



INDURENT

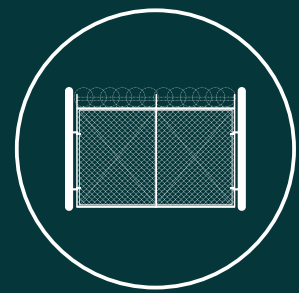
TRIDENT BUSINESS PARK

BRIGHTON HOUSE WA3 6BX
///DEPLOYED.TECH.BOOKINGS

TO LET: HIGH QUALITY OFFICE SPACE
6,791 SQ FT (631 SQ M)



Newly refurbished.



Secured business park.

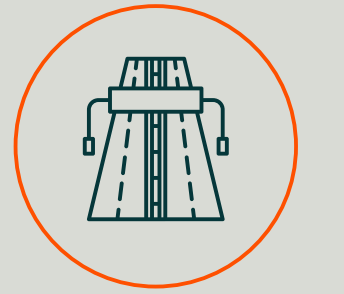
Why choose Brighton House at Trident Business Park?



Trident Business Park is located in Birchwood, one of the most successful business park locations in the country. Known for its strategic central position between Manchester and Liverpool.



Imposing two-storey office building with open plan office space to promote collaborative working.



1 mile from J11 M62, and 2 miles from M6 21.



Health & Wellbeing.

Indurent Trident Business Park is an ideal location for businesses looking to establish or expand their office space. Its proximity to Birchwood Shopping Centre provides convenient access to shops, dining, and leisure facilities, ensuring employees have everything they need nearby. The area also offers gyms, green spaces, and other amenities that support employee well-being, helping businesses attract and retain top talent.

Connectivity is another key advantage. With direct access to the M6 and M62, Birchwood Industrial Estate offers excellent transport links to Manchester, Liverpool, and Warrington, making it easy for clients, partners, and employees to commute. The nearby Birchwood railway station, just over 2 miles away, offers efficient public transport connections.



Keeping active.

The site is surrounded by a variety of fitness facilities such as Alive and Well Health Club and RepByRep Crossfit Gym. Both are located within a short walk of the building offering fully equipped state of the art gym environments with professional coaching. The ideal places to incorporate exercise into your working day.

Local wildlife.

The area around Birchwood is home to a variety of wildlife, thanks to its mix of woodlands and wetlands. The diverse natural environments around the area make it an excellent place for nature enthusiasts to observe local wildlife in places like Risley Moss Nature Reserve.

Internal areas.

Open plan, light and airy internal offices will be installed with comfort cooling air conditioning, ensuring that staff health and wellbeing is prioritised.

Easy access to local amenities.

Birchwood Shopping Centre offers shops and dining just half a mile away, making key amenities easily reachable for staff and visitors. It offers a variety of shops, including supermarkets, cafés and essential services such as pharmacies and banks, making it a popular spot for both local residents and workers in the area.

Walking trails & cycle paths.

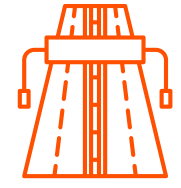
Around the area, you can enjoy the Trans Pennine Trail for cycling and walking, offering scenic routes. A mile away from site, you will find peaceful trails through woodlands, perfect for a relaxing walk or cycling.

Open spaces and parks.

There are several local parks offering a scenic green space to enjoy nature and outdoor recreation within 2 miles from site. Birchwood Forest Park offers large green areas and a lake, providing a peaceful setting during free time.



You're well-connected.



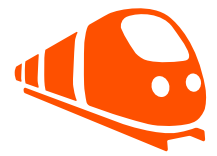
MAJOR ROADS

M6 3.9 miles
M62, Junction 11 5.1 miles



CITIES/MAJOR TOWNS

Birchwood 2 miles
Manchester City Centre 15.3 miles
Liverpool City Centre 22.7 miles



