



Newton House

Ground & First Floor

3,233ft² / 300m² – 6,412ft² / 595m²

A practical and centralised home for vibrant and growing businesses



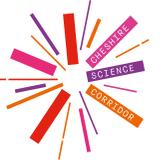
Birchwood Park

www.birchwoodpark.co.uk

EXPECT MORE



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Save up to
£275,000
over 5 years

ENTERPRISE ZONE



“I didn’t expect to get such great value for money with all of the benefits of this location and park facilities.”

Adam, Genesys Training

Expect to be inspired

Newton House takes its name from the famous physicist Sir Isaac Newton. The same chap who discovered the law of gravity. Allegedly, an apple falling on his head gave him the idea. You might find working in a place like Newton House can help your inspiration in a different way. Certainly the short walk to a morning Starbucks is pretty inspiring.

Newton House sits just opposite The Centre at Birchwood Park, where you can grab a Starbucks, watch a movie or workout in the gym. It’s a great place to impress your clients too, with a range of meeting rooms and The Hub for more relaxed chat. Being smack bang in the middle of everything, it’s no surprise that a wide variety of businesses have already made Newton House their home.





Expect to be impressed

If you choose to move to Newton House, you'll be keeping good company. With a great mix of established and growing businesses including AMEC, Genesys Training and Thermo Fisher Scientific you'll find that this helps make Birchwood Park such a vibrant and thriving business community.

-  **WA3 6FW (Sat Nav Postcode)**
-  **On-site parking and the best range of parking options in the area**
-  **Helpdesk and on-site maintenance team**
-  **Communal kitchen**
-  **Adjacent to The Centre and Alive & Well gym**
-  **Showers, lockers & cycle racks**
-  **On-site storage available**
-  **24hr CCTV and security patrols**



To every action there is always opposed an equal reaction.

Sir Isaac Newton



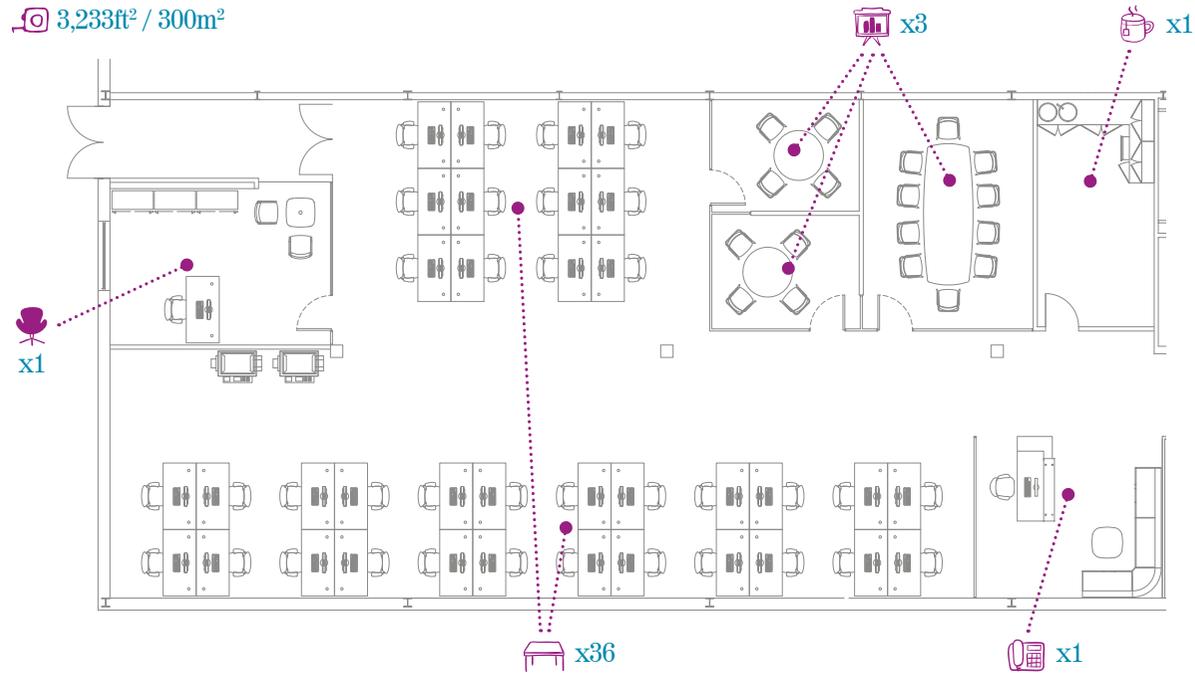
“I love the location – the people, the ducks, the open space, the Starbucks. Every day I get out of my car and smile.”

