

711 Cavendish Avenue

Self contained warehouse
with flexible office space
and secure yard.



13,965ft² | Available to Let

 **Birchwood Park**



Expect an efficient working environment

- Warehouse: 11,291ft²
- First Floor Office: 1,935ft²
- Ground floor reception: 739ft²

Total: 13,965ft²

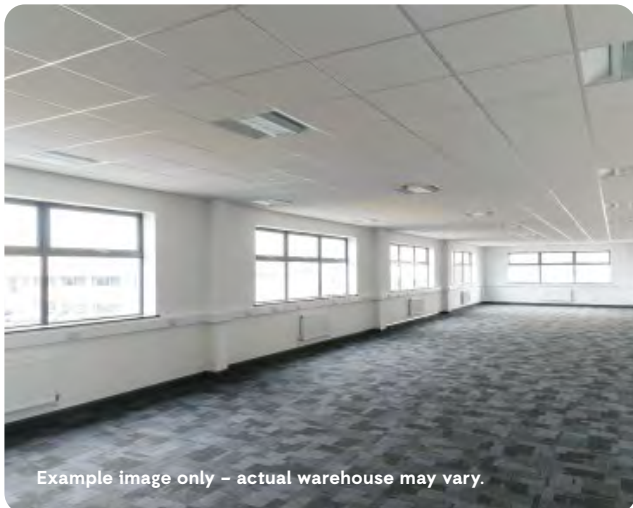
- Eaves Height: 6.5m
- Floor Loading: 30k N/m²
- Leg Loads: 45kN
- Marked parking spaces: 26 (plus yard)
- Junction 11, M62: 1.5 miles
- Security: 24hr



Birchwood Park



Example image only – actual warehouse may vary.

