

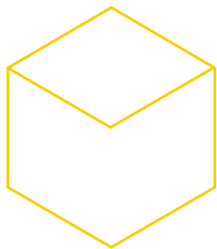


MODERN OFFICE SPACE
IN THE HEART OF BIRCHWOOD

TO LET 3,000 - 26,000 SQ FT

WARRINGTON ROAD, BIRCHWOOD, CHESHIRE WA3 6ZH





TO LET 3,000 – 26,000 SQ FT

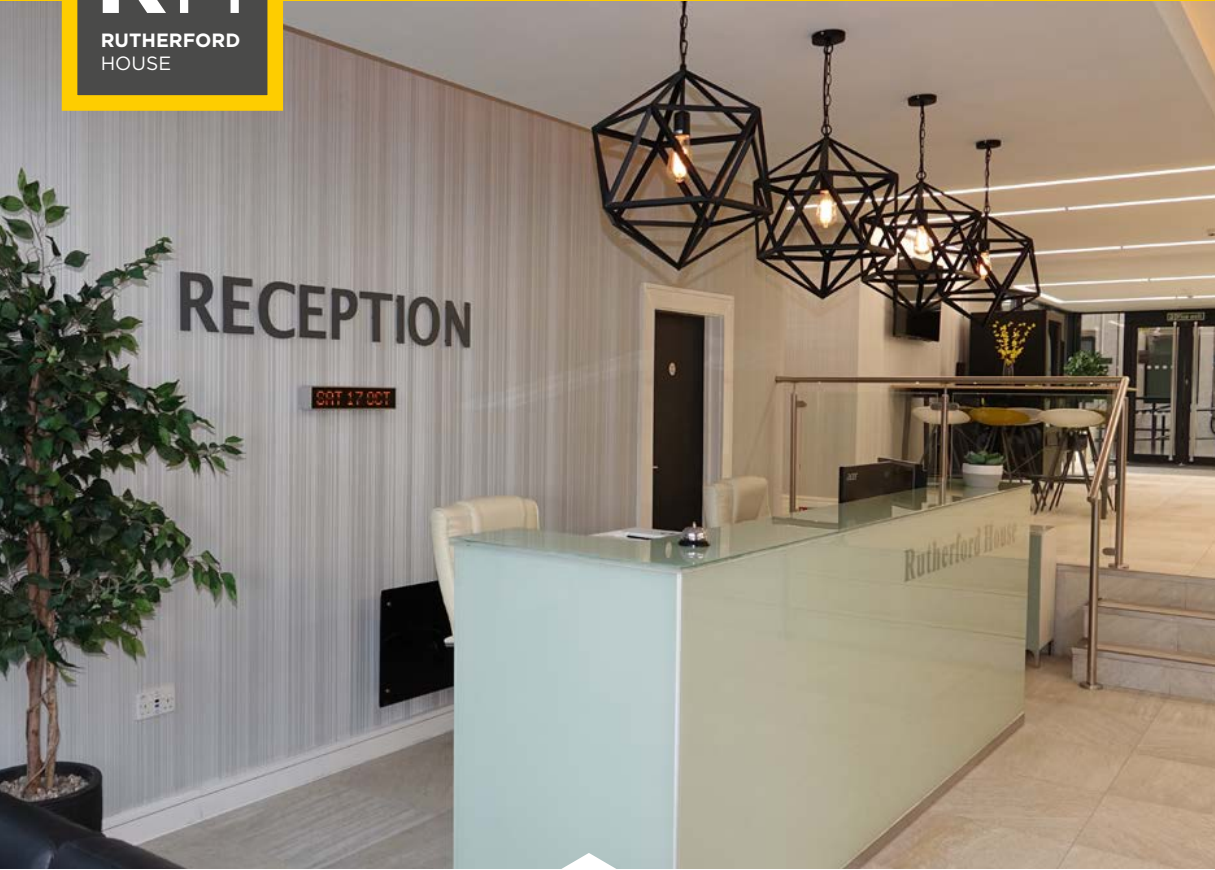
RUTHERFORD HOUSE IS A **58,000 SQ FT (5,390 SQ M) OFFICE BUILDING** LOCATED WITHIN THE HEART OF BIRCHWOOD PARK. THE BUILDING IS ARRANGED OVER 2 WINGS, WITH THE WEST WING CONSTRUCTED OVER 5 FLOORS AND THE EAST WING CONSTRUCTED OVER 3 FLOORS. RUTHERFORD HOUSE HAS UNDERGONE A SUBSTANTIAL REFURBISHMENT TO OFFER **HIGH QUALITY OFFICE SPACE** AND FACILITIES, WHICH INCORPORATE A FULL HEIGHT GLASS ATRIUM AND SPACIOUS RECEPTION AREA.