RAILWAY STATIONS

Birchwood Station 2.2 miles

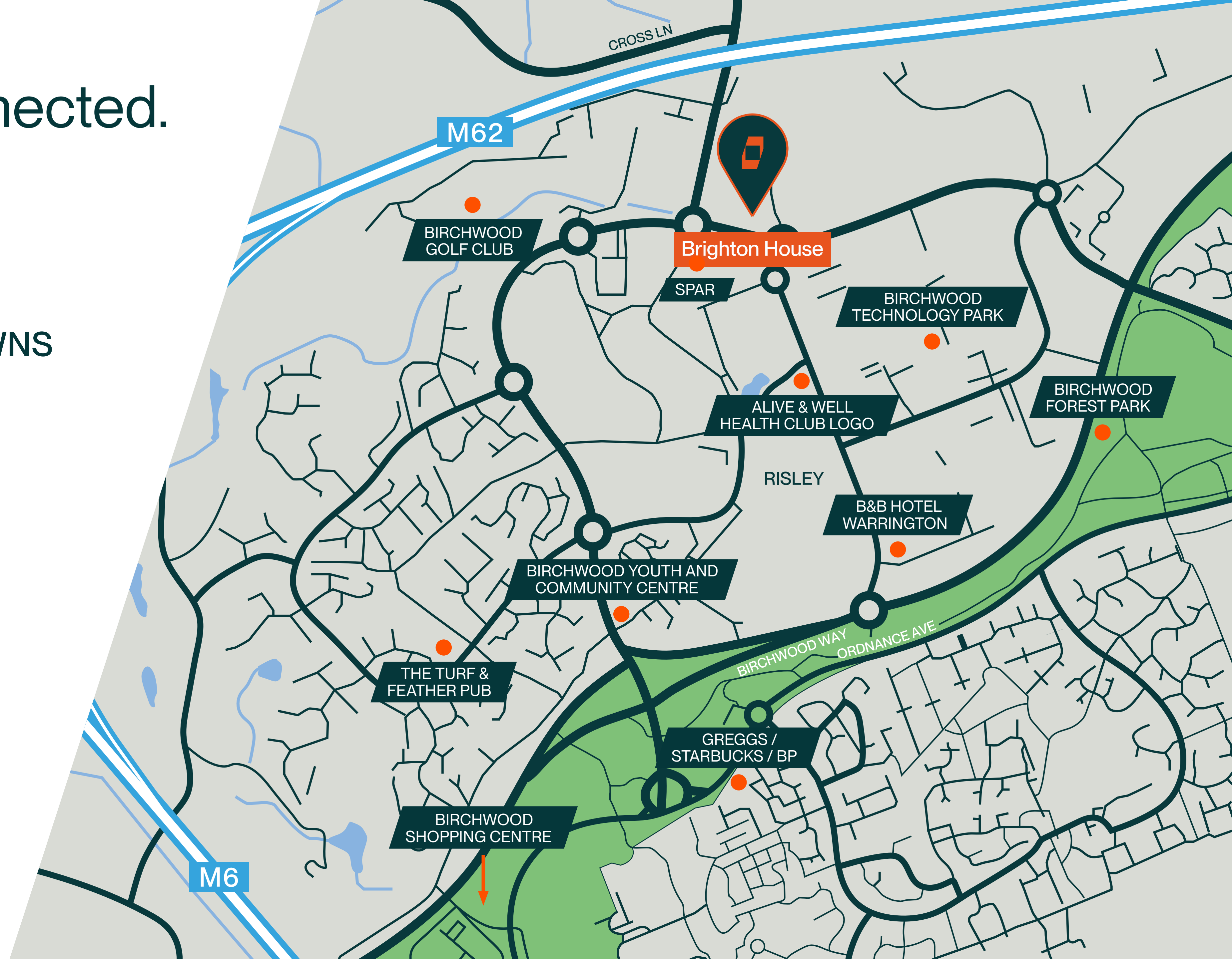


LOCAL AMENITIES

Alive & Well Health Club 0.5 miles
Birchwood Clubhouse Golf 0.5 miles
Birchwood Forest Park 0.8 miles
Birchwood Shopping Centre 1.8 miles



Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Schedule of accommodation.

BRIGHTON HOUSE

GROUND FLOOR OFFICE	3,395 SQ FT (315.41 SQ M)
FIRST FLOOR OFFICE	3,395 SQ FT (315.41 SQ M)
TOTAL	6,791 SQ FT (631 SQ M)

All floor areas are approximate net internal areas. Subject to final plan.

Specification.



