



Booths Park

Chelford Road, Knutsford, Cheshire WA16 8GS

bruntwood



Make an impression

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. The unique benefits that a rural location brings – from rugby 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 with superfast internet 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.



What's on offer?

Whether you're looking for a small all-inclusive office with a short term lease or a large suite where you can really make your mark, we can create a space that works for you.

Serviced office

A serviced office provides maximum flexibility. With a simple pay per desk rate and sign-up for as little as six months, as your needs change so too can your office. Whether you need private space for two people with all the advantages of a professional support team, or a larger space to expand for a temporary period, serviced offices are the solution.

Ideal for

Companies 2+

Entrepreneurs, Start-ups and SMEs

Short term space needs from project teams to swing space

Satellite offices

What's included

Private office

Simple per per desk pricing

24/7 building access

Discount on Bruntwood meeting room bookings

Services included in rent: cleaning, internet/telephone services, communal kitchen, lounge access.

Natural light

Made & Managed

We take hassle out of managing your office and let you put the focus back onto running your business. We design, create and fully manage your offices, all for a single monthly fee. You select a bespoke package of services and a fit-out that is reflective of your brand and personalised to the way you work. We help you manage these costs so that you don't have a huge upfront investment to get your office up and running.

Ideal for

Companies from 20+

SMEs, entrepreneurs

Ready to move in (turnkey) requirements

Short term space needs from project teams to swing space

Satellite offices

What's included

Private office

24/7 building access

Discount on Bruntwood meeting room bookings

Build a bespoke package of services such as: cleaning, internet/telephone services, facilities management etc.

One single bill covering rent and services

A personalised fit out designed and project managed by a team of Bruntwood experts with no upfront capital cost.

Leased office

Lay the foundations for success and make your space your own with a Bruntwood leased office. Our flexible leases in landmark office buildings help you to choose the strategy that's right for your organisation. A leased office is perfect choice for the organisation that likes to take full control from the design and fit-out to your additional operational services.

Ideal for

Companies of any size that want to design and manage their own unique office space.

SMEs, entrepreneurs

Ready to move in (turnkey) requirements

Short term space needs from project teams to swing space

Satellite offices

What's included

Run your office your way with the flexibility to add on an optional design and fit-out from Bruntwood.

Private office

24/7 building access

Discount on Bruntwood meeting room bookings



Meeting rooms

Set in 220 acres of Cheshire countryside, Booths Park is situated right next to Knutsford and is extremely convenient for the M6, M60 and M56, plus Manchester Airport is just on the doorstep.

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

Number of people	Hour	Half day	Full day
4	£20	£65	£110
8	£25	£110	£145
14	£60	£150	£250
18	£75	£200	£300
30	£150	£400	£670

- Bruntwood customers receive a 25% discount on meeting room hire.
- Screens and AV equipment are available in meeting rooms 1 and 6.



4-150

Delegates numbers that can be accommodated in Booths Park meeting rooms



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.





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.