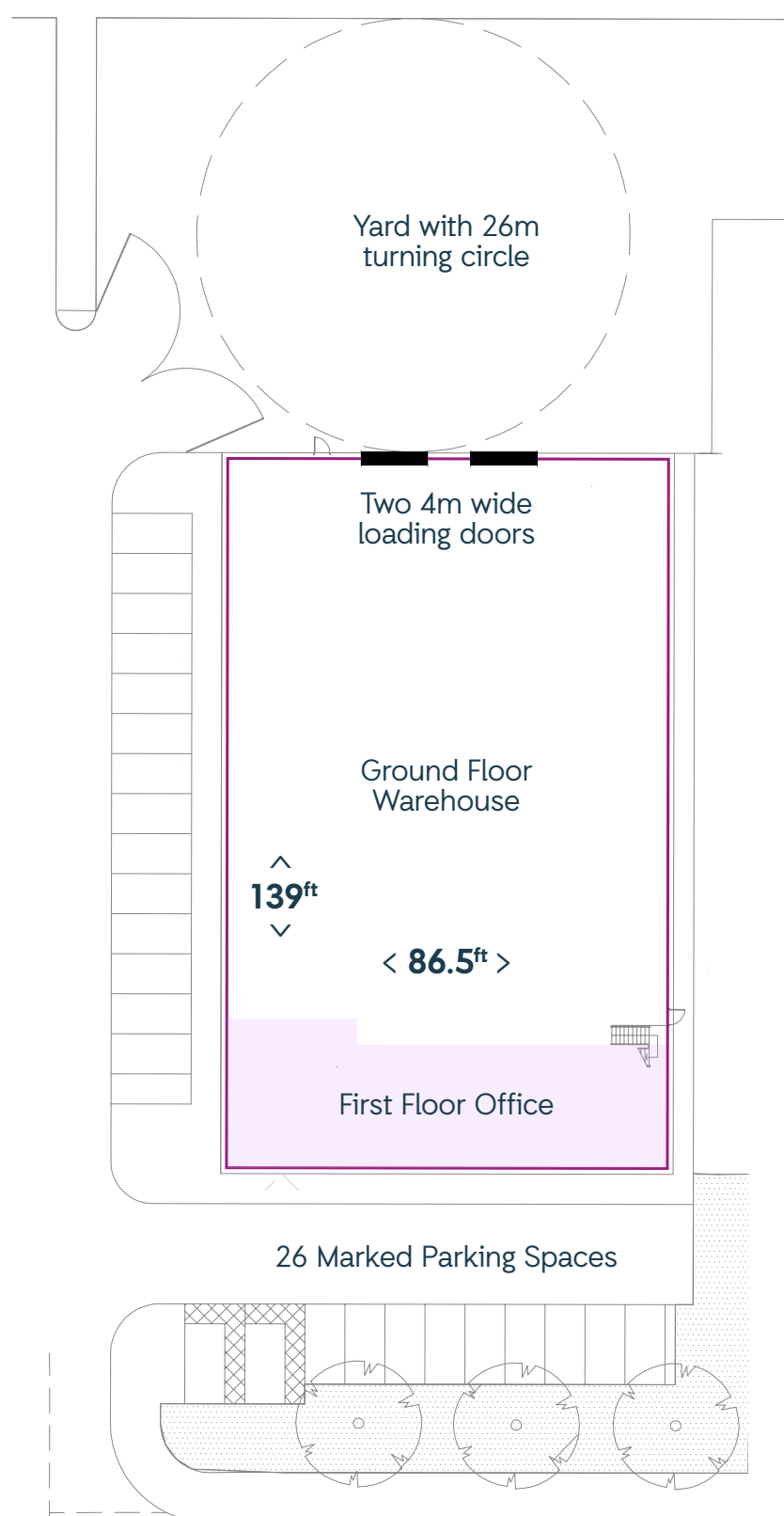


Example image only – actual warehouse may vary.

High quality, self contained warehouse unit with the flexibility to increase office space

711 Floorplan

(Office content can be increased)



Birchwood Park

Detached Warehouse with a secure yard



Private yard with 26 metre turning circle and 4 metre wide loading doors. Companies also benefit from our 24 hour on-site security team, CCTV monitoring and regular patrols.



EngineRooms

Co-Working Space
Starbucks coffee
Free Wi-fi
Meeting Rooms
Auditorium
Food Hall
Lake & Terrace
Gym & Cycle Facilities
Quiet Room
Visitor Parking
EV Charging Points



Bridgewater Place

Large Offices
Café with Starbucks
Tranquil Promenade
Water Features
Dedicated Parking
EV Charging Points



Chadwick House

Small Suites
Large Offices
Café with Starbucks
& free Wi-fi
Lake Views
Courtyard
Dedicated Parking
Visitor Parking
EV Charging Points



