

The business  
destination in the  
heart of Cheshire

Booths Park ●

bruntwood







# Go to work in the park

At Booths Park you'll find all the amenities you need to make your business a success, right in the heart of the Cheshire countryside.

This 220-acre business destination offers a selection of office spaces and on-site meeting facilities; all without the city centre price tag. The unique benefits that a rural location brings – from football and cricket pitches to a fishing lake and cycling routes – create additional incentives for both you and your employees.

## **An ideal location...**

Being in the middle of the countryside doesn't mean that Booths Park is out of the way – far from it. Situated right next to Knutsford, it's extremely convenient for the M6, M60 and M56, plus Manchester Airport is just on the doorstep. There's ample on-site parking, but for those travelling by public transport, Knutsford railway station is just 10 minutes walk away, putting Booths Park just 40 minutes from Manchester city centre by train.

## **...offering flexibility and choice**

Your office accommodation at Booths Park can be traditional or modern, self-contained or serviced, with additional facilities such as meeting and conference rooms, an on-site cafe and external courtyard and public spaces for your staff and customers to enjoy. All these services are managed by the on-site Bruntwood customer service team, whose job it is to make sure that everything about your office accommodation runs smoothly so that you can get on with the job of running your business.



# An historic location

Booths Park is situated in idyllic rural scenery just minutes away from one of Cheshire’s most picturesque towns.

### A remarkable heritage...

Dating back to the 14th century, the Booths Park estate was the home of the Legh family for over 600 years. Booths Hall itself is a Georgian manor house that was built in 1745 and even boasts a secret passageway hidden behind its oak panelling. Its 220-acres of glorious parkland has its own mere and fishing lake, complete with protected wildlife.

### ...brought bang up-to-date

Bruntwood took over the estate in 2004 and initially transformed Booths Hall and Booths Park House into unique and characterful office accommodation. A series of modern office buildings are also accommodated within the grounds, and the whole destination has been given a real sense of place with the creation of a contemporary, architect-designed courtyard space that allows your staff to make the most of the glorious outdoor space.

With an on-site Philpotts cafe serving a wide range of hot and cold food, running and cycling routes and a wealth of other outdoor facilities, you’ll find that Booths Park offers the ultimate in work-life balance.

 **3,023**

PEOPLE WORKING IN THE BOOTHS PARK BUSINESS COMMUNITY

 **220**

ACRES OF PARKLAND AT BOOTHS PARK







 198,588

TOTAL SQ FT OF OFFICE SPACE AVAILABLE

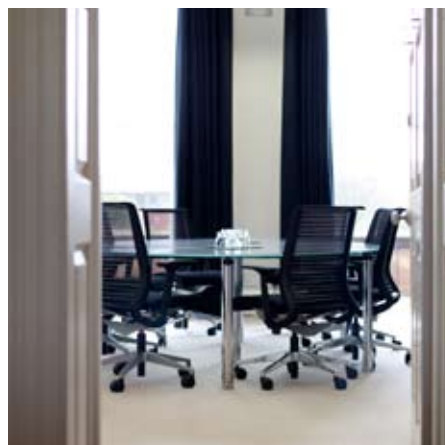
## The right place to grow

At Bruntwood we recognise that every business has its own unique requirements. That's why we deliberately provide a range of different office types, to help you find the best environment for your business to flourish.

Take your pick from the character of traditional architecture, re-purposed as distinctive and unusual office accommodation or the flexibility and convenience of purpose-built offices, refurbished and equipped to Grade A specification.

Also, because we develop, let and manage all our properties, we can also make sure that the whole process of choosing, leasing, setting up and moving into your new office accommodation is as seamless as possible, meeting your expectations at every stage.

The wide variety of our office portfolio also means that signing up for a lease with us doesn't need to restrict your business's flexibility – if your needs change then we're more than happy to move you within the other accommodation at Booths Park or even within our whole portfolio if you choose, all within the terms of your existing lease.



# Traditional character to contemporary convenience

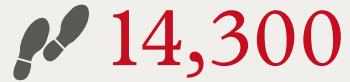
Whether you're looking for an office for two people for a month, or office space up to 45,000 sq ft, Booths Park has an option to suit.



ORIGINAL HERITAGE BUILDINGS



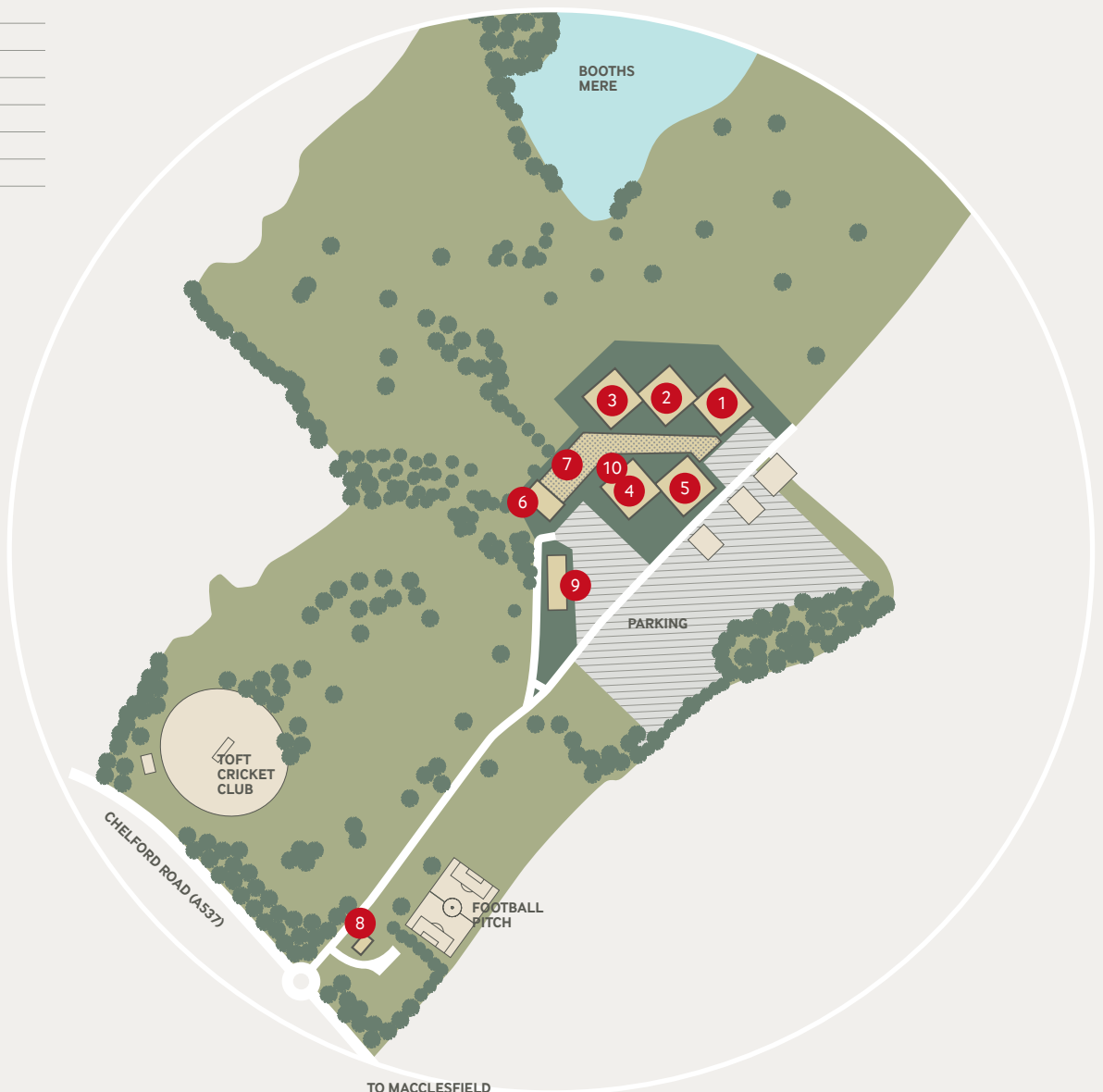
PURPOSE-BUILT BUILDINGS



TOTAL MAXIMUM FLOOR PLATE

## KEY

- 1 No. 1 Booths Park
- 2 No. 2 Booths Park
- 3 No. 3 Booths Park
- 4 No. 4 Booths Park
- 5 No. 5 Booths Park
- 6 Booths Hall
- 7 Courtyard
- 8 Booths Park House
- 9 Springwood
- 10 Philpotts







BOOTHS HALL / 8,305 SQ FT



BOOTHS PARK HOUSE / 2,258 SQ FT



No. 2 BOOTHS PARK / 45,080 SQ FT



No. 5 BOOTHS PARK / 37,724 SQ FT



No. 3 BOOTHS PARK / 35,908 SQ FT



No. 1 BOOTHS PARK / 44,547 SQ FT



SPRINGWOOD / 7,340 SQ FT



No. 4 BOOTHS PARK / 17,426 SQ FT

# Take the first steps to success

At Bruntwood, we recognise that some businesses need a low cost, flexible and easily accessible office solution, without the responsibility of a fixed office lease.

Whether you're just starting out, or an established business looking for temporary additional space, our serviced offices are designed to provide you with maximum flexibility at a minimum cost outlay. They come complete with furniture, phones and broadband connections, so you can move in and start working from the minute you plug in your computer. With our highly professional customer service team and individual company answering services included, we can help you give a first class impression to your customers from the outset.

Serviced offices can be rented from one person upwards for as little as one day, and, unlike many other serviced office providers in the market place, the price we quote you is the price that you pay. We understand that you don't want any nasty surprises, so there are no additional set-up fees or extra costs once you've moved in.

As a Booths Park serviced office customer, you can also take advantage of discounted rates for the use of our on-site meeting rooms, as well as meeting rooms in other Bruntwood properties across the region. And, when you've got your business off the ground, we're here to help if you want to graduate into your own leased office space at Booths Park or elsewhere within our portfolio.



 170

TOTAL NUMBER OF SERVICED OFFICE DESKS

 1,286

TOTAL NUMBER OF ON-SITE CAR PARK SPACES











DELEGATES NUMBERS THAT CAN BE ACCOMMODATED  
IN BOOTHS PARK MEETING ROOMS

## Meetings made easy

Booths Park is the ideal venue for a wide range of conferences and events.

Red Rooms is the name of Bruntwood's range of high quality meeting facilities, located in a variety of our properties across Manchester, Leeds, Liverpool and Birmingham. If you are looking for a professional environment to hold a meeting, interview, training session, breakfast event, board meeting or conference, there are over 75 Red Rooms to choose from, available to hire from one hour through to a full day.

With a variety of Red Rooms meeting spaces on-site, Booths Park can accommodate everything from a one-to-one discussion to a seminar for 150, providing additional amenities for our on-site customers and a great out-of-town venue for away-days, training sessions and team-building activities.

The majority of the meeting facilities at Booths Park are housed in Booths Hall, and the elegant period surroundings provide a unique and characterful backdrop for a range of events. There's nothing period about the facilities however, with the best of 21st century technology, high quality catering and the expertise of our conference team to help your event run smoothly. The extensive on-site parking facilities add to the convenience, plus the beautiful countryside surroundings will never fail to impress.

For many Booths Park customers, the benefit of having such extensive meeting facilities on-site means that they can free up space within their own office environments, as they only need to pay for the space of a meeting room when they need to use one. And all our Red Rooms come with an extensive menu of services that allows you to take as much, or as little of our help as you require.



## Work, rest and play

One of the great advantages of Booths Park is how it helps to achieve that always-elusive work-life balance.

The working environment at Booths Park can be both relaxing and exhilarating, making it easier for you to get the most out of your day and helping to make your staff more productive and better motivated.

If you need space to think or relax, you can choose between the modern elegance of the courtyard, with its soothing water feature and lily pond or the ornamental gardens where you can even enjoy a leisurely game of bowls. If you want to take a break from your office chair in your lunch hour, there are jogging and cycling routes to choose from and with a football pitch, a cricket club and two fishing lakes there are plenty of other excuses to take advantage of the glorious surroundings.





 **2**

NUMBER OF ON-SITE FISHING LAKES

 **100%**

OF ELECTRICITY SUPPLIED TO  
BOOTH'S PARK CUSTOMERS IS FROM  
RENEWABLE SOURCES

# In good company

At Booths Park you'll be joining a business community of like-minded people who appreciate the difference this unique environment makes to their business.



**Matthew Townsend**  
Managing Director  
Ultimate Communications

**Matthew Townsend set up his own creative communications company at the tender age of 19. Being originally from South Manchester, Booths Park was familiar territory for him when it came to looking for a base for his now 20-strong company.**

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**“It really helps the creative process to be surrounded by so much natural beauty.”**

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“Booths Park was an obvious choice for me” says Matthew, “more than anything because it gives you the space to think. It really helps the creative process to be surrounded by so much natural beauty. Clients also love coming to the office here because it’s such a novelty for them – most of them are based in cities so it’s a treat to come somewhere so beautiful but with all the amenities of restaurants etc. just minutes away.”

Matthew adds: “Booths Park really is a bit of a hidden gem. You might assume it’s too rural but it actually has fantastic transport links, great bars and restaurants and great surroundings. And the Bruntwood staff are fantastic.”



David Clewlow  
Director  
Apogee Wealth Management

**Independent financial advisors, Apogee, was set up in 2009 and Director David Clewlow knew straight away on his first visit to Booths Park that this was the right place to base his new business.**

“The directors looked at Booth’s Park originally because of its proximity to where we all live”, explains David, “but it ended up being the first and the only location that we looked at – we just fell in love with it straight away.”

According to David, Bruntwood’s understanding of the needs and requirements of a new business made a big difference: “Bruntwood were very sympathetic to our requirements, giving us a good deal that provided us with flexibility as we grew – we’re now in our third office within the same building.”

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“...we just fell in love with it straight away.”

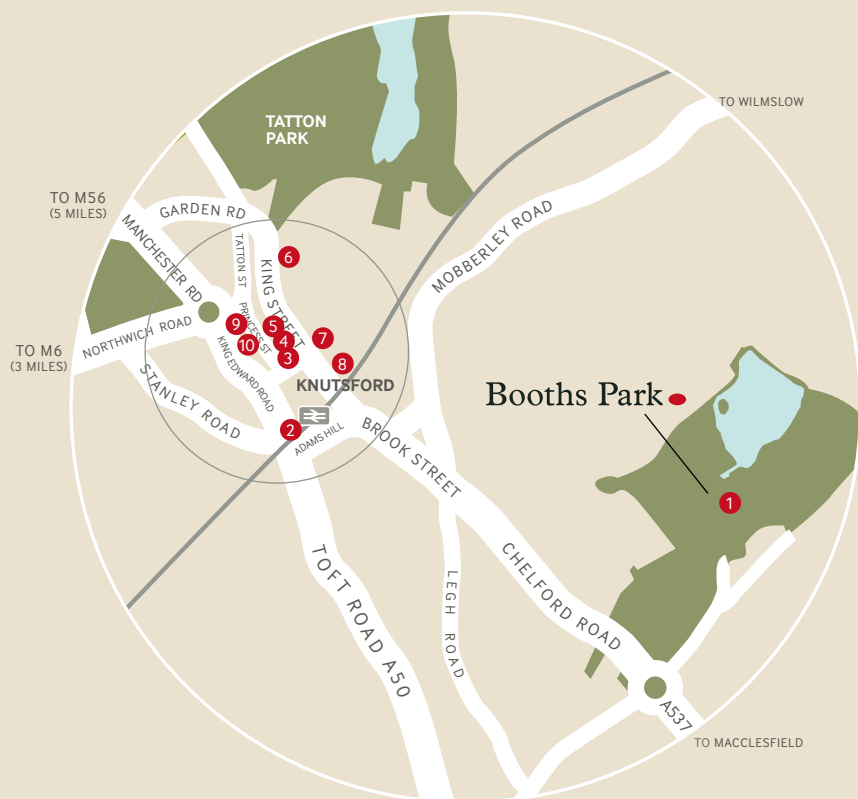
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David also appreciates the working environment that Booths Park provides. “The way Booths Park is designed means that you come to work in a much calmer state than if you drove into a city centre. It also provides the right professional image for us – those first few minutes when a client comes to visit create a big impression and Booths Park delivers every time. It really is a bit of a hidden gem – you wouldn’t necessarily know it’s here yet the atmosphere is buzzing, with a real sense of community.”



Booths Park is just minutes away from Knutsford, one of Cheshire's most lovely and picturesque towns.

The lively streets are lined with independent boutiques, elegant eateries, and an Aladdin's caves of antique shops, so it's no problem to find that last minute birthday present in your lunch hour, or to meet up with friends for a glass of wine or a spot of supper after work. In addition, a Booths supermarket (no connection!) and the prerequisite chemist, dry cleaners and other amenities mean that you have pretty much all you need right on the doorstep.



**KEY**

- 1** Booths Park
- 2** Zizzi restaurant
- 3** Post Office
- 4** Belle Epoque Brasserie
- 5** Boots the chemist
- 6** Pizza Express
- 7** Piccolinos
- 8** Knutsford Wine Bar
- 9** Sainsburys
- 10** Costa Coffee



**Booths Park**  
Chelford Road  
Knutsford WA16 8QZ

**Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed.**

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefit to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

Whether you need a single desk for a day or a whole building for 25 years, we have the right solution to suit your business.

Talk to us today on **0800 731 0300**.

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Bruntwood  
City Tower  
Piccadilly Plaza  
Manchester M1 4BT

For more information on Booths Park or other properties in our portfolio please give us a call or visit the website.

**0800 731 0300**  
**[bruntwood.co.uk/boothspark](http://bruntwood.co.uk/boothspark)**

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