

304 BRIDGEWATER PLACE

FIRST FLOOR AREA
(3,084 FT²)



EXPECT

TO BE IMPRESSED

A lot of thought goes into the way our spaces work and this particular space, Bridgewater Place, has won awards.

It's not just an office – it's an environment that works hard to make your work easier. Our elegant landscaping encