



**ALLDAY HOUSE**

BIRCHWOOD WA3 6AB

**SUSTAINABLE & FULLY REFURBISHED OFFICE HQ**

**TO LET 51,673 SQ FT**



ALLDAY HOUSE



## Summary

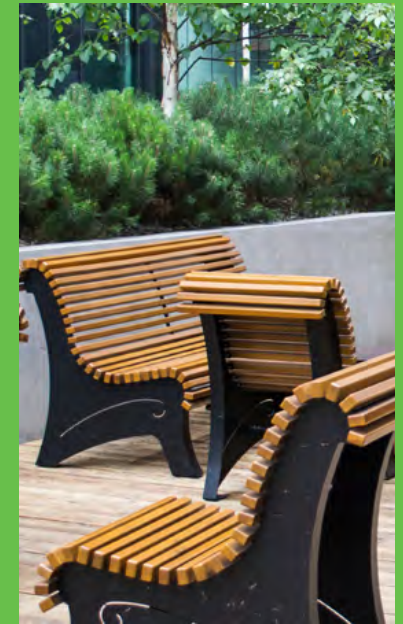
Allday House is a 51,673 sq. ft HQ office arranged over 2 storeys on its own secure and self-contained site.

**The building has undergone a complete refurbishment which has modernised the facilities whilst embracing an eco-friendly, green themed environment.**

Allday House sits within the heart of Birchwood, easily accessible from the region's motorway network and close to the extensive on site amenity including coffee shops, restaurant, gym, Hotel, golf course and creche within a landscaped parkland setting.



# Specification



AIR  
CONDITIONING



RAISED  
ACCESS  
FLOORING



ECO  
FRIENDLY



LED LIGHTING



MALE FEMALE  
ACCESSIBLE  
TOILETS ON  
ALL FLOORS



FOB ACCESS  
SECURITY  
SYSTEM



24 HOUR ACCESS  
AVAILABLE



LOCKER  
FACILITIES  
AVAILABLE



2 X 8 PERSON  
LIFTS



1 X ACCESSIBLE  
GROUND  
FLOOR LIFT



SHOWER  
FACILITIES ON  
EACH FLOOR



ONSITE PARKING  
RATIO 1:215 SQ FT



VISITOR  
SPACES



EQUALITY ACT  
COMPLIANT



ELECTRIC  
SCOOTER  
RENTAL



BICYCLE  
SHELTER



EV CHARGING  
POINTS



ONSITE  
COFFEE HUB



OUTDOOR  
SEATING

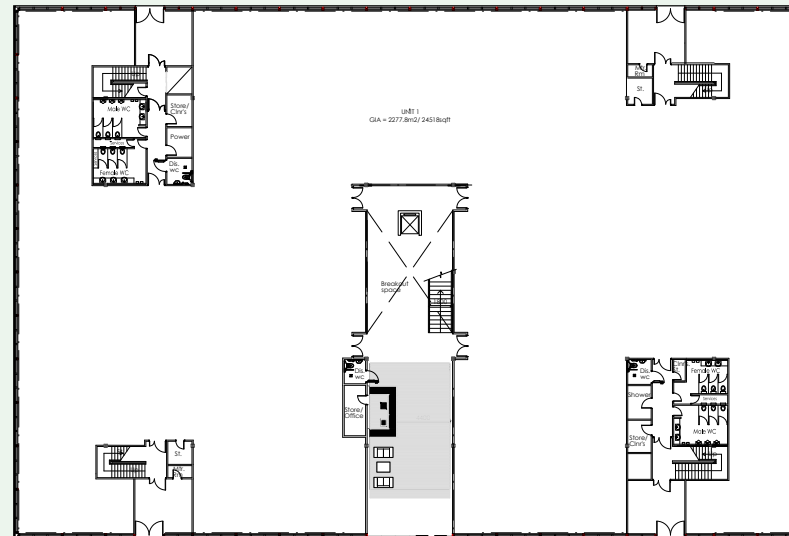


ONSITE CCTV

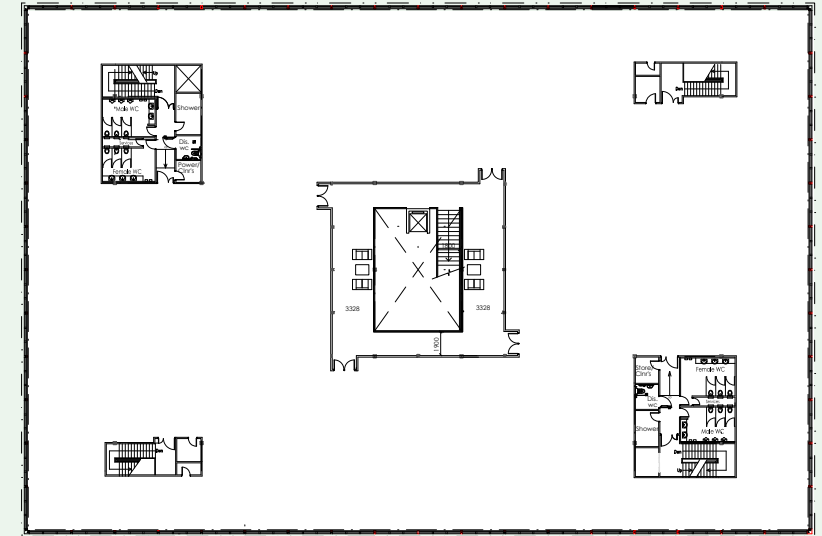
# Accommodation



## INDICATIVE FLOOR PLANS:



GROUND FLOOR



FIRST FLOOR

Floor	Size (sq m)	Size (sq ft)
Ground Floor	2,333.2	25,115
First Floor	2,250.7	24,226
Reception	216.7	2,332
<b>Total</b>	<b>4,799.6</b>	<b>51,673</b>