Janet, Entwistle Graphics

Example Space Plan Ground and First Floor

Ground Floor Suite 013

3,233ft² / 300m²



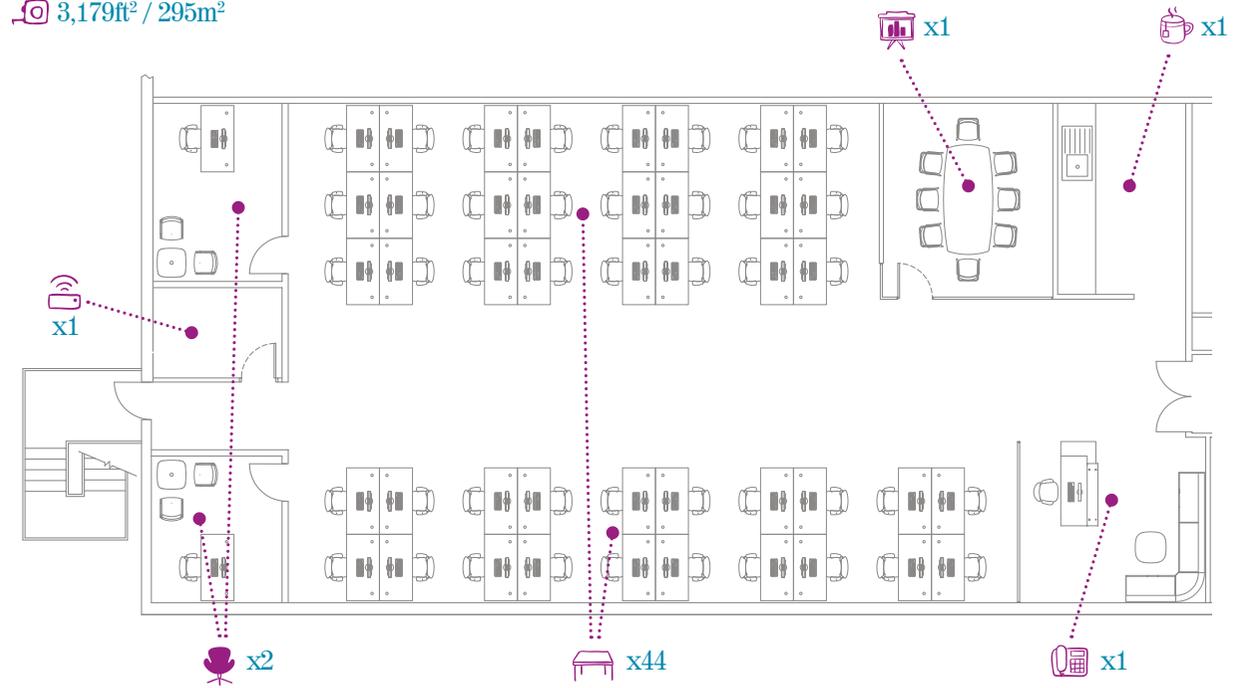
-  Reception
-  Office
-  Meeting rooms
-  Workstations
-  Comms room
-  Kitchen

Combined Floor area
6,412ft²
(595m²)

Both floors are available individually or can be combined to create additional space. Below are some example layouts, however, we would be happy to help you plan this space to suit your specific needs.

First Floor Suite 114

3,179ft² / 295m²



£5million of road improvements, completed in 2016, have significantly improved the traffic flow around the Park.



15 minutes to Manchester and 27 minutes to Liverpool by train



380 visitor parking spaces



2 mile drive to the M62/M6



223 lockers and 143 shelter spaces



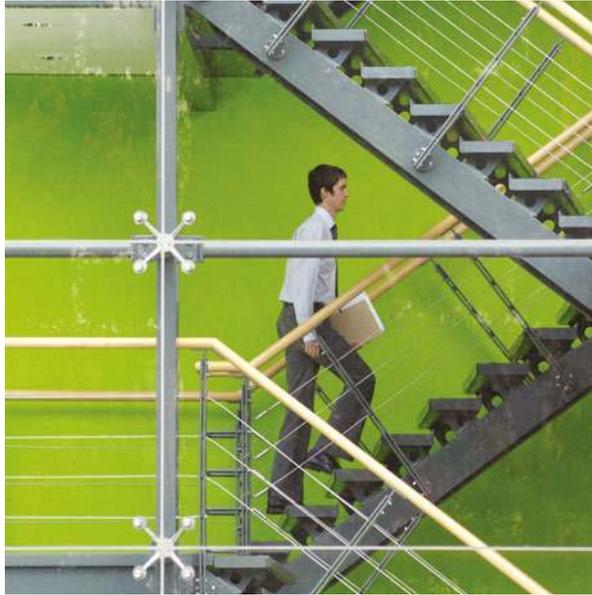
Exclusive free bus link and 50% discount on all local bus routes

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.





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.

“
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 Garden Restaurant has a theatre-style kitchen and a great range of cafés serve Starbucks coffee and delicious sandwiches. 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.





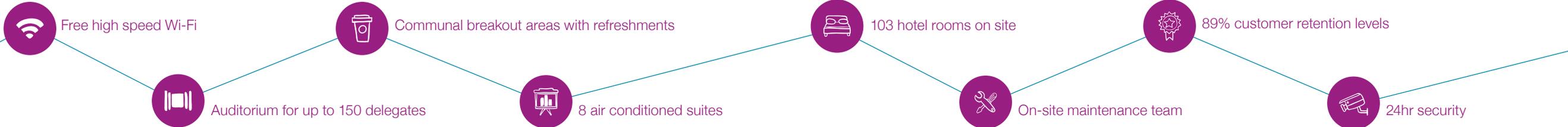
Expect business hubs and great conference solutions

We have the space to get together with people whatever way you choose. Grab a private booth, a comfy sofa or a corner of our all weather terrace. People help the ideas to flow, whether you're in the Hub at The Centre, at 401 or in one of our meeting rooms. We're not boasting but we do have some of the best conference 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.





Expect more

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 on site in Chadwick House and would be happy to show you around.



 **Newton House**
(Sat Nav Postcode – WA3 6FW)

 **The Centre**
Starbucks Coffee
Free Wi-Fi
Restaurant
Meeting Rooms
Auditorium
Movie Nights
Cycle Centre
Cash Point
Lake

 **pentahotel**
103 rooms
Restaurant
Bar & Pool table

 **Nursery**

 **Starbucks coffee & free Wi-Fi**

 **On site team**

 **Gym**

 **Allotments**

 **Parking**

 **Nature reserve**

 **Bus Stop**

 **Shopping Centre**

 **Driving Range & Golf Course**

 **Train Station**



www.birchwoodpark.co.uk



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