

 Birchwood Park

CHADWICK HOUSE

FOURTH FLOOR,
(10,660 FT²)

Chadwick House



birchwoodpark.co.uk

EXPECT

TO BE IMPRESSED

If you like to be in the very heart of things, you'll love Chadwick House. It's bang in the centre of the Park, overlooking the lake. It's easy to get down to business here with Starbucks served in the café, free wifi and a charming landscaped courtyard to work or relax in. Your visitors are guaranteed a warm welcome in reception.

The neighbours are great too. You'll be rubbing shoulders with over 30 other companies settled in here, including Atkins, Nuvia and National Nuclear Laboratories. It's this mix of established and growing businesses and the talented people that work for them, that gives Chadwick House its bustling business vibe.

100% of people surveyed said they would recommend Chadwick House as a place to work.



BIRCHWOOD PARK IS UNRIVALLED IN ITS ABILITY TO CONNECT ME TO MY CLIENT BASE ACROSS THE NORTH WEST.

THE NETWORK OPPORTUNITIES I ENJOY HERE HAVE BEEN A GREAT PLATFORM FOR NEW BUSINESS.

Lee Birchall, DV8 Designs



EXPECT

EVERY DETAIL
TO BE COVERED

Just because it's a large office, doesn't mean you'll miss out on friendly warmth. Our reception staff are welcoming and helpful. There's also a helpdesk and on-site maintenance team to sort out any little niggles quickly and without fuss.

Your visitors and staff have the pick of the bunch when it comes to on-site parking. If you'd like to have a meeting, there's plenty of choice. The café in Chadwick House serves Starbucks so you can chat over coffee.

Free wifi in reception, and the range of street food options at the EngineRooms, means there are plenty of other spaces to catch up on a few minutes work.

Commuting wise, we're easy to get to – so people don't feel they spend half their lives in the car. And if you want to stay on and watch a movie or go to the gym after work – you can. It's all here. There are lots of little perks of the job that apply whatever your job (on site Starbucks – yay), that all add up to make Birchwood Park such a lovely surprise. We believe we've created a place to work where you really can expect more than just a building. A place where you can expect to inspire, motivate and help increase productivity.



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

THE BUILDING SPECS

10,660 SQ/FT

Expect to be at the heart of everything

This example layout shows how a 10,660^{sq}/ft office can be designed to accommodate 118 people in an effective working environment. We'd be happy to help you plan this space to suit your specific needs.

Why not give us a call to chat about it?

SIR JAMES CHADWICK WAS AN ENGLISH PHYSICIST WHO WAS AWARDED THE 1935 NOBEL PRIZE IN PHYSICS FOR HIS DISCOVERY OF THE NEUTRON.



