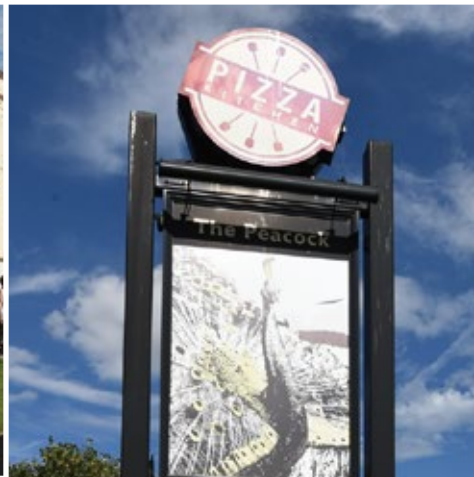
THE BUILDINGS

LOCATION

AERIAL

GALLERY

TERMS & CONTACT



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Dedicated Bus service to Birchwood Station and Shopping Centre

3 hotels within minutes drive

20 minutes to Manchester International Airport

25 minutes to Manchester City Centre

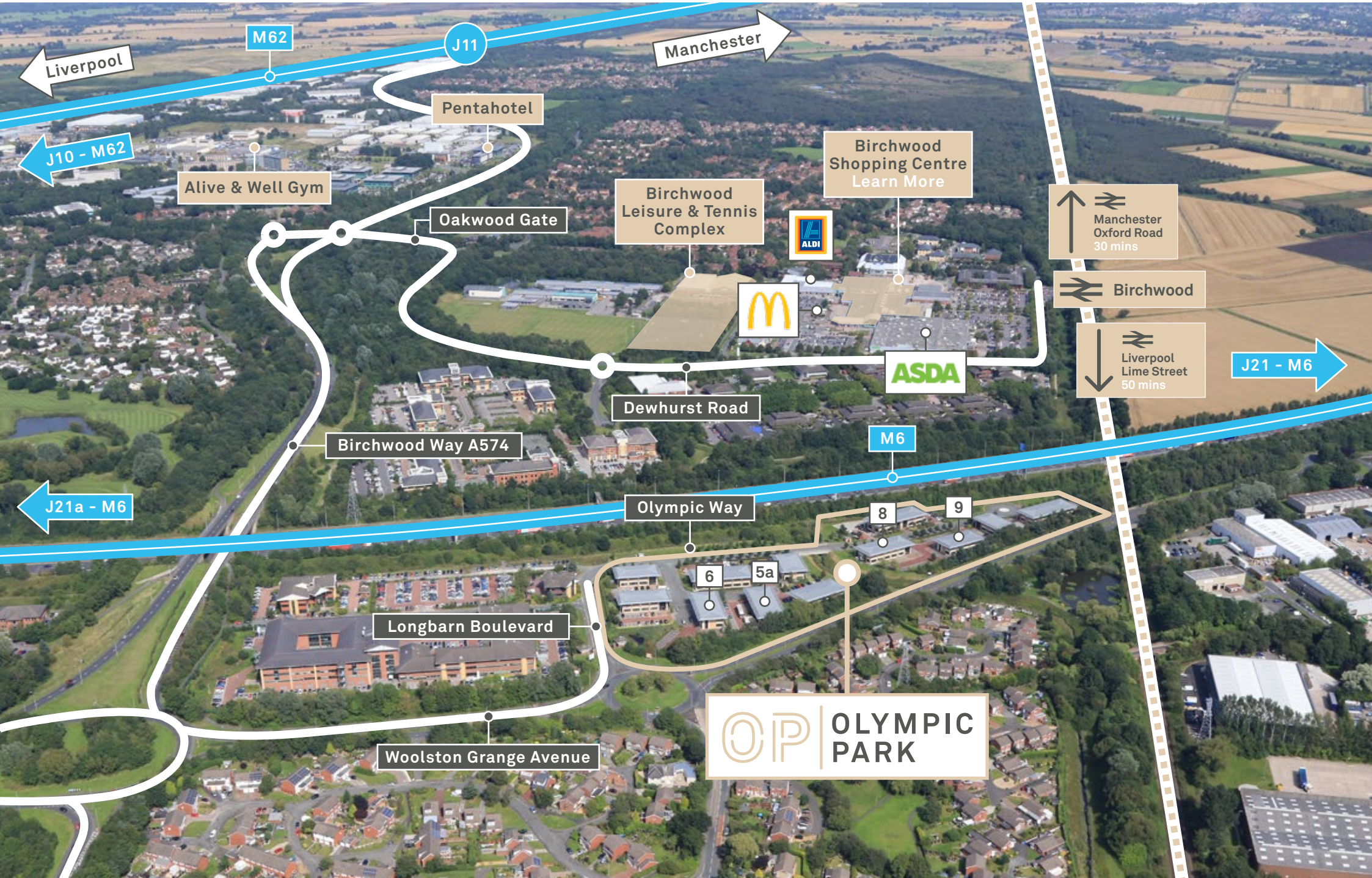
5 minute drive / 15 minute walk to Birchwood Shopping Centre

SEE MAP

SEE AMENITIES GALLERY



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M6 JUNCTION 21  
M62 JUNCTION 11



M62

J11

Liverpool

Manchester

J10 - M62

Alive & Well Gym

Pentahotel

Oakwood Gate

Birchwood Leisure & Tennis Complex



Birchwood Shopping Centre  
Learn More

ASDA

Manchester  
Oxford Road  
30 mins

Birchwood

Liverpool  
Lime Street  
50 mins

J21 - M6

J21a - M6

Birchwood Way A574

Dewhurst Road

M6

Olympic Way

8

9

Longbarn Boulevard

6

5a

Woolston Grange Avenue

OP OLYMPIC PARK



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### TERMS

The buildings are available For Sale or To Let. Rent and prices are available via the agents.

### VAT

All figures are quoted exclusive of VAT.

### EPC

Full certificates are available upon request.

## CONTACT



**0161 235 8998**

[cushmanwakefield.co.uk](http://cushmanwakefield.co.uk)

### ROB PRESCOTT

+44 (0)161 455 3786

[rob.prescott@cushwake.com](mailto:rob.prescott@cushwake.com)

### ROB YATES

+44 (0)161 455 3780

[rob.yates@cushwake.com](mailto:rob.yates@cushwake.com)

Roberts  
Vain Wilshaw

CHARTERED  
SURVEYORS

**0161 401 5060**

[www.robertsvainwilshaw.co.uk](http://www.robertsvainwilshaw.co.uk)

### JANE MARSHALL

+44 (0)161 401 5060

[jane.marshall@rvwcs.co.uk](mailto:jane.marshall@rvwcs.co.uk)



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