



# 208a Cavendish Place

Modern self contained warehouse unit  
with great quality office space



Birchwood Park

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

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# 208a Cavendish Place



 8 private parking spaces



 15 person office space



 On-site security team

A good quality, self contained, warehouse building with office content, set in a landscaped and secure environment.

In addition to all the things you would expect from a modern unit such as loading areas, parking, kitchen, and toilets, you also benefit from 24 hour on-site security with CCTV monitoring and regular patrols. Our on-site management team are also here to ensure the estate is maintained to the highest standards; and as you are just a stone's throw from the fantastic benefits of the Park, it is a great place to impress your clients and staff, allowing you to get on with running your business.

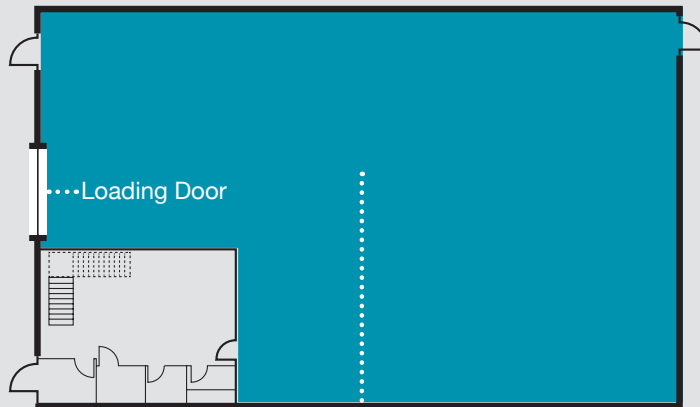




# Warehouse and office layout

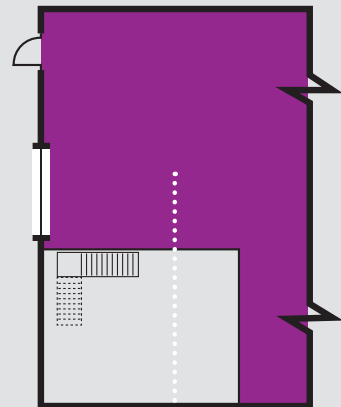
Total floor space – 6,859 ft<sup>2</sup> (Warehouse area – 5,359 ft<sup>2</sup> / Office & amenities – 1,500ft<sup>2</sup>)

Ground Floor



Warehouse area

Mezzanine Floor



Office

## Specification

- Internal height of 6m
- 5m x 4m sectional overhead door
- Three phase electrical supply
- Floor loading of 30kN/m<sup>2</sup> and leg loads 45kN





## LIFE AT BIRCHWOOD PARK



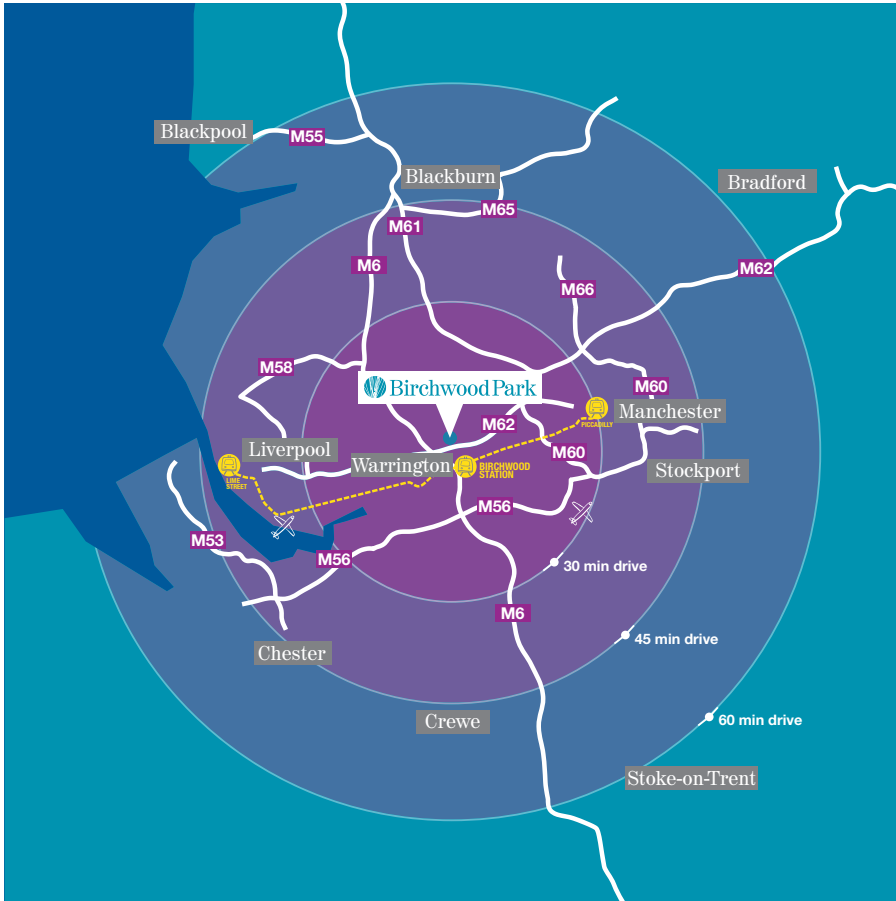
### What to expect

- Flexibility and clients nearby.
- Great network connections and travel options.
- A vibrant community and fantastic facilities.
- Business hubs and great conference solutions.
- Open spaces, culture and events.
- A friendly proactive team and a secure environment.





# Expect great network connections



(from Birchwood Park)

- M62 J11 (1.5 mile)
- M6 / M62 Interchange (2 miles)
- Manchester (14 miles)
- Liverpool (21 miles)
- Leeds (58 miles)
- Birmingham (81 miles)



(from Birchwood Park)

- Manchester International Airport (17 miles)
- Liverpool John Lennon Airport (21 miles)
- Birmingham Airport (89 miles)



(SAT NAV postcode)

WA3 6WU





## Expect to find out more

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The vibrancy and motivational workstyle that we offer here at Birchwood Park just can't be found anywhere else in the area.

But don't take our word for it, come and take a look for yourself. Our on-site team are based here on the Park, so please call into our office in Chadwick House or contact us on the details below.



### Phone

01925 851 536

### Email

[offices@birchwoodpark.co.uk](mailto:offices@birchwoodpark.co.uk)

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

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