Coffee & Snacks



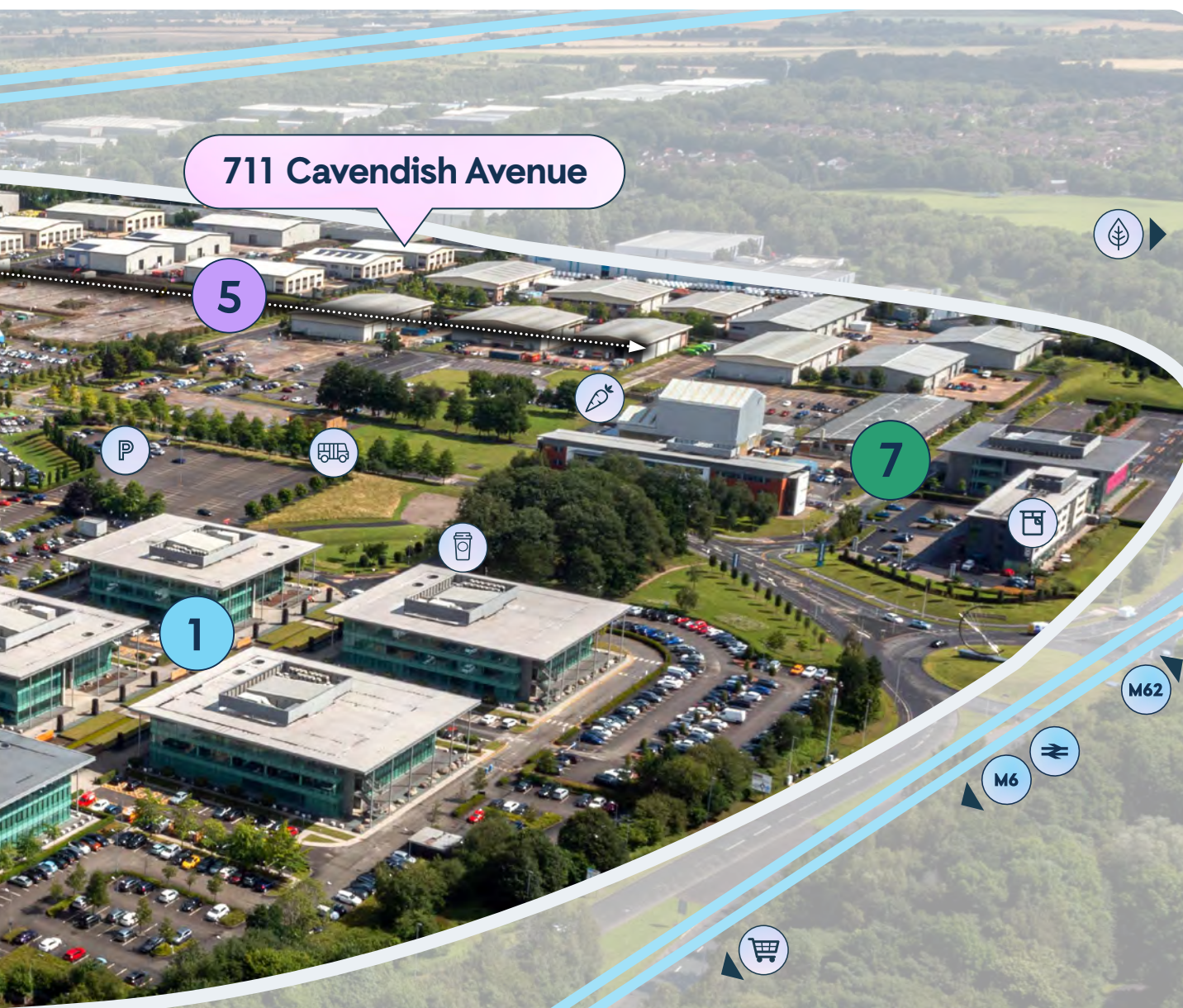
Bus Stop



Allotments



Nature Reserve



3

401 Faraday

Small Suites
Large Offices
Café with Starbucks
& free Wi-fi
Dedicated Parking
EV Charging Points

4

Dalton Avenue

Large Offices
Dedicated Parking

5

Warehouse Sector

Self Contained Units
Flexible Office Content
Loading Bays & Turning Circle
Dedicated Parking

6

The Quadrant

Small Suites
Parking

7

The 600's

Large Offices
Dedicated Parking



Nursery



Shopping Centre



B&B Hotel



Parking



Birchwood Park



Pioneers of the modern workplace

Life here is rooted in the important relationship between wellbeing and productivity. Everything is connected. Our unrivalled services, amenities and philosophy make us one of the leading players in the region, and our retention rates are breaking the mould – all of which directly boosts our customers success in their different fields.

We've found the sweet spot, making it that much easier for everyone at Birchwood Park to achieve their true potential.



Crafting a community
beyond the desk



Birchwood Park



Location, location, location...

Everyone knows the saying, and there's a good reason for that. It's true. We have a dream location for anyone setting up a regional office – right in the middle of the North West, where the M62 crosses the M6. By occupying the overlap between Manchester and Liverpool, we're well connected to not one but two great cities. So you can recruit talent easily from near and far, and your staff can enjoy an easy commute.



Tap into the biggest catchment outside the M25 with 2.5 million people within a 30-minute drive

Perks of the Park – Location



Motorways

M62 J11	(Miles)
M6/m62 Interchange	2

Rail

Manchester	(Miles)
Liverpool	27

Airports

Manchester	17
Liverpool	21
Birmingham	89

By Car

Manchester	14
Liverpool	21
Leeds	58
Birmingham	81
Newcastle	154
London	200



Birchwood Park



Free Buses

We offer a free shuttle bus to Birchwood Train Station and Shopping Centre, plus free rides with Warrington's Own Buses and exclusive discounts on all Warrington Bus Saver tickets.



Car Share

The scheme is simple and easy to use and matches individuals with others driving, cycling, walking or running the same route.



Bikes

Anyone commuting by bike will find everything they need, from 223 lockers and showers to 143 secure shelters and maintenance kits.



EV Charging

A new charging scheme is now up and running at two locations on the park. Charge your vehicle for as little as 20p per kWh of usage and up to 3 hours of charging.



Rail

With easy access from Warrington Central and Bank Quay, we're connected to Glasgow, Birmingham, North Wales, London, and nearby Manchester and Liverpool.



Parking

In addition to our travel plan initiatives, we also have the best parking in the area with flexible options that will be sure to satisfy your car parking requirements.

Perks of the Park – Flexibility



“There are some things that other business locations just can’t hope to match. The EngineRooms at Birchwood Park is one of them”



Birchwood Park



A place to log on, meet up and eat in

We have some of the best meeting and events facilities in the North West, every square inch managed by our fabulous in-house bookings team. You'll find loads of comfy space to spread out and stay productive at the EngineRooms. There's unlimited free Wi-Fi, but absolutely no fees. So you can settle in, log on and get busy for the price of a freshly ground Starbucks coffee. You can take your pick from eight high-spec meeting rooms that are sure to impress. And if you need to get absolutely everyone together, our auditorium should do the trick, with its own cinema size screen and seating for 150.