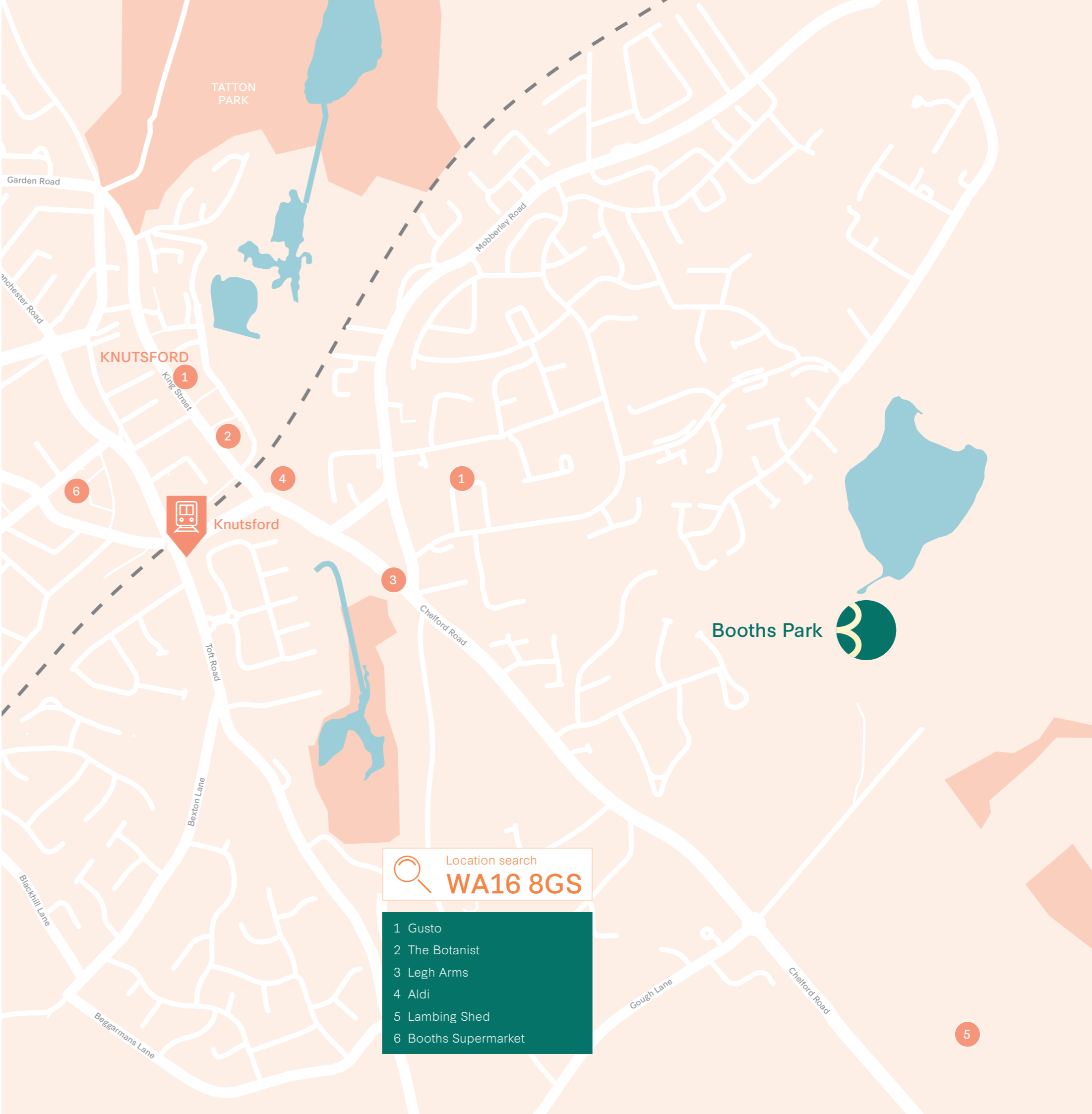
A series of modern office buildings are also accommodated within the grounds, and the whole destination has been given a real sense of place with the creation of a contemporary, architectdesigned courtyard space that allows your staff to make the most of the glorious outdoor space.

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.

Working in Cheshire

Booths Park is located close to Knutsford Town Centre, 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.



Location search
WA16 8GS

- 1 Gusto
- 2 The Botanist
- 3 Legh Arms
- 4 Aldi
- 5 Lambing Shed
- 6 Booths Supermarket

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.

Booths Park is a thriving business community of start-ups, growing businesses and established brands located in a vast scenic parkland in Knutsford.



