

**THE  
BASE**

**FLEXIBLE  
FULLY  
SERVICED  
OFFICE SPACE  
TO LET**

For advanced  
manufacturing  
and engineering  
businesses in  
Warrington

**Up to 1,508 sq ft**

**A SOLID BASE  
FOR YOUR FUTURE**





The Base's purpose is to encourage and facilitate the growth of start-ups and SMEs within the advanced manufacturing and engineering sectors. The space provides a collaborative and innovative environment to support the development of technologies towards Industry 4.0. (the fourth industrial revolution).

## The Building

The Base is a contemporary 50,000 sq ft multi-user office building in Warrington town centre. The building forms part of the first phase of the new Warrington Business District development, and is strategically located opposite Warrington Central station and next to the Science and Engineering University Technical College.

### Specifications

Flexible lease terms allowing for business growth
Grade A, BREEAM 'Excellent' rated building
CCTV
High speed internet connectivity
24/7 fob access
Manned reception area
2 lifts servicing each floor
Comfort Heating & Cooling (individually controlled within each office)
Raised floor access
Fully equipped kitchen on each floor
Free WiFi within communal areas/meeting rooms
Shower and locker facilities
External cycle store
Disabled access and facilities
A range of meeting rooms available to hire

## Accommodation

Office No.	Size (sq ft)	Office No.	Size (sq ft)
<b>GROUND FLOOR</b>		<b>LEVEL 03</b>	
G01	878	301	422
G02	Multi-User Suite	302	780
G03	1,506	303	940
G05	527	304	1,508
G06	527	305	580
G07	519	306	420
		307	600
		308	605
		310	569
		311	367
		312	493
		313	324
		314	477
<b>LEVEL 01</b>		<b>LEVEL 04</b>	
101	422	401	386
102	780	402	487
103	940	403	765
104	1,508	404	1,122
105	580	405	379
106	420	406	395
108	569	407	825
109	368	409	369
110	493	410	489
111	324	411	376
112	476	412	445
<b>LEVEL 02</b>			
201	422		
202	780		
203	940		
204	1,508		
205	580		
206	420		
207	600		
208	605		
210	569		
211	367		
212	493		
213	324		
214	477		

## The Sector

Advanced manufacturing and engineering is one of the most important sectors in Warrington. With 4 times the national average for employment in this sector, opportunities span from access to nuclear, rail and utilities supply chains, to innovation for Smart factories and Industry 4.0, underpinned by an unrivalled access to engineering skills.



### DRIVE TIMES

Most direct route

– Chester	38 mins
– Liverpool	37 mins
– Manchester	36 mins
– Manchester Airport	20 mins
– Wigan	27 mins

## Business Support

On-site business support is part of the offer at The Base to support its tenants' growth. From assistance with identifying funding sources to help with IP, collaboration and networking, the tailored approach to business support will assist in identifying the right support at the right time for your business.



## The Area

With a population of 207,000 and home to around 8,000 businesses employing 115,000 people, Warrington can provide a central hub, equidistant to Liverpool and Manchester, and therefore is in a prime catchment area for recruiting skilled and experienced people.

Warrington has the largest labour pool in the UK outside London. There are 3.5 million people within a 30-minute drive of Warrington and 6.2 million people within a 45-minute drive.

Warrington has a higher level of skills than not only the North West region, but also the country as a whole, with a larger proportion of residents qualified to NVQ Level 4 or above.



thebasewarrington.co.uk

For further information  
or to arrange a viewing,  
please call 01925 909777

The Agents for themselves and for the Sellor/Lessor of this property who agents they are give notice that:

1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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