

401 FARADAY STREET

FOURTH FLOOR
(6,500 FT²)

401
Paraday Street





EXPECT

NEW THINKING

401 Faraday Street represents a landmark in more ways than one. Already one of the most striking buildings in Birchwood, the £4.7 million redevelopment has transformed the building inside and out to create stunning new offices designed to meet the demanding standards of modern business.

401 offers reduced occupancy costs thanks to its large, flexible floor space. This, combined with its location at the heart of Birchwood Park's vibrant business community, makes it the best working environment in the region. 401 Faraday Street is the workplace to motivate your staff and support your business success.



Fourth Floor suite - 6,500 sq/ft



Up to 230 people



105,000 sq/ft in total





EXPECT

SPACE TO INSPIRE

Great offices make your staff happier, your working day more enjoyable and your business more productive. With expansive glazing, partially exposed ceilings for that city centre feel and air-conditioning throughout, the workspace is modern, efficient, flexible and an inviting space to work so that there's nothing to stand between you and achieving your business goals. 401 Faraday Street combines understated design elegance with cool metropolitan styling that your staff will love and your visitors will envy.

Your office

- Flexible open plan suite
- Partially exposed ceilings
- LED lighting
- New VRF comfort cooling throughout
- Double-glazed windows with solar control
- Views overlooking Birchwood and beyond
- Refurbished to an exceptional standard
- Proactive on-site service team
- Secure on-site parking

Your building

- The Hub Offering:
 - Communal workspace
 - Informal meeting areas
 - Free Wi-Fi
 - All year-round patio and terrace area
 - Friendly, professional reception staff to welcome visitors
 - Hot and cold food
 - Freshly brewed Starbucks
- Showers and facilities for cyclists
- Fully DDA compliant
- 2 high-speed lifts

A copy of our EPC is available on request or via [BirchwoodPark.co.uk](https://www.BirchwoodPark.co.uk)










EXPECT

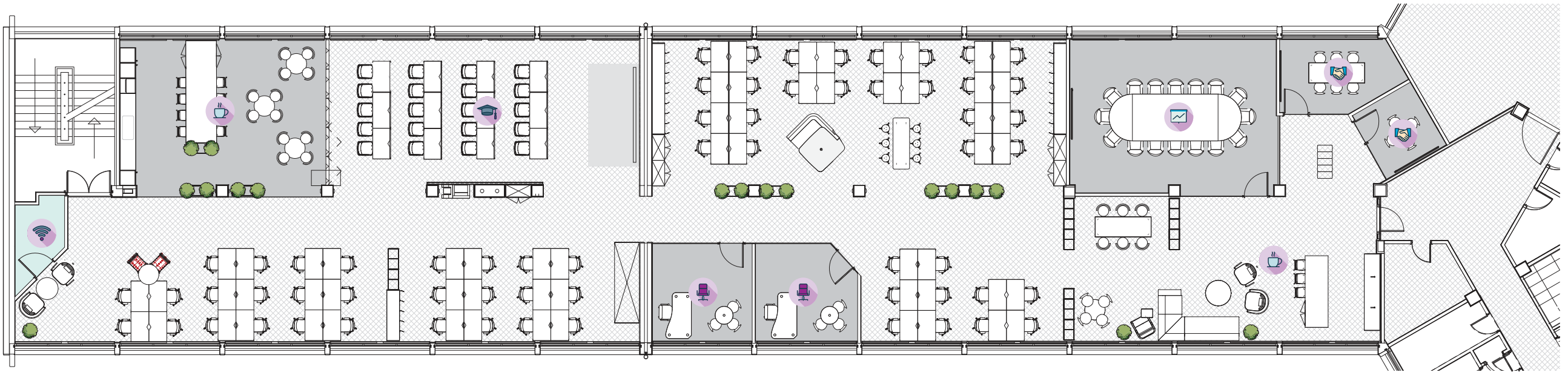
EFFECTIVE WORKING ENVIRONMENTS

Fourth Floor 6,500 SQ/FT

Here is an example layout of the fourth floor, however, we would be happy to help you plan this space to suit your specific needs.