 **198,588**
Total sq ft of office space

 **1,286**
Number of on-site car park spaces

 **220**
Acres of parkland at Booths Park

 **170**
Number of serviced office desks

 **100%**
of electricity supplied to Booths Park customers is from renewable sources

Booths Hall



Booths Hall

No 1 Booths Park



No. 3 Booths Park



No.5 Booths Park



Springwood



Booths Park 2



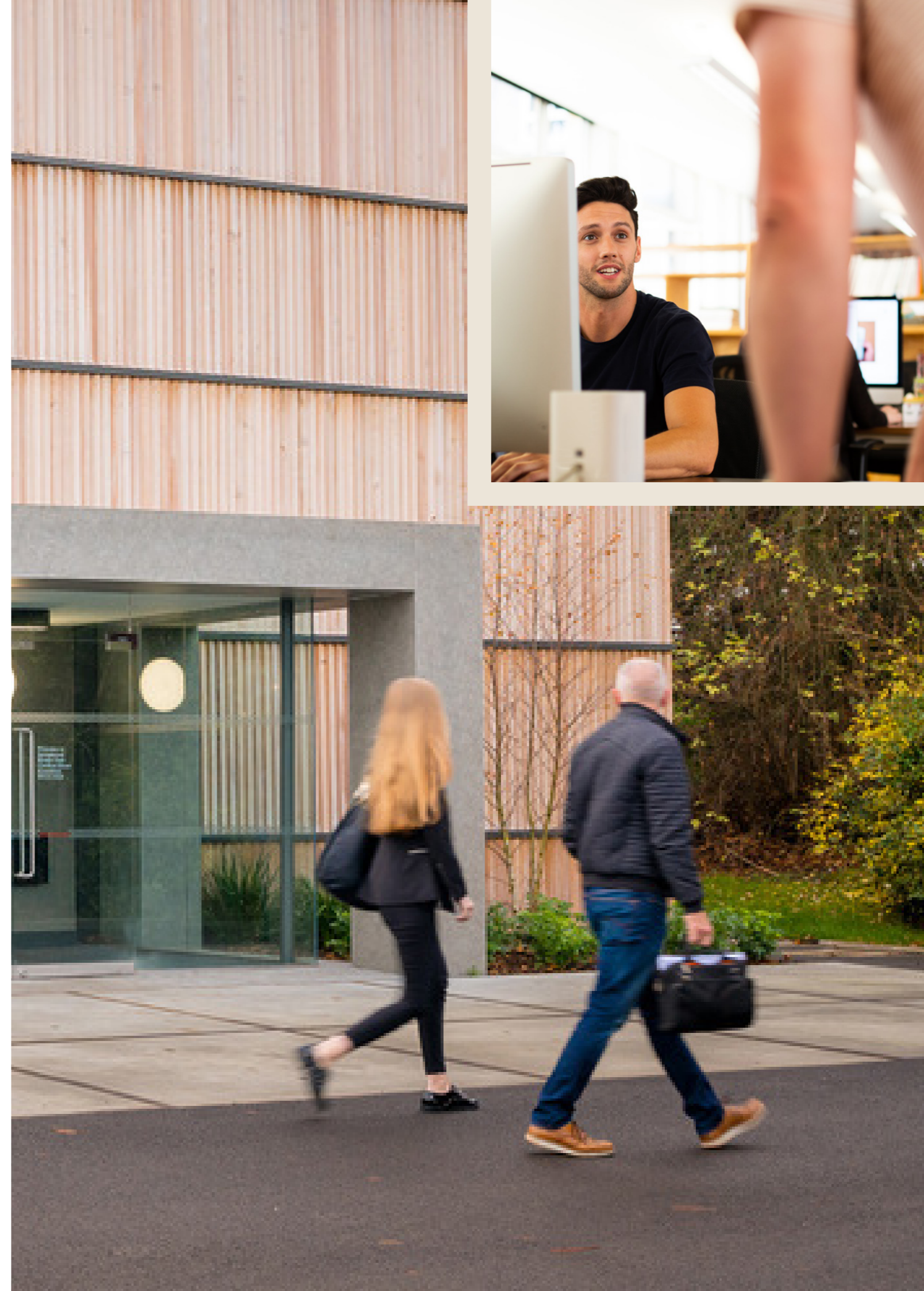
Take the first steps to success

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.



The bruntwood Collective

We know that a lot of your time is spent at work, so you want to make sure you're working from a stimulating and collaborative space.

And you don't just need that from your day-to-day office base. It can be the spaces, the buildings and the places around you. We can connect you to people and businesses throughout your building, your city and beyond.

We're creating vibrant communities across our buildings for you to join and enjoy; helping you, your colleagues and your business to thrive.

Take part in a wellbeing workshop or yoga class, devour some tasty treats at a FIKA for a midday pick me up, or immerse yourself in the lively city around you with access to innovative arts performances. We've got an extensive events programme providing business support and connecting you to like-minded organisations within our wide network across Manchester, Cheshire, Leeds, Liverpool and Birmingham.

And it's simple to join. You can access all of this and more through The Bruntwood Collective digital community.

The Bruntwood Collective

The Bruntwood Collective is your exclusive online gateway that enables you to connect and collaborate with the community within your building and up to 50,000 customers across the entire Bruntwood group.

By signing up, you'll be able to meet a network of innovative and interesting people, seek opportunities to support you and your business, explore events taking place across all our regions and get access to experiences and competitions across the north and the midlands.

Meet - People

Expand your network by starting a conversation with people from all types of businesses and backgrounds. You never know where your new connections could take you.

Seek - Opportunities

You won't have to look far to find businesses and people who will be interested in your work and keen to collaborate. The help and support you need to grow and succeed could be just around the corner.

Explore - Events

There's a world of opportunity right outside your workspace and it's ready to be explored. Join a creative workshop, learn a new skill, or build your network to help grow your business. Go and see what's happening in your city and beyond.