RH

RUTHERFORD
HOUSE

MODERN OFFICE SPACE IN THE HEART OF BIRCHWOOD

| SPECIFICATION |



**THE BUILDING
HAS UNDERGONE
A COMPLETE
REFURBISHMENT
TO A HIGH QUALITY
SPECIFICATION**



AIR CONDITIONING



RAISED ACCESS
FLOORING



EXPOSED
SERVICES SCHEME



LED PENDENT
LIGHTING



MALE FEMALE
ACCESSIBLE TOILETS
ON ALL FLOORS



SHOWER FACILITIES
ON EACH FLOOR



LOCKER FACILITIES
AVAILABLE



2 X 8 PERSON
LIFTS



1 X ACCESSIBLE
GROUND FLOOR LIFT



ONSITE PARKING
RATIO 1:215 SQ FT



VISITOR SPACES



EQUALITY ACT
COMPLIANT



FIRE ALARM
SECURITY SYSTEM



24 HOUR ACCESS
AVAILABLE



ONSITE CCTV



BICYCLE SHELTER



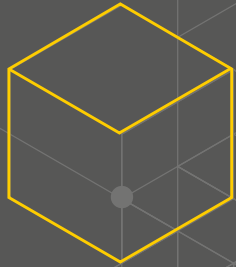
EVEN PRICING ON CONTRACTS



OUTDOOR SEATING



ONSITE COFFEE/TEA

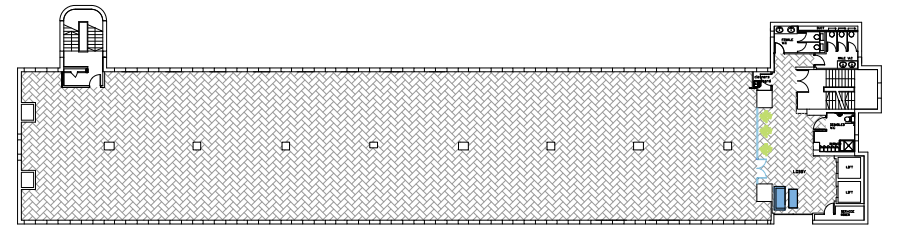
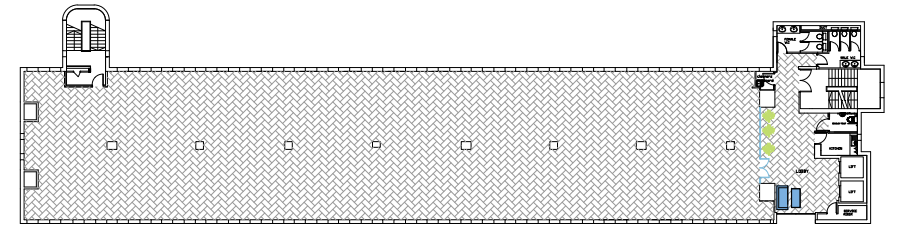
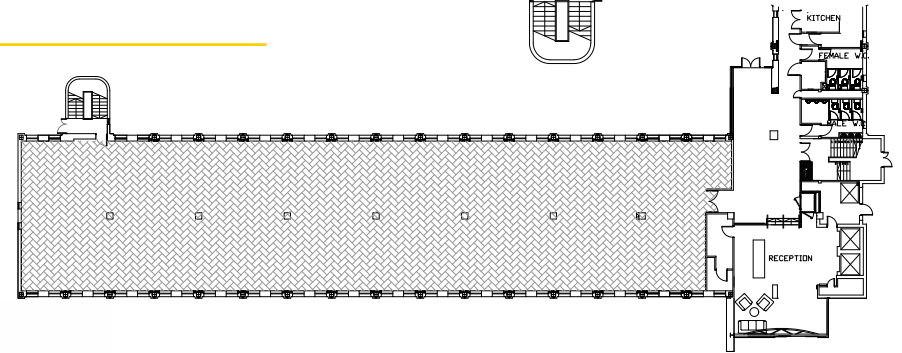
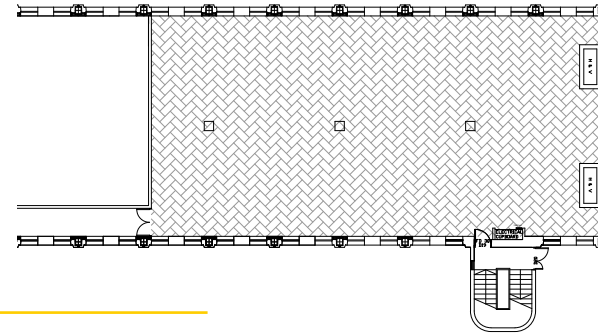


FLOORPLANS

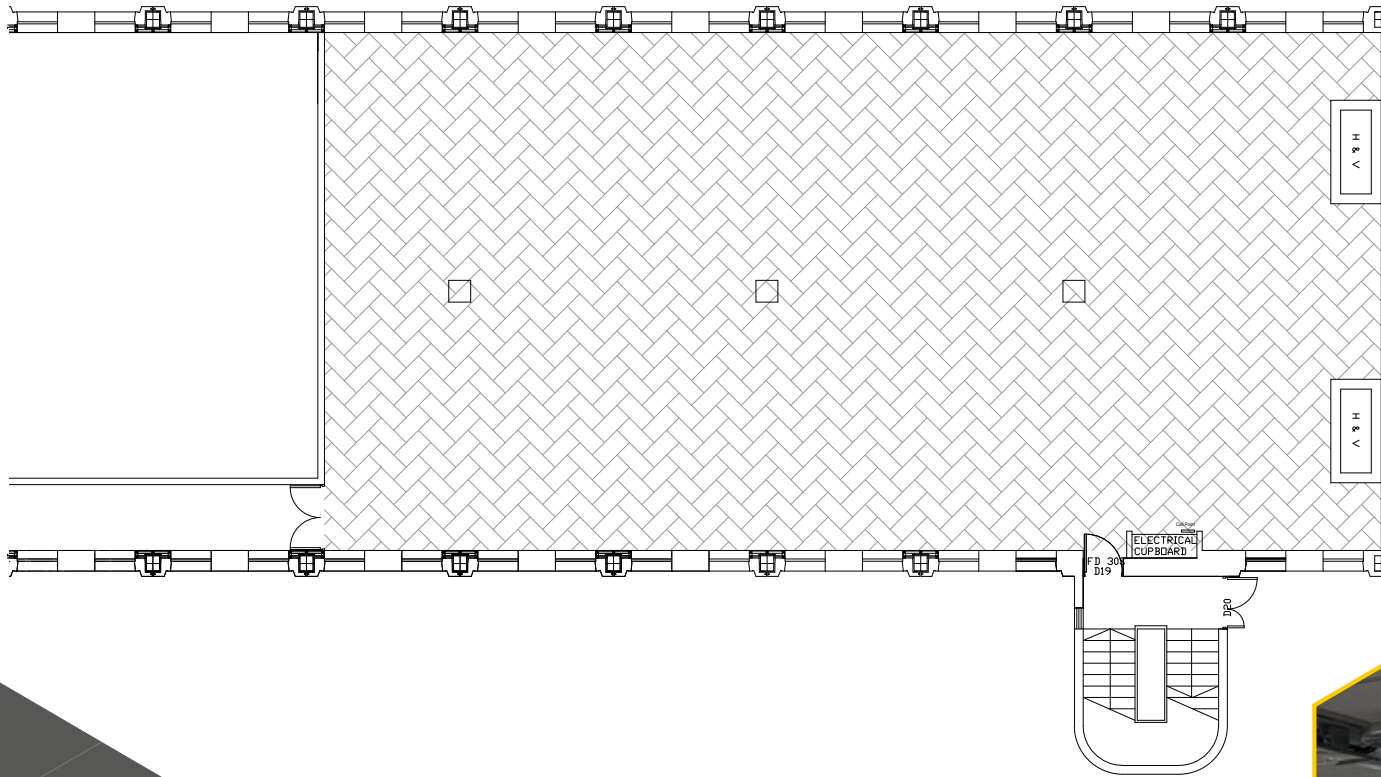
FLOOR	SQ FT	SQ M
GROUND FLOOR EAST WING	3,002	279
GROUND FLOOR WEST WING	6,961	647
THIRD FLOOR	8,153	760
FOURTH FLOOR	8,153	760



CLICK TO VIEW



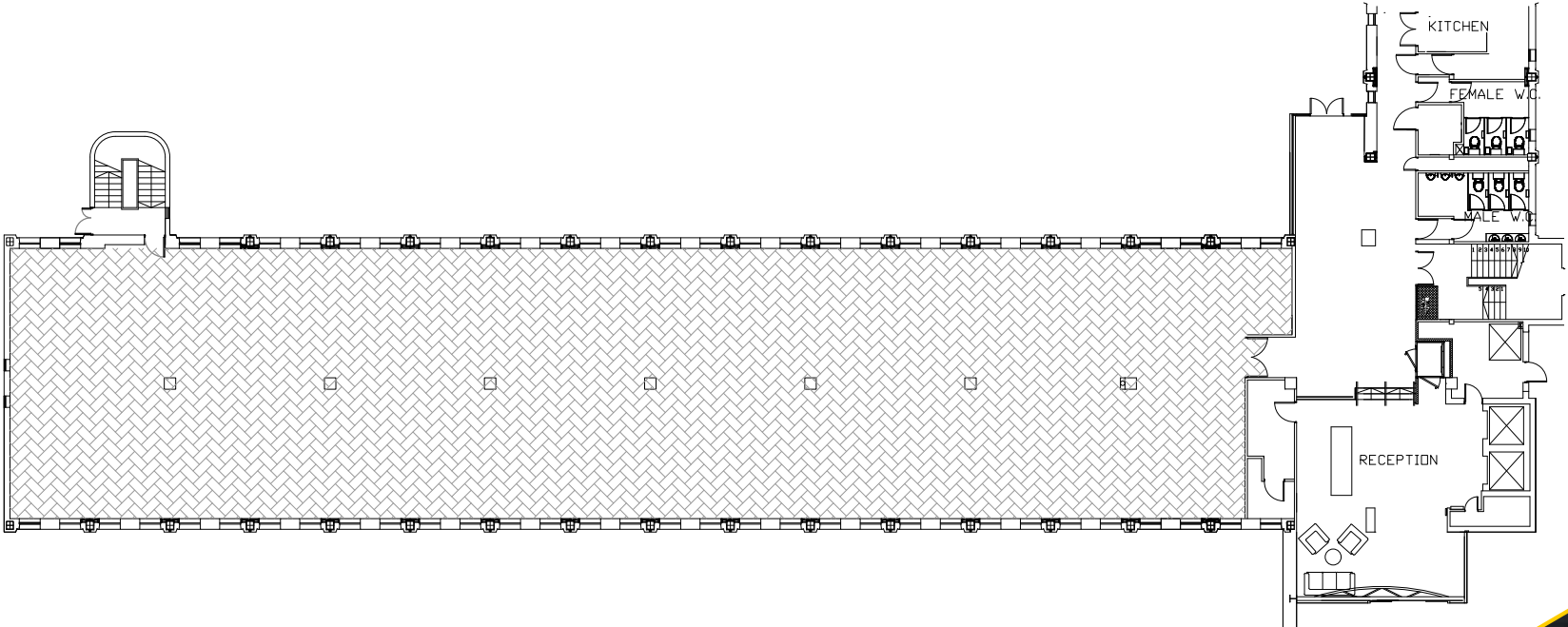
GROUND FLOOR EAST WING - 3,002 SQ FT (279 SQ M)



FLOORPLANS
CLICK TO VIEW



GROUND FLOOR WEST WING - 6,961 SQ FT (647 SQ M)

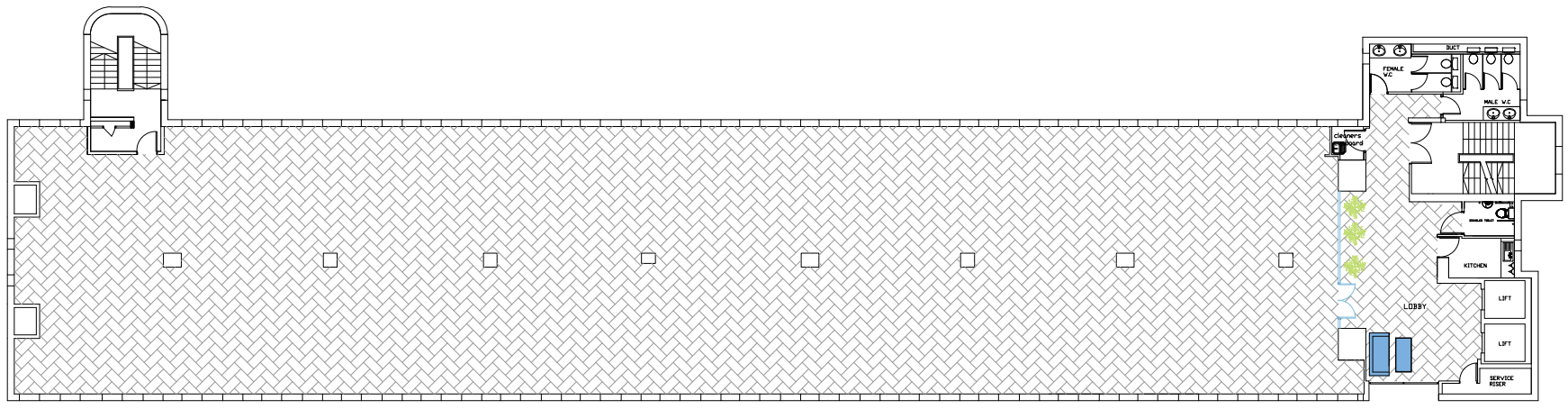


FLOORPLANS
CLICK TO VIEW





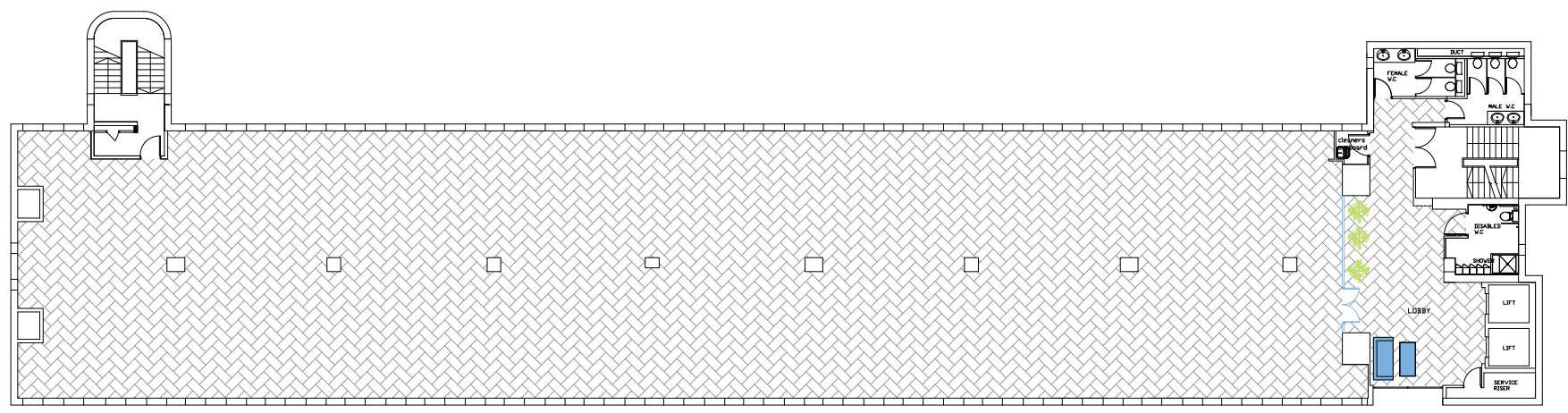
THIRD FLOOR - 8,153 SQ FT (760 SQ M)



FLOORPLANS
CLICK TO VIEW



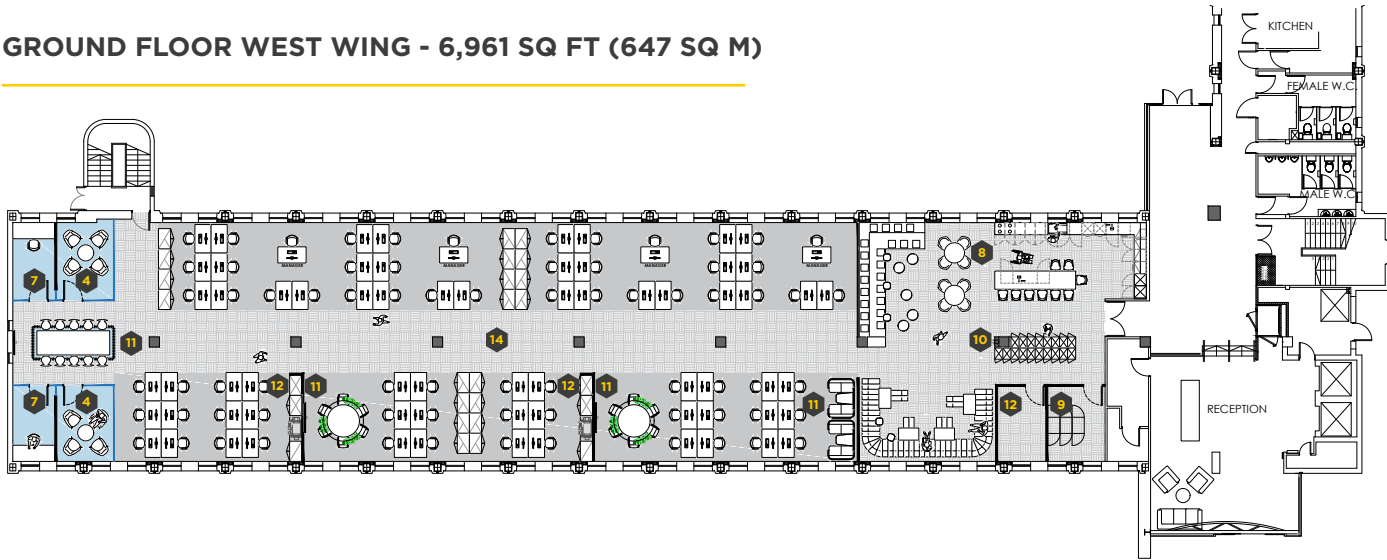
FOURTH FLOOR - 8,153 SQ FT (760 SQ M)



FLOORPLANS
CLICK TO VIEW



GROUND FLOOR WEST WING - 6,961 SQ FT (647 SQ M)



FOURTH FLOOR SUITE - 8,153 SQ FT (760 SQ M)



**SPECULATIVE
FLOOR LAYOUTS**

- 1** RECEPTION
- 2** CLIENT LOUNGE
- 3** CLIENT REFRESHMENTS
- 4** MEETING ROOM
- 5** CONFERENCE ROOM
- 6** 1-1 ROOM
- 7** QUIET ROOMS
- 8** TEAPOINT/BREAKOUT AREA
- 9** COMMS ROOM
- 10** LOCKERS
- 11** INFORMAL MEETING SPACE
- 12** PRINT POINT
- 13** STORE ROOM
- 14** OPEN PLAN DESKS
(140no. TOTAL)



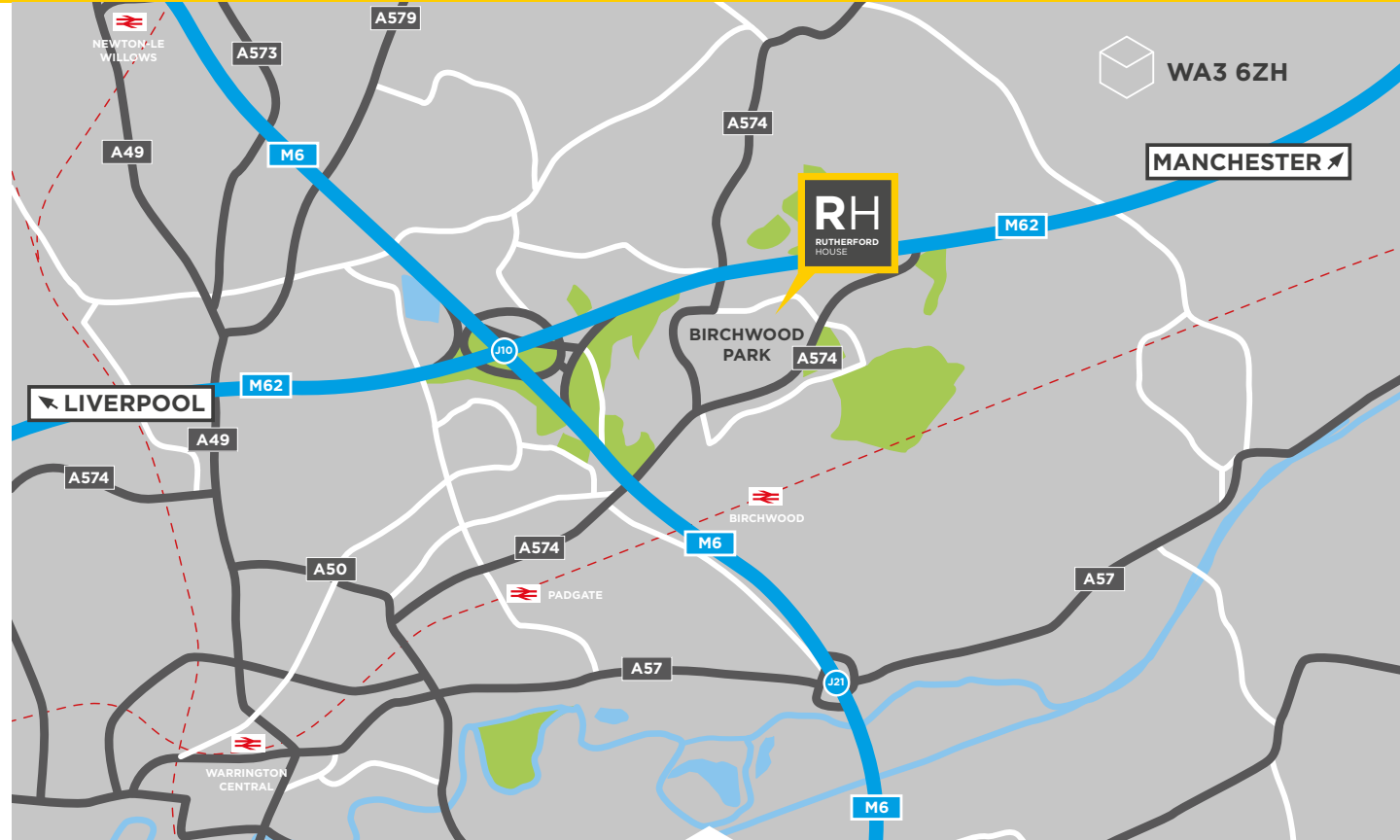
MODERN OFFICE SPACE
IN THE HEART OF BIRCHWOOD





MODERN OFFICE SPACE
IN THE HEART OF BIRCHWOOD





LOCATION

Located on Warrington Road and benefits from excellent transport links. Situated between Liverpool and Manchester, Rutherford House lies within a few miles of the M6/M62 Croft Interchange. Junction 11, of the M62 is approximately 2 miles and the M60 Manchester Orbital Motorway is under 15 minutes' drive-away.

Rutherford House is served by a comprehensive public transport network. Warrington Bank Quay Railway Station provides a main line inter-city link to London. Birchwood Railway Station offers a link to Warrington Bank Quay Station and other local connections to Manchester and Liverpool.

RH

RUTHERFORD
HOUSE

MODERN OFFICE SPACE
IN THE HEART OF BIRCHWOOD

| LOCATION |

MANCHESTER ⚡

BIRCHWOOD TECHNOLOGY PARK

BIRCHWOOD SHOPPING CENTRE →