# Sustainability Focussed Refurbishment



- Living walls to create a green, open working environment
- VRF air conditioning
- Double height entrance lobby
- Full access raised floor
- Secure cycle hub



- Communal seating areas inside and out for meetings and independent working
- Ladies gents and disabled WCs and showers

- Sustainable HQ office building
  - LED lighting throughout
  - Gas central heating
  - EPC B39



ALLDAY  
*Juice Bar*  
ALLDAY  
*Coffee*

- Allday house cafe and juice bar on site



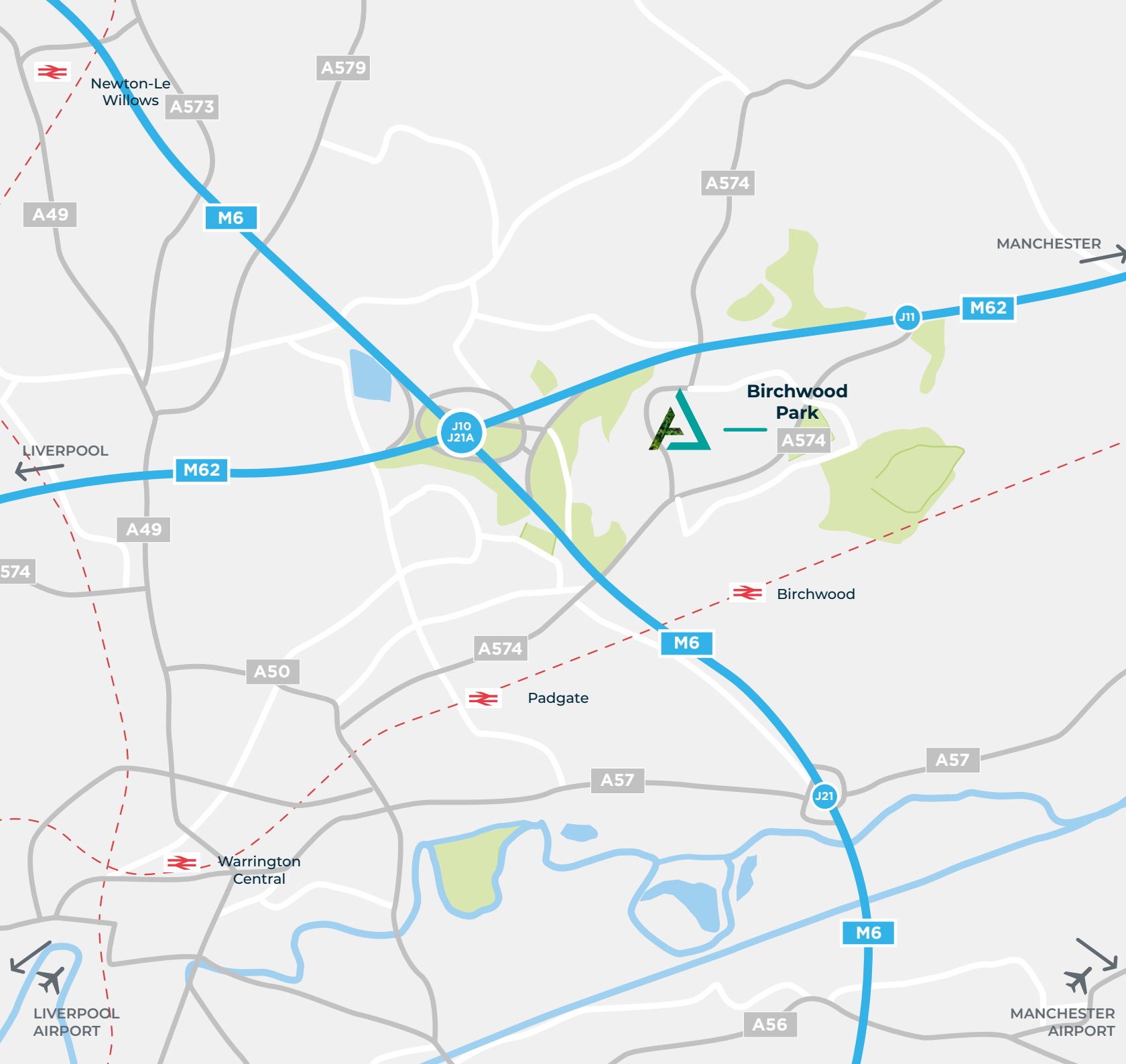


## Connectivity

**Birchwoods position on the M62/M6 intersection and proximity to the M56 enables employers to access a very large population within a 30 minute drive time.**

Allday 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.

Situated between Liverpool and Manchester, Allday 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.







<b>Car</b>	<i>mins</i>
M62	5
M6	5
Manchester	30
Liverpool	35

<b>Bus</b>
Connections to and from Warrington town centre

<b>Train</b>	<i>mins</i>
Manchester (every 20mins)	20
Liverpool (every 15 mins)	40
Manchester Airport (every 30 mins)	45

<b>Air</b>	<i>mins</i>
Manchester Airport	25
Liverpool Airport	25



# ALLDAY HOUSE

BIRCHWOOD WA3 6AB

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**P I N** PROPERTY