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# PREMIUM WORKSPACE TO LET

**RENOVATED 2022. 188 - 6,319 SQFT. SPACE2WORK WARRINGTON**

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At **Space2work** we create great places for people to work, where small business thrives. Welcome to **Space2work Warrington**.

1,181 - 2,670 sqft

10 hybrid workspaces

188 - 6,319 sqft

16 office workspaces



Awarded to  
Space2work Redbuth  
Best Development

2021



Awarded to  
Space2work Redbuth  
Best Marketing

2021



Awarded to  
Space2work Warminster  
Best Development

2022



Awarded to  
Space2work Warminster  
Best Marketing

2022



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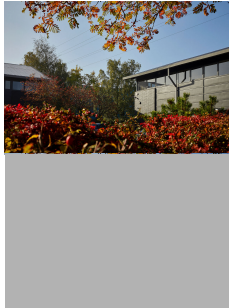


- Renovated 2022
- 10 hybrid workspaces
- 16 office workspaces
- 165 parking spaces

The business park comprises 26 high specification workspaces from 188 – 6,319 sqft.

Situated in the well established Winwick Quay Business Area. Space2work Warrington is set within mature landscaped environment, benefitting from parking for 165 vehicles and is 45,816 sqft in total.

**Stylish, newly refurbished workspace for small business in Warrington.**





Office  
Space2work

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Office workspace is available as smaller suites in multi occupancy buildings or larger self contained spaces to suit your business.

All **Space2work Warrington** workspaces are refurbished to a high standard as they become available. Offices are presented with contemporary finishes complemented by modern LED lighting.

Office features include:

- Air conditioning
- Contemporary carpets and finishes
- Contemporary kitchens and tea points
- Suspended ceilings with LED lighting

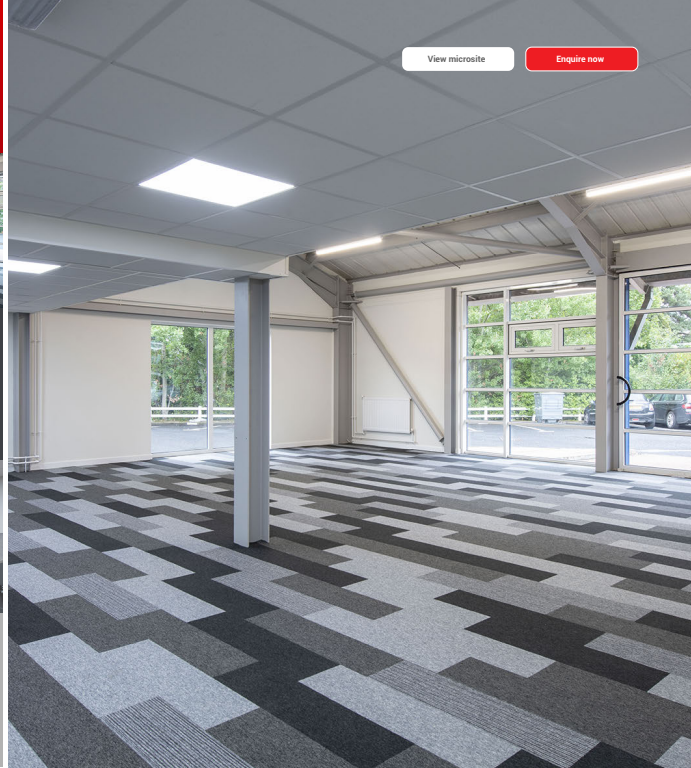
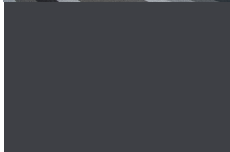
## Hybrid Space2work

Our hybrid worksaces are designed to suit a wide range of businesses. Comprising a double height workspace area with a first floor office. Ideal when you require showroom, storage or production space.

First floor offices are fitted to a high specification and the ground floor area is finished to suit your business needs.