Friendly helpful staff on hand in our welcoming reception



Helpdesk and on-site maintenance team



Chadwick café – offering Starbucks coffee



The Hub at 401 – informal meeting space and Starbucks



Free WiFi in reception and café area



Showers, lockers & cycle racks



On-site storage available

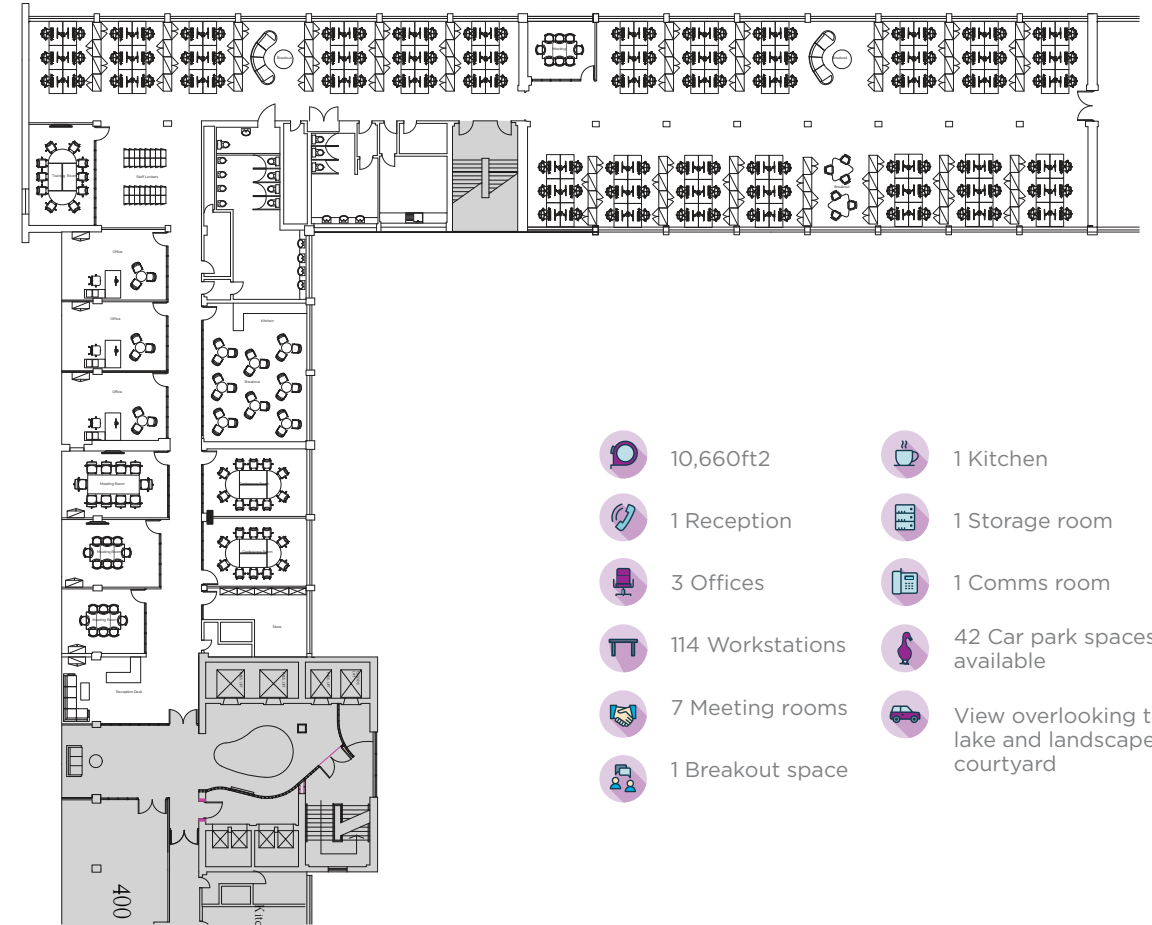


24hr CCTV and security patrols



Additional on-site parking options available

4TH FLOOR NORTH EAST WING



10,660ft²



1 Reception



3 Offices



114 Workstations



7 Meeting rooms



1 Breakout space



1 Kitchen



1 Storage room



1 Comms room



42 Car park spaces available



View overlooking the lake and landscaped courtyard



£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



223 lockers and 143 shelter spaces



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

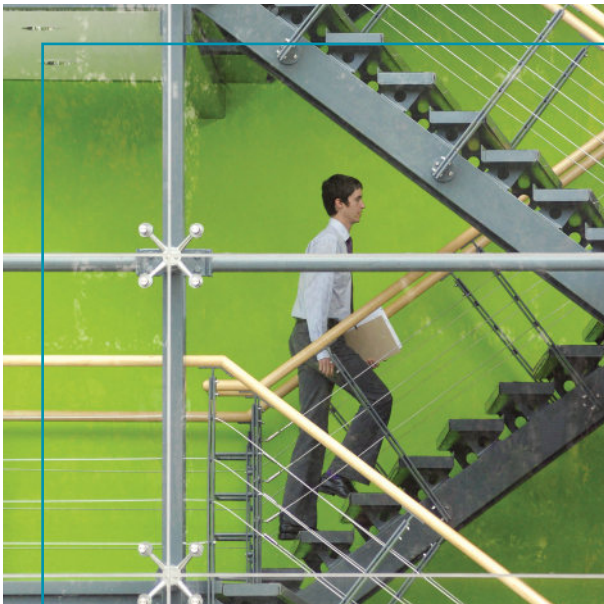


EXPECT GREAT NETWORK CONNECTIONS AND TRAVEL CHOICES

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.



