

# KELVIN TWO

Birchwood, Warrington WA3 7PB

# KELVIN COLLABORATE

With a location perfect for **HQ Offices, Private Medical, Educational** or **Secure Self-contained sites**, Kelvin Two is capable of providing a long term solution to all of your business needs.

FLEXIBLE BLANK CANVAS WORKSPACE

EXTENSIVE ON-SITE PARKING

GRADE A

SELF CONTAINED

TWO-STOREY

IDEAL FOR CROSS DEPARTMENT COLLABORATION

ABILITY TO CREATE CORPORATE HQ AND AMPLIFY COMPANY CULTURE



# KELVIN CULTURE

Achieve the perfect work-life balance with an office designed for both productivity and well-being. Whether it's a quick break to stretch, a cycling session to boost energy, or a walk to clear your mind, these amenities encourage healthy habits and a positive work environment.

By integrating wellness into the workday employees stay engaged, refreshed, and more productive.

## CREATE YOUR OWN:

COMMUNAL BREAKOUT AREAS

PELOTON BIKE STUDIO

ON-SITE GYM & WELLNESS AREAS

LOCAL SCENIC WALKS



100/1 GB LEASED DATA CONNECTION

GUARANTEED UPTIME SLA'S

1-2-1 CONNECTION TO INTERNET

RELIABLE HIGH QUALITY CONNECTION

FAST UPLOAD & DOWNLOAD SPEEDS

## BUILDING SPECIFICATION



PASSENGER LIFT



BICYCLE HUB



FLEXIBLE OPEN PLAN WORKSPACE



POWER RESILIENCE



RAISED FLOORING



SUSPENDED CEILINGS



KITCHEN & CANTEEN FACILITIES



338 CAR PARKING SPACES



AIR CONDITIONING



100/1 GB DATA CONNECTION



LED LIGHTING WITH PIR CONTROLS



SHOWER FACILITIES



# KELVIN COMMUNITY

Birchwood Park is well-situated with a wide range of local amenities to serve the needs of businesses and residents. Just a short distance away, you'll find Birchwood Shopping Centre, offering a variety of retail outlets, cafes, and eateries.

For more extensive shopping, the popular Golden Square Shopping Centre is easily accessible. For those seeking green spaces, the area is home to Birchwood Forest Park, providing beautiful walking trails and recreational facilities. Additionally, numerous hotels, gyms, and health services are conveniently located for both workers and visitors.

## A HUB OF CONNECTIVITY WITH A COMMUNITY DRIVEN VIBE

PROUDLY PART OF  
**CHESHIRE SCIENCE CORRIDOR**  
ENTERPRISE ZONE

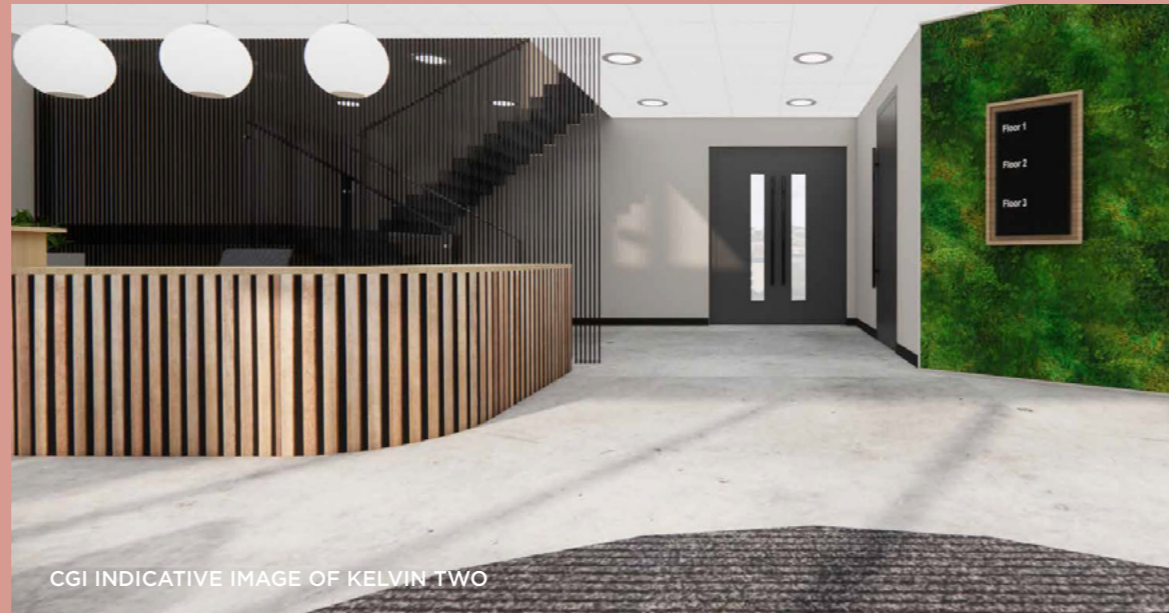
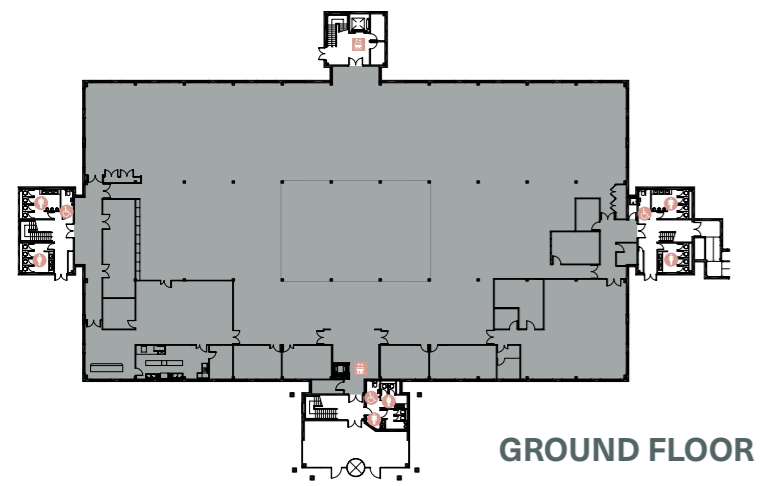
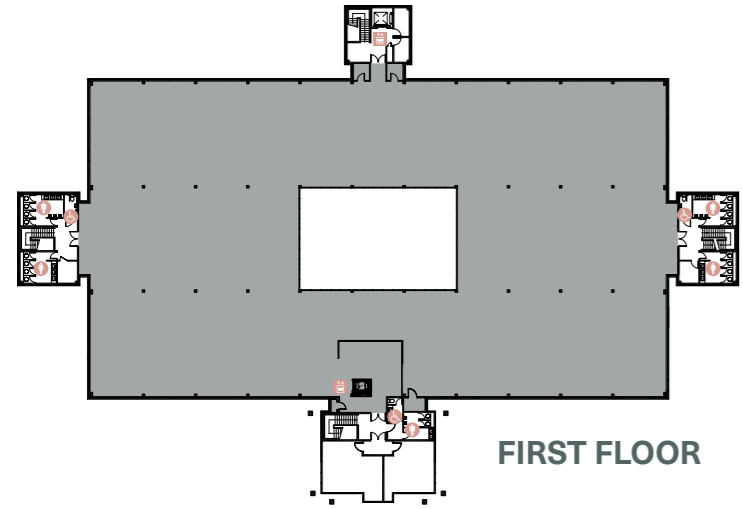
CHESHIRE  
**SCIENCE**  
CORRIDOR



CHARTER HOUSE, ALTRINCHAM



# KELVIN TWO



Kelvin Two boasts an open plan, grade A, self-contained office space in the heart of a thriving business community.

The building is arranged around a central glazed atrium, providing excellent collaboration areas, ample levels of natural light across the generous floor area and providing a sense of grandeur to the office space.

Enquire about the link with Kelvin One to create a true HQ Campus environment.

## KELVIN TWO - AVAILABILITY

|                      |                     |                   |
|----------------------|---------------------|-------------------|
| First Floor Offices  | 24,757 sq ft        | 2,300 sq m        |
| Ground Floor Offices | 27,058 sq ft        | 2,514 sq m        |
| <b>TOTAL *</b>       | <b>51,815 sq ft</b> | <b>4,814 sq m</b> |

\* Whole building available





Sellafield Ltd



VEOLIA

FUJITSU



BETFRED

Bellway

currys



LOVELL



# KELVIN CENTRAL

Birchwood is Warrington's key office location and one of the North West's premier business destinations, home to 200+ companies and over 6,000 people. This major commercial hub is also supported by leisure and shopping amenities including Birchwood Shopping Centre and Birchwood Golf Club.

