

**INCENTIVES  
AVAILABLE**

# TO LET

## Modern Office Premises with on-site parking

### 2,965 SQ FT (275.45 SQ M)



## Suite G2, The Genesis Centre, Birchwood

- Modern Centre Reception Area
- Open Plan & Cellular Space
- M62 J11 within 2 miles

Chartered Surveyors  
**BEgroup**

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#### IMPORTANT

BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication; (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith.

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## Location

The Genesis Centre is located at Birchwood, one of Warrington's main business locations. It is situated approximately 2 miles from J11 of the M62 and is within close proximity to both the M6/M62 intersection and the M6/M56 intersection. This excellent location allows for immediate access to the national motorway network and brings Manchester and Liverpool within 30 minutes drive.

The Genesis Centre is approximately 1 mile from the Birchwood Shopping Centre, which caters for the local community.

## Description

The 2,965 sq ft first floor suite consists of a mixture of open plan and cellular office space with the following specification:

- Reception area
- Perimeter trunking
- Voice and data network cabling
- Solid floors
- Suspended ceilings with recessed lighting
- Gas fire central heating
- Open plan and cellular office space
- Meeting rooms

The Genesis Centre has a large visitor reception, conference facilities and small coffee bar and shop. The site also offers 24-hour site security, mature landscaping and generous on-site car parking.

## Measurements

**First Floor: 2,965 sq ft 275.45 sq m**

## Terms

The premises are available by way of assignment of an existing lease due to expire on 26<sup>th</sup> October 2010.

Alternatively, if a longer term is required the Landlord, subject to terms agreed, could provide a new lease.

## Rent

£38,826 per annum

## Service Charge

There will be a service charge levied on the tenant to recoup the costs for the security, maintenance of common areas, external fabric of the premises, heating, lighting and mail handling. This is estimated to be £4.75 per sq ft.

## Rates

All interested parties should contact Warrington Borough Council's rates department on 01925 443210 to satisfy their own queries.

## Viewings

Strictly with the joint agents:

**BE GROUP**  
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