Have a look at our example layouts to see how we could accommodate your team.

-  62 Workstations
-  2 Offices
-  2 Meeting Rooms
-  Boardroom
-  Training Room
-  Server Room
-  2 Kitchen & Breakout Areas





£5million of road improvements, have significantly improved the traffic flow around the Park and the wider Birchwood area.



15 minutes to Manchester and 27 minutes to Liverpool by train



2 mile drive to the M62/M6

EXPECT GREAT NETWORK CONNECTIONS AND TRAVEL CHOICES

We're right in the middle of the North West where the M62 crosses the M6. Smack bang between Manchester and Liverpool - so we are ideal for distribution links and have a great catchment area for recruitment, easy access to the regional train line and also to clients. Lots of clients find it a great place to set up a regional base.

With a free bus link to the station, it's easy to take the train to work. So your people don't have to drive if they don't want to. You can feel that your business is safe too, with 24 hour security and a help desk on site, ready to sort out any problems you might have.



223 lockers and 143 shelter spaces



Exclusive free bus link and 50% discount on all local bus routes



EXPECT

HAPPY DAYS

Great surroundings make your staff happier, your working day more enjoyable and your business more productive.

#ITSAPARKLIFE



“I love the location – the people, the ducks, the open space, the Starbucks. Every day I get out of my car and smile.”

JANET | ENTWISTLE GRAPHICS



26 PARKING SPACES

included with 401 Faraday



An award-winning established business location with an 89% customer retention rate.





EXPECT A VIBRANT COMMUNITY AND FANTASTIC FACILITIES

“Birchwood Park has provided the flexibility that has allowed us to grow and stay in the same great location.”

PAUL | VESTAS UK



EXPECT OPEN SPACES, CULTURE AND EVENTS

“The environment is light, bright and provides us with a great working space.”

HELEN | UK HEARING CARE





EXPECT

GREAT PEOPLE

Our people are why our customers choose to stay with us. It's their expertise, experience and friendly 'can do' attitude that sets us apart and ensures that our customer retention rates continue to be the best in the business. Our staff retention is actually an industry leading 90%+ which we're very proud of.

"With its community feel, wide range of onsite amenities and wellbeing initiatives, Birchwood Park was the obvious choice to help us ensure a healthy work/life balance for our staff."

Andrew Owens,
Head of Finance & Administration,
Dr Schär UK

"Birchwood Park's flexible approach to increasing space has helped us grow during our time on the park. The location gives us access to a graduate talent pool and good transport links to our supply chain. They invested in new facilities around the park which have helped us attract and retain people."

Greg Willets, Consultancy Director AMEC



In the right space, it's possible to motivate, inspire and most of all increase productivity. If you think we might be the right place for your business, why not get in touch?

**CALL OUR LEASING TEAM ON
01925 851 536 OR EMAIL
OFFICES@BIRCHWOODPARK.CO.UK**

We're just here in Chadwick House and would be happy to show you around.



401 Faraday House
WA3 6XF (Sat Nav Postcode)

- EngineRooms**
Meet. Eat. Work.
Movie Nights
Cycle Centre
Cash Point
Lake
Quiet Room
- Gym**
- Parking**
- Bus Stop**
- Driving Range & Golf Course**
- pentahotel**
103 rooms
Restaurant
Bar & Pool table
- Nursery**
- Starbucks coffee & free Wi-Fi**
- On site team**
- Allotments**
- Nature reserve**
- Shopping Centre**
- Train Station**
- The Woodshed**





EXPECT

TO FIND OUT MORE

The vibrancy and motivational workstyle that we offer here at Birchwood Park just can't be found anywhere else in the area. But don't just take our word for it, come and take a look for yourself.

BY PHONE	BY EMAIL
01925 851 536	OFFICES@BIRCHWOODPARK.CO.UK

Leasing agents

BE GROUP	JJL
01925 822 112	0161 828 6440





Birchwood Park 01925 851 536 BE Group 01925 822 112 JLL 0161 828 6440

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birchwoodpark.co.uk

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