Birchwood Park



Thinking beyond the desk



If colleagues are not nurtured – and given what they need to nurture themselves – then they won't be as fulfilled or as productive as they can be.

We know from our own research that exercise makes staff feel happier, healthier and more energised, so anyone can let off steam at our gym and fitness classes, or get out in the fresh air with our bootcamp and running club. Relaxation is just as important, which is why we've created lots of ways to unwind, like yoga classes, live music lunches and regular movie nights.

Defining the relationship between wellbeing and productivity

Perks of the Park – Wellbeing

Safe and secure

As well as enjoying the wide range of facilities and community activities we have created here at Birchwood Park, we believe people should expect to enjoy a safe and secure place to work.

Our dedicated on-site security team are very much part of the family. All the regulars in our long-standing team are approachable and know the Park like the back of their hand. They keep an eye on things 24 hours a day, 7 days a week, with regular patrols and monitored CCTV. So everyone feels safe as houses morning, noon and night.



Our dedicated security team keep an eye on things 24 hours a day, 7 days a week, with regular patrols and monitored CCTV.



Birchwood Park



Sustainable thinking

Our approach to business is grounded in strong economic, environmental and social values with a long-term mindset, and sustainability has been at the heart of everything we do at Birchwood Park for the last 20 years, we have committed to becoming Net Zero in all our managed areas by 2030 and continue to develop new initiatives to achieve this:

- ISO 14001 accreditation since 2009
- 100% renewable energy suppliers in our managed buildings
- Committed to sending zero waste direct to landfill
- Over 75% of waste is recycled each year
- Regular monitoring and audits of energy and water
- Best facilities for cyclists in the area
- Free exclusive Shuttle bus link to Birchwood Station
- Free travel on Warrington Buses
- On-line car share
- Wild flower beds across the Park
- We look after over 30,000 bees in our on-site hives
- Bird boxes and bug hotels can be found around the many trees we have on the Park
- Over 70 EV Charging points in place
- We aim to raise £10k per year for our chosen charity



We are committed to becoming Net Zero in all our managed areas & building by 2030



Birchwood Park



A vibrant community

Birchwood Park is pioneering the community-led workplace experience. We like to call it Parklife.

Parklife is all about the extra little surprises we add to help you look forward to coming to work. Whether it's our yoga or French classes, our allotments or running club, the best way to enjoy all the benefits Parklife has to offer, is to sign up to our Parklife app and our weekly email updates.



“I love the location – the people, the ducks & open spaces”

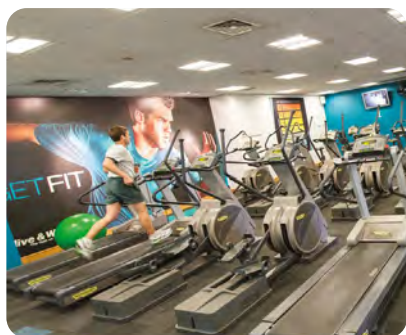
Perks of the Park – Parklife



Enjoy exclusive discounts
for your team with our
Parklife App

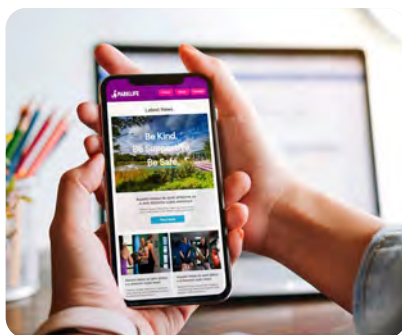


Birchwood Park



The Gym

It's never been easier to enjoy a lunchtime exercise class. Offering Technogym, Aerobics and all the latest classes including Body Combat, Body pump, Boxing and Outdoor bootcamp sessions.



Our App

Our Parklife app gives exclusive discounts off Starbucks, food and Gym membership for occupiers as well as travel, info and event updates.



Green Space

A relaxing place to work, with a landscaped courtyard with fountains and seating, a Pocket Park and areas to sit and meander around our impressive lake.



Cafés

You are never far from a fresh coffee with our Cafés across the park, serving Starbucks coffee and tasty hot food and snacks.



Fun & Games

Enjoy our regular 'Big Pan BBQs' with Live Music and Free weekly Movie Nights. And get involved in our Seasonal activities such as Sun and Games and our Christmas Markets.



Our team

Unlike some property owners, Birchwood Park's team is based on-site so we know our customers by name, and they know us.



Birchwood Park

BIRCHWOOD PARK
Warrington, Cheshire, WA3 6AE

01925 851 536

BIRCHWOODPARK.CO.UK



LEASING AGENTS

JLL – 07980 837 328
B8 Real Estate 07802 869 279