## LEADING LOCATION FOR INNOVATION IN THE UK

- Warrington & Co, Warrington Means Business 2024



ALDI

M&S



PRIMARK

ASDA

IKEA



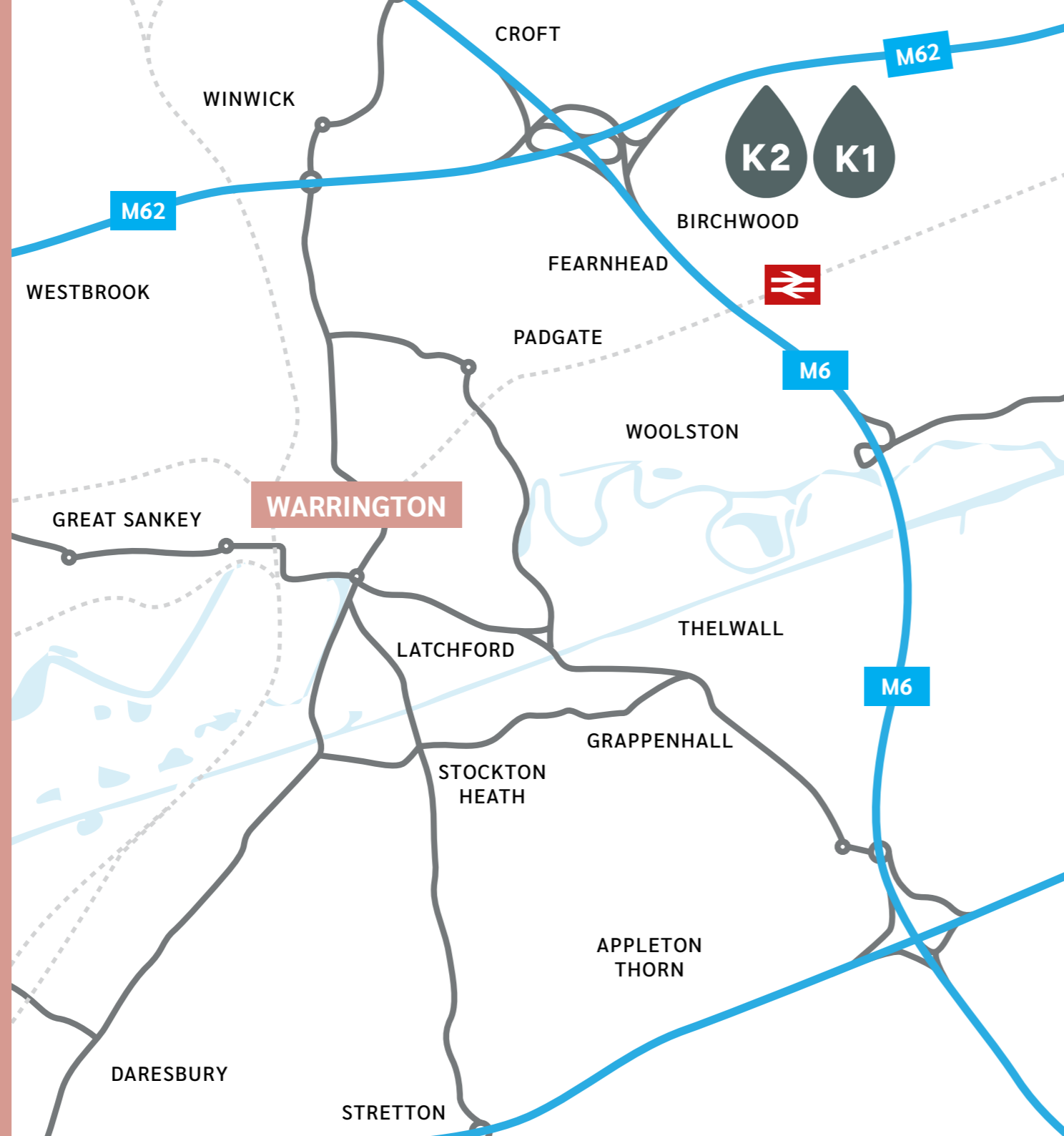
Nando's



COSTA COFFEE



GREGGS



**2.5M**

strong workforce within a 30 minute commute

**3M sq.ft.**

Birchwood Office Park is the largest Out of Town Office Park in the North West

**22 min**

drive from Manchester Airport which operates 50 flights per week to the USA.

**3 hours**

on the train to London.

**5 miles**

to Warrington Bank Quay station providing intercity links

# KELVIN CONNECTED

Strategically located within Birchwood, one of the most successful business locations in the North West, the properties are accessed via Kelvin Close, off the main Birchwood Park Avenue.

Extremely well situated, at the heart of the North West motorway network, Kelvin One is just 6 miles from Warrington with Manchester Airport and Liverpool John Lennon Airport both within easy reach.

Birchwood Station provides local connections to Liverpool, Manchester and Warrington Bank Quay, all providing onward intercity links, via the Westcoast main line, to the Midlands, London & Scotland.



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[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)



CHESHIRE  
S C I  
E N   
 C E  
CORRIDOR

**Cheshire Science Corridor has been awarded Enterprise Zone status. This provides attractive business incentives and the ability to retain and reinvest new business rate revenue into the Enterprise Zone. Further details are available upon request.**

DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of this property give notice that : (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers-or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (4) Prices and rents quoted in these Particulars may be subject to VAT in addition. Orbit Investments (Properties) Limited Co. No. 2274745. Registered in England and Wales. (0226)