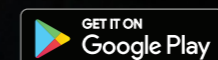
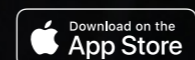
Thrive - Together

Download the app on iOS and Android stores by searching 'Bruntwood', or visiting collective.bruntwood.co.uk

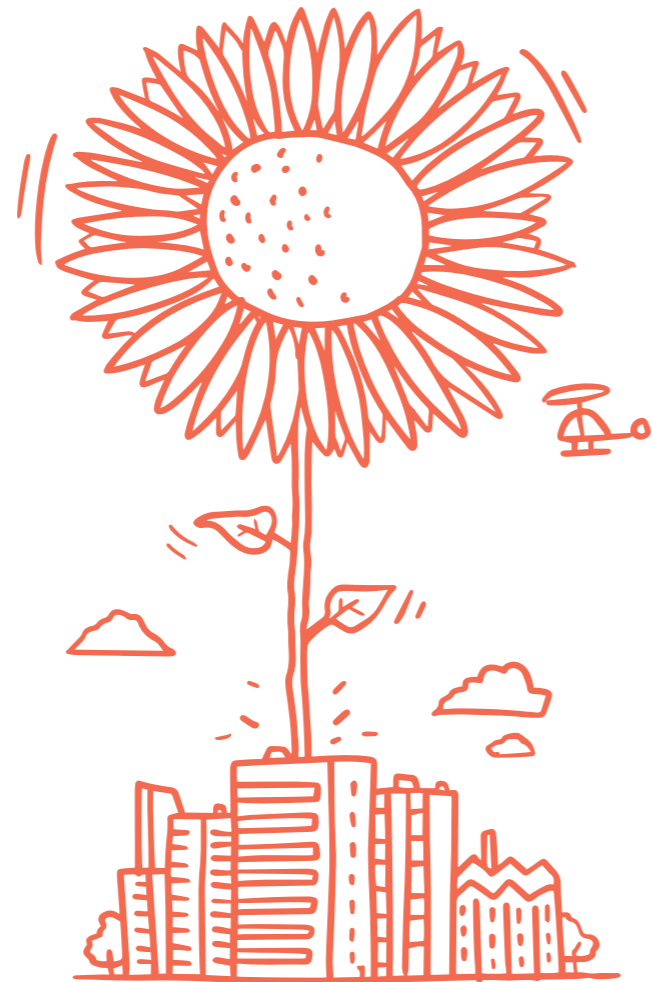
Join now at: collective.bruntwood.co.uk



Download the app on iOS and Android stores by searching 'Bruntwood', or visiting collective.bruntwood.co.uk



Creating Thriving Cities



A family-owned and run business, Bruntwood has been in existence for over 40 years, with a single-minded focus on creating the right places and spaces for businesses of all shapes and sizes to flourish. Whether it's a single desk for a day, or a whole building for 25 years, Bruntwood prides itself on not just meeting but exceeding its customers' needs.

With an unrivalled track record in developing and managing properties across the UK's regional cities, Bruntwood believes in acting as your property partner, not your landlord. Flexibility, sustainability and leaving places better than we find them are all part of our core values.

Everywhere we operate you will find that Bruntwood is always actively involved in the life and wellbeing of our communities. Every year, we contribute 10% of our profits to charitable causes, from sponsoring and encouraging cultural activity to supporting programmes that help people of all ages get more out of life.

Our philosophy is simple: for our business to be a success we need our customers to be successful and the cities where we operate to be successful too. That's why we're good people to do business with.



1.8m

Sq ft of development planned 2017-2020



£1.01bn

Value of Bruntwood portfolio



£1.5bn

Gross value of development pipeline



8.6m

Total ownership in sq ft



3,017

Total number of customers



4.1m

Total sq ft in Manchester city centre

“Everything we do relates back to our core purpose: Creating Thriving Cities.”

– Chris Oglesby



Bruntwood
Union
Albert Square
Manchester
M2 6LW

For more information please
call us or visit the website

0161 233 7877

bruntwood.co.uk

CBRE

Edwards & Co

JLL

In line with the Misrepresentation Act 1967, Unfair Contract Terms Act 1977 and The Property Misdescriptions Act 1999, Bruntwood Works Limited gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or customers, and do not constitute the whole or any part of an offer or contract. (2) Bruntwood Works Limited cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy. (3) No employee of Bruntwood Works Limited has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. (4) Bruntwood Works Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. (5) Space planning contained in this brochure is indicative only and may require modifications to the building design. (6) All floor plans are not to scale and are for identification purpose only.