Open plan office



A/C systems



On-site car parking



EPC B rating



High speed fibre connectivity



LED lighting



Located on established business park



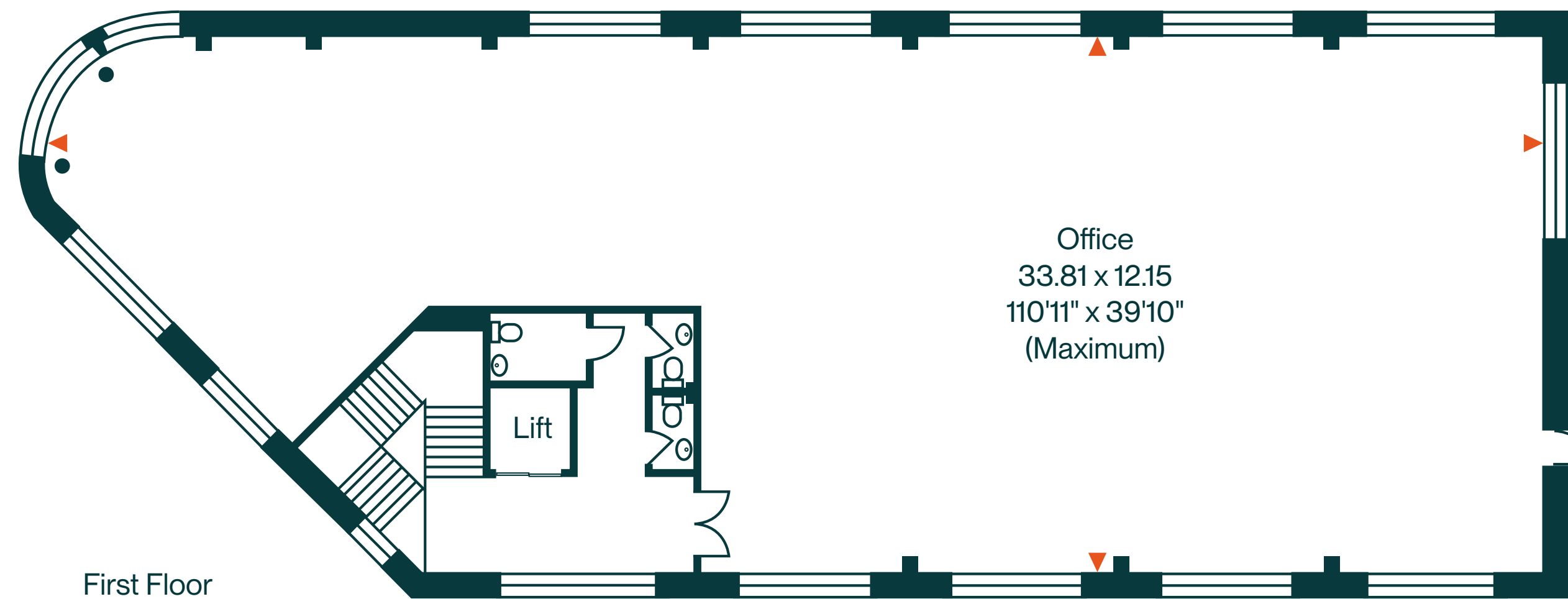
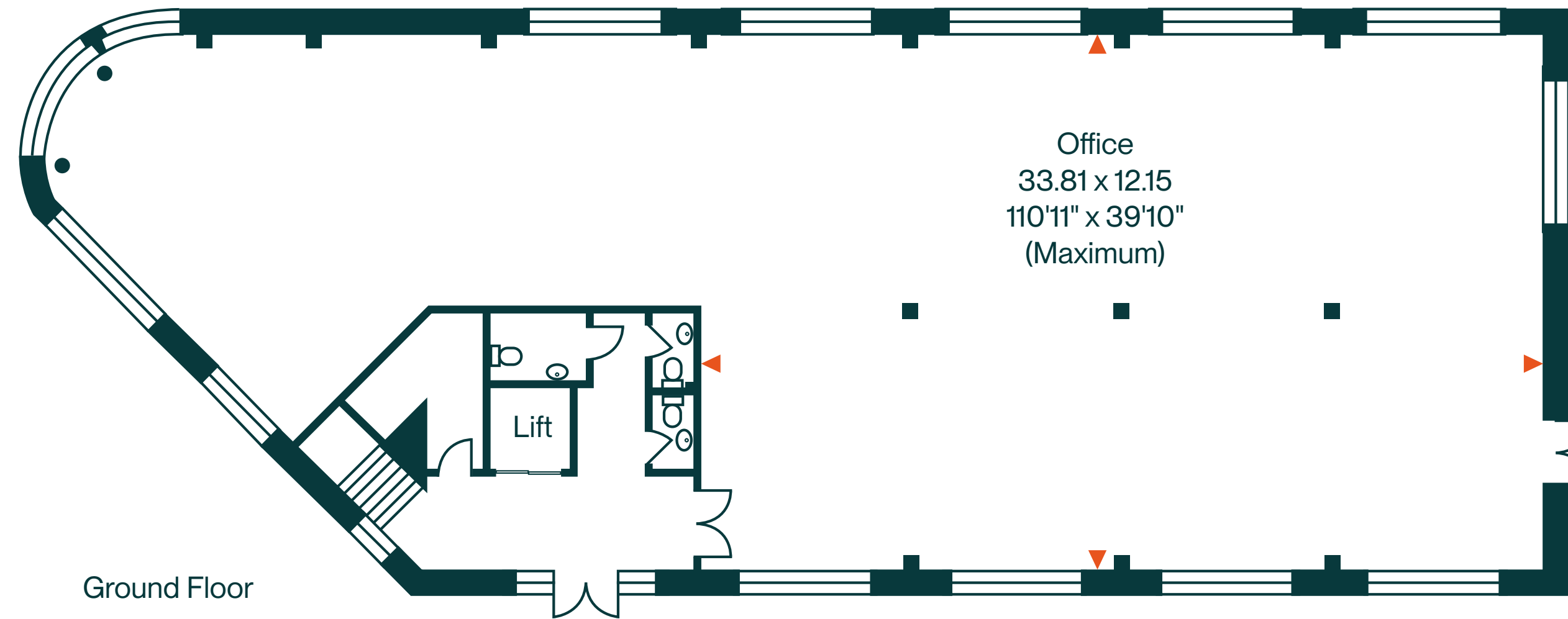
Newly refurbished offices



Cycle parking



Floorplans.



Floorplans indicative only.



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