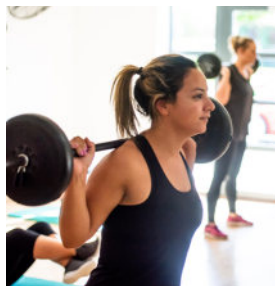


**YOU CAN UPSCALE
OR DOWNSIZE
WITHOUT THE
INCONVENIENCE OF
LOOKING FOR SPACE
ELSEWHERE**



EXPECT FLEXIBILITY AND CLIENTS NEARBY

Moving your business to Birchwood Park means joining a community. It's an immediate boost to your business having lots of other businesses nearby, perfectly placed to collaborate with you on projects. You'll be adding skills – and friends too. With 165 companies and over 6000 people, there's a big pool of knowledge you can tap into. As your business evolves, our capacity and range of options means we can adapt with you. You can upscale or downsize without the inconvenience of looking for space elsewhere.



EXPECT A VIBRANT COMMUNITY, FANTASTIC FACILITIES AND EVENTS

Open spaces encourage an open mind. Which can only be good for business. Sometimes the best ideas happen when people are relaxed and thinking about other things. There's a fabulous vibe here with our enviable lakeside space – complete with resident ducks, swans and geese! We even get the barbecue out for our regular 'Big Sizzle' in the summer, not forgetting our deck chairs and picnic blankets to lounge on during our live music lunches.

The EngineRooms has everything from freshly made pizza to global street foods, a salad bar, veggie kitchen and a steady flow of Starbucks coffee to keep you firing on all cylinders. With over 45 film showings a year in our auditorium come cinema (how good is that?), complete with popcorn, ice cream, beer and wine, there's a lot here to feed the soul as well as the stomach. Good times roll along with the work. We've even got an on-site gym to help your staff work out around their work.



“FOR US, ENSURING THAT OUR STAFF ARE MOTIVATED AND ENJOY COMING TO WORK IS A TOP PRIORITY.”

Sarah Jane, Canon



EXPECT THE BEST PARKING OPTIONS

We offer a range of incentives to encourage alternative methods of transport, although we understand that for many using the car is unavoidable. At Birchwood Park we have a range of secure parking options that other locations just don't have. There are cycle shelters for your cyclists' bikes too, so however your employees get to work, they'll be well looked after.



-  **42 DEDICATED PARKING SPACES PLUS THE BEST OPTIONS FOR ADDITIONAL SPACES IN THE AREA**
-  **WA3 6AE** (SAT NAV postcode)





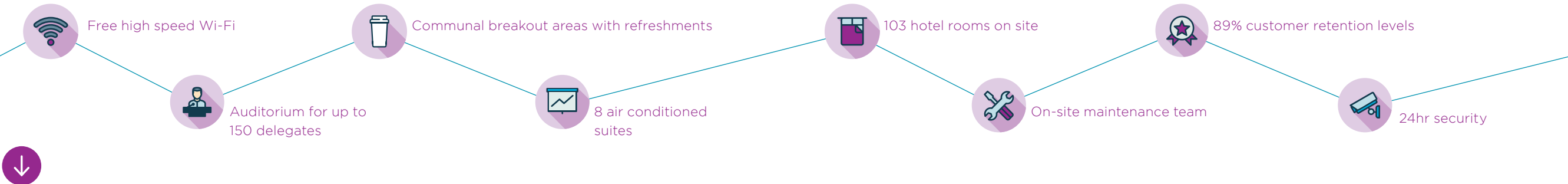
EXPECT BUSINESS HUBS AND GREAT MEETINGS SOLUTIONS

We have the space to get together with people whatever way you choose. You can take your pick from social work spaces, a comfy sofa or a corner of our all weather terrace. People help the ideas to flow, whether you're in the EngineRooms or at 401. We're not boasting but we do have some of the best meeting and events facilities in the North West.



