

# To Let - **Under Offer**



## **Birchwood**

34 Benson Road, Birchwood Shopping Centre, WA3 7PG

4,050 sq ft / 376 sq m  
Rent on Application

## Location & Description:

- Birchwood Shopping Centre is located 5 miles east of Warrington and 16 miles west of Manchester.
- Birchwood Shopping Centre comprises 400,000 sq ft of retail space with 50 units and 1,600 car parking spaces.
- The scheme is anchored by a 109,000 sq ft Asda Supermarket.
- Other national retailers including Home Bargains, New Balance, Argos, Sports Direct and Peacocks.

### Demise:

Ground Floor 4,050 sq ft 376.3 sq m

### Rent:

Available upon request.

### Lease:

Subject to vacant possession, new effectively full repairing lease for a term to be agreed.

### Service Charge:

On-account service charge stands at approximately £23,966.

### EPC:

Energy Performance Rating Assessment – D.

### Legal and professional fees:

Each party to bear their own legal costs.

### Rating Assessment:

Rateable Value (April 2023) – £33,500.

### Date Prepared:

March 2024

### Contact Us:

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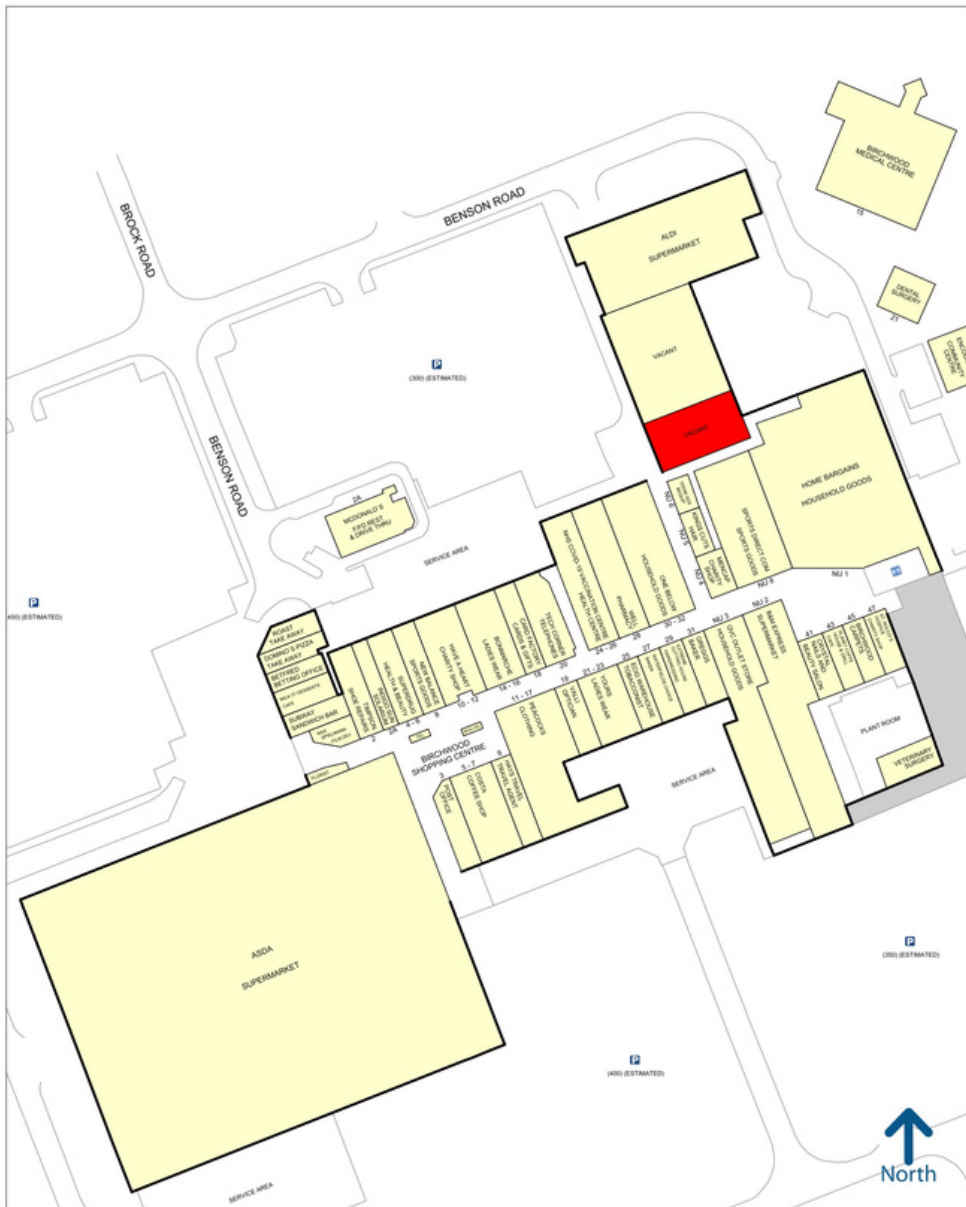
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Warrington - Birchwood Shopping Centre



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