



TWO CINNAMON PARK





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 2nd floor benefits an abundance of natural light, and is fully fitted to a high standard for the modern day office occupier. The building has its own dedicated car park facility.



Fully Fitted



On-site Parking



Meeting Rooms



M6



**TWO
CINNAMON
PARK**



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



Fully Fitted



LG7 Integrated Lighting

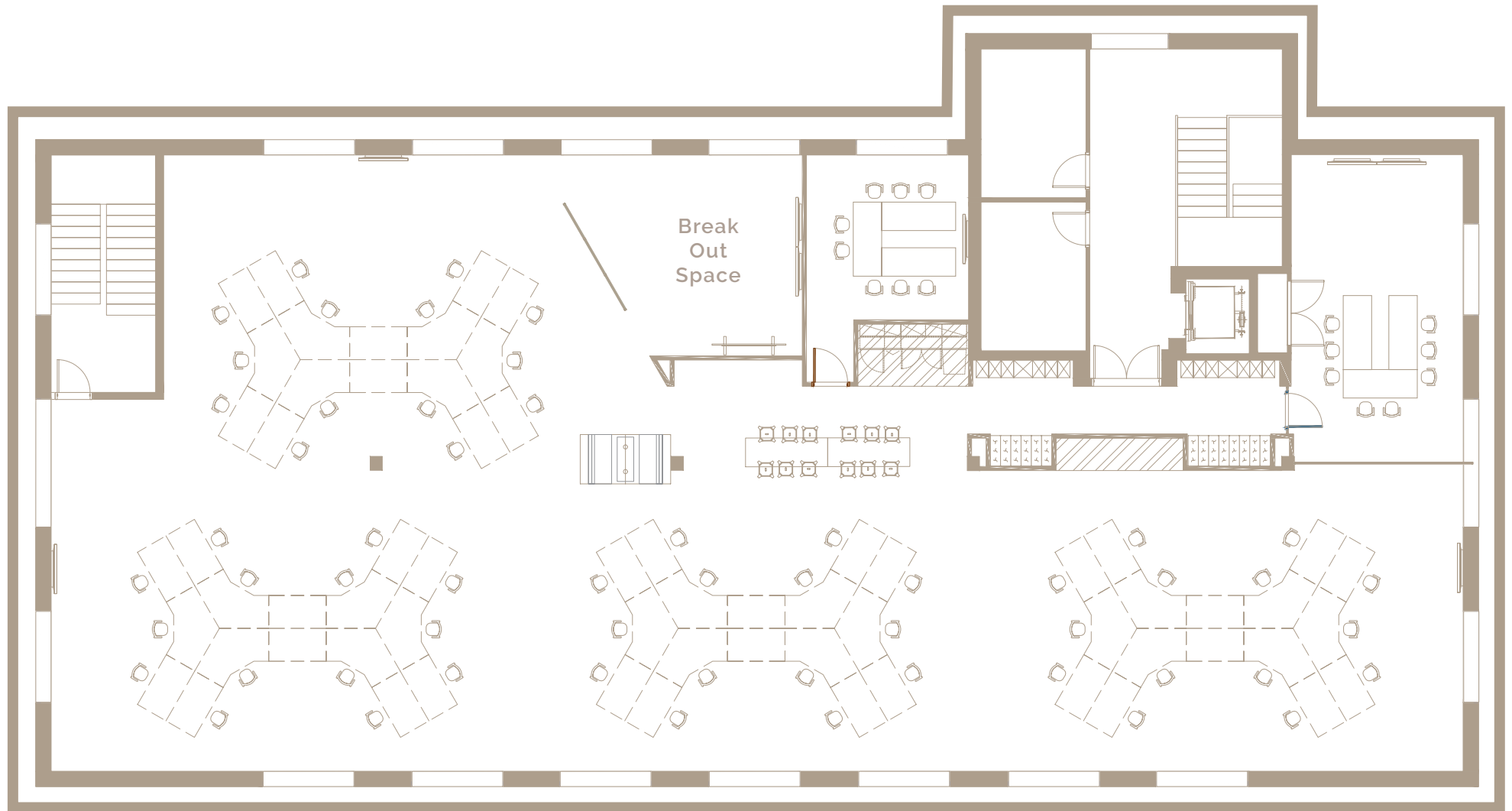


Toilet Facilities on each Floor



Passenger Lift

FLOORPLAN.



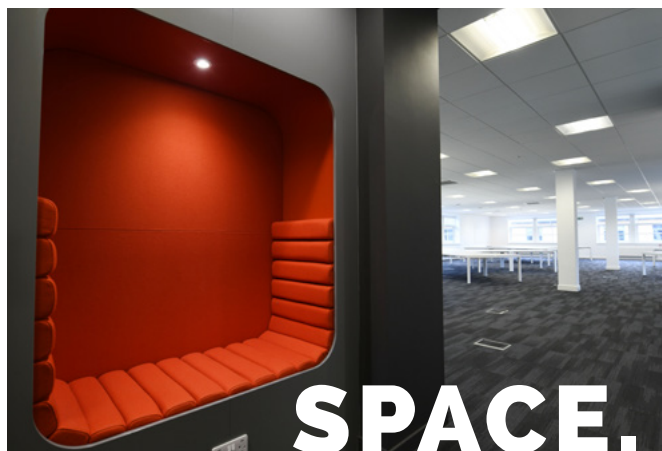
2 MEETING ROOMS | 64 DESKS | BREAK OUT SPACE | KITCHEN



**FITTED &
FURNISHED.**



WORK.



SPACE.



ACCOMMODATION.

FLOOR	SQ. FT.	SQ. M
SECOND FLOOR	4,941	459

2X MEETING ROOMS

64X DESKS

BREAK OUT SPACE

KITCHEN









TWO CINNAMON PARK

BIRCHWOOD, WARRINGTON WA2 0XP

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