TWO CINNAMON PARK

BIRCHWOOD, WARRINGTON WA2 0XP

2 CINNAMON PARK

Cinnamon Park is a highly successful business location consisting of 5 modern office buildings totalling 75,000 sq ft of office accommodation.

The park is accessed via an attractive landscaped gateway directly off Crab Lane. Existing tenants include Regus, Datel Group, Novus, Firstsource Solutions and SS&C Blue Prism.

Building 2 Cinnamon Park is an impressive three storey building. The available ground floor benefits an abundance of natural light, and is fitted to a high standard for the modern day office occupier. The building has its own dedicated car park set behind access controlled barriers.

LOCATION.

Cinnamon Park is located in Birchwood, one of the North West's most successful and vibrant business communities, with excellent accessibility to Manchester, Liverpool and regional airports.

Adjacent to the A574 Birchwood Way and to the South East of the M6 motorway, 2 Cinnamon Park is situated 2 miles from Warrington Town Centre and 1 mile from Birchwood shopping centre and Birchwood train/bus station respectively.

Immediate connections to:
M62 via Juntion 11
M6 via Junction 21

1 Mile to Birchwood Bus Station

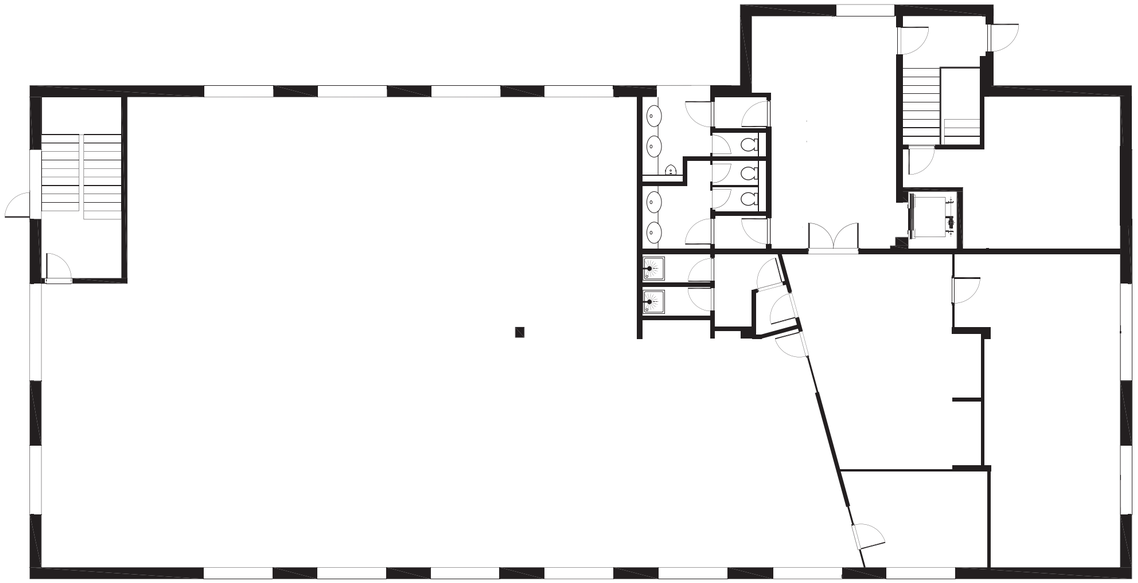
30 Minutes (Approx) to Manchester - Trans Pennine
30 Minutes (Approx) to Liverpool - Trans Pennine
2 Hours (Approx) to London - West Coast Main Line

20 Minutes (Approx) to Manchester International Airport
30 Minutes (Approx) to Liverpool John Lennon Airport

SPECIFICATIONS.

- Raised Floors
- On-site Parking
- VRF Air Conditioning
- Bicycle Parking
- Suspended Ceilings
- Toilet Facilities on each Floor
- LG7 Integrated Lighting
- Passenger Lift
- Showers
- Building Manager

FLOORPLAN.



2 MEETING ROOMS | BREAK OUT SPACE | KITCHEN

FITTED & FURNISHED.

ACCOMMODATION.

FLOOR	SQ. FT.	SQ. M
GROUND FLOOR	4,553	422

2x MEETING ROOMS

KITCHEN

BREAK OUT SPACE

Edith Higham
Flowers

Birchwood Park

ASDA

THE PEACOCK
WELCOME TO
THE PEACOCK

GREGGS

Birchwood

A49
21A
M62
11
10
9
M62
10
M6
21A
A574
TWO CINNAMON PARK
Birchwood
A49
M6
A574
A50
Padgate
A5210
21
A50
A57
A57
Warrington Central
21
M6

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