EXPECT A FRIENDLY PROACTIVE TEAM AND A SECURE ENVIRONMENT

There is a team of over 100 of us, working together every day. Our reception staff are super helpful and welcoming and our on-site maintenance team can sort out any little niggles quickly and without fuss. Our team is very long standing which means our customers get to know us and where to find us. Security is 24 hour but not intrusive. We've got a team on site to patrol the Park, as well as CCTV, but it's efficient in a competent rather than a 'big brother' kind of way.



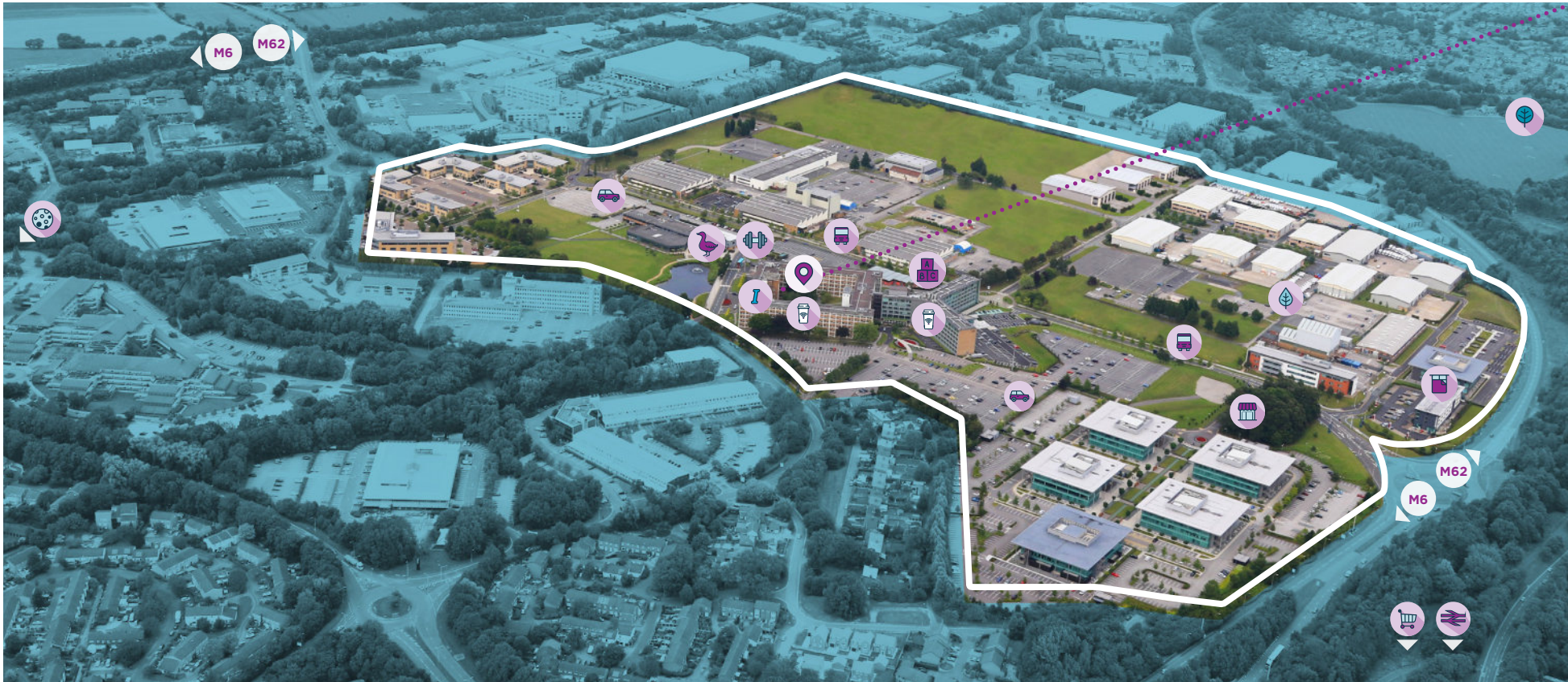


In the right space, it's possible to motivate, inspire and most of all increase productivity. If you think we might be the right place for your business, why not get in touch?

Leasing agents: BE Group - 01925 822 112 / JLL - 0161 828 6440

**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.



Chadwick House
WA3 6AE (Sat Nav Postcode)

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





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birchwoodpark.co.uk

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