Features include:

- Sliding service doors
- Floor surfaces finished to your requirements
- Air conditioning to office spaces
- Contemporary carpets and finishes
- Contemporary kitchens and tea points
- Suspended ceilings to office with LED lighting



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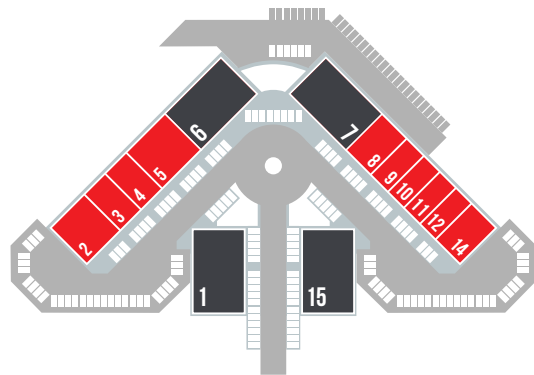
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Artist impression  
2023

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- Development site plan
- Hybrid workspace
- Office workspace



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## Space2work Warrington

Impressive, contemporary workspace for small business.

Work space sizes (Sqft)

1	5,949 <sup>(1)</sup>	2	2,625	3	1,182
4	1,296	5	2,670	6	6,319
7	3,341 <sup>(2)</sup>	8	2,591	9	1,183
10	1,188	11	1,186	12	1,181
14	2,609	15	6,516 <sup>(3)</sup>		

- (1) 10 Suites from 188 to 1,739sqft
- (2) Available as a whole or 2 separate floors
- (3) 5 Suites from 606 to 1,746sqft

[View availability](#)

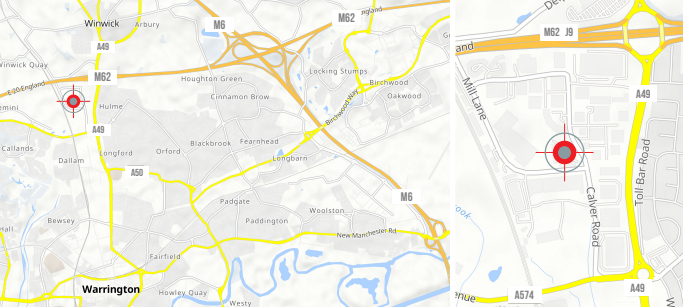


At **Space2work** we own and operate our developments as part of our long term investment horizon. Enabling us to invest in and deliver higher quality workspace to you, our customers.

Development features include:

- High quality multi-use space
- Premium high visibility development signage
- DDA access and facilities
- Generous allocated on-site parking
- Male, female and accessible toilets
- Superfast broadband available
- Remote access CCTV





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**Space2work Warrington** is located close to junction 8 and 9 of the M62 approximately 2 miles north of Warrington town centre just off the A49 providing easy access to the region's motorway network connecting the major cities of Manchester and Liverpool.

Get directions online

- Harvard court  
Winwick quay, Warrington  
WA2 8LT



Manchester International and Liverpool Airport are approximately 25 minutes away. Rail services from Warrington Bank Quay and Warrington Central provide excellent inter-city links to London (under 2 hours) as well as surrounding towns and cities.

The scheme is located less than half a mile from both Junction 9 Retail Park and Fordton Retail Park, offering a good mix of both retail and leisure facilities, including Pure Gym, Costa, ALDI and Nandos.

Great workspace isn't complete without fast, efficient, high calibre service and that's what our passionate team of friendly professionals deliver. Looking after everything property to ensure things run smoothly from initial enquiry to full term so you can focus on running your business.

The Space2work team are here to help in any way we can, every step of the way. We own and operate all our developments through a central management team with dedicated on site managers at each location.

Ensuring a safe and effective environment for our customers businesses to operate and grow.

Space2work  
Warrington



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# Space2work

## Premium small business workspace

Get in touch and start the journey to your new workspace today.

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Prefer to talk to us?

**0800 433 7000**

• [info@s2w.uk](mailto:info@s2w.uk) • [space2work.uk](https://space2work.uk)

Our friendly team are here to answer any questions you may have about Space2work, existing or upcoming developments and any workspace needs you have.

Talk to us about any special requirements and preferences and where ever possible we'll do our utmost to make it happen.

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