M6 →

M62

RH
RUTHERFORD
HOUSE

BIRCHWOOD PARK

ALL DAY HOUSE

LINKS GOLF CLUB

WASHINGTON HOUSE

M6 - 2 MILES ↓

LIVERPOOL ↓



RH

RUTHERFORD HOUSE

MODERN OFFICE SPACE IN THE HEART OF BIRCHWOOD

| LOCATION |

CONNECTIVITY

TRANSPORT	MINS	AMENITIES	MINS
CAR		SHOPPING	
M62	5	Birchwood Shopping	5
M6	5	ASDA	2
Manchester	30	Spar	2
Liverpool	35		
BUS		GYM	
Connections to and from Warrington town centre		Birchwood Leisure Centre	3
TRAIN		FOOD & DRINK	
Manchester (every 20mins)	20	Starbucks	3
Liverpool (every 15 mins)	40	The Peacock Pub	5
Manchester Airport (every 30 mins)	45	NURSERY	
		Busy 0-5 Nursery (Birchwood Park)	5
AIR		HOTEL	
Manchester Airport	25	Penta Hotel	5
Liverpool Airport	25	(Birchwood Park)	



FURTHER INFORMATION

TERMS

The property is available on lease. Quoting rent on application.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

TENURE

Leasehold

VIEWINGS

All enquiries to the joint letting agents in the first instance.

CONTACT



Mis Rep: AVISON YOUNG and CUSHMAN & WAKEFIELD for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of AVISON YOUNG and CUSHMAN & WAKEFIELD or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of AVISON YOUNG and CUSHMAN & WAKEFIELD has any authority to make or give any representation or warranty whatever in relation to this property. **Designed by i-brochure, October 2020.**

