

Birchwood Park
an environment for growth

philosophy

- A environment for growth
- Ongoing working relationships
- Commitment to long-term ownership
- Flexible property solutions for business
- Programmed investment and development
- Responsive to occupiers changing needs
- Implementation of an effective green travel plan











amenities



- Full on site management
- Permanent on site security - CCTV, security patrols
- Quality landscaped environment
- Restaurant
- Conference facilities
- Local shuttle bus service
- Proposed fitness centre
- On site crèche

Birchwood Park
Warrington

Location

Birchwood Park is excellently located within 3km (1.5 miles) of Junction 11 of the M62 motorway

Road

Close to the M6/M62 intersection and M6/M56 intersection

Manchester	14 miles
Liverpool	21 miles
Leeds	58 miles
Birmingham	81 miles

Air

Manchester and Liverpool Airports are easily accessible via the motorway network

Rail

Warrington Bank Quay railway station provides InterCity links to London

Birchwood railway station offers local connections to Manchester and Liverpool





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Birchwood Park
Warrington



Cavendish Place
new industrial units

New self contained industrial units in one of the North West's premier business park locations

www.birchwoodpark.co.uk

MEPC
Business Parks



Cavendish Place
new industrial units



Birchwood Park is a 123 acre 1,000,000 sq ft mixed-use business park located close to the M6 and M62 motorway interchange, and providing excellent links to the region as a whole.

Over 60 companies are located in the Park, employing over 2,000 people.



The first phase of new industrial development at Cavendish Place comprising of buildings 201, 202 and 203 was completed in February 2000. Further phases will now follow.

The buildings have set new standards in terms of design, specification and landscaping which, when combined with the level of on-site amenities, make Birchwood Park one of the North West's premier business park locations.

growth
relationships
facilities
managemen
flexibility





- Self contained buildings
- Large enclosed yards with 25m turning circles
- Ground floor reception areas
- Flexible office content 10-15% with expansion capability
- 30 Kn/sq m floor loading in warehouse areas
- High quality, secure landscaped environment
- 1.5 miles J11 M62
- 3 miles M62/M6 interchange
- On-site security with CCTV monitoring





Schedule of accommodation

	Unit	Warehouse	Office/ amenities	Total	Headroom	Availability
Phase 1	**201**	18,535 sqft	2,735 sqft	21,270 sqft	24.5 ft	Let to Twinfix
		1,721 sqm	251 sqm	1,975 sqm	7.5m	
	202	13,596 sqft	2,456 sqft	16,052 sqft	22.9 ft	Let to Channel
		1,263 sqm	228 sqm	1,491 sqm	7.0m	
	203	11,312 sqft	2,381 sqft	13,693 sqft	21.3 ft	Let to Silvertech
		1,051 sqm	221 sqm	1,272 sqm	6.5m	
Phase 2	**204**	18,535 sqft	2,735 sqft	21,270 sqft	24.5 ft	Completion May 2001
		1,721 sqm	251 sqm	1,975 sqm	7.5m	
	205	13,596 sqft	2,456 sqft	16,052 sqft	22.9 ft	Completion May 2001
		1,263 sqm	228 sqm	1,491 sqm	7.0m	
	206	11,312 sqft	2,381 sqft	13,693 sqft	21.3 ft	Completion May 2001
		1,051 sqm	221 sqm	1,272 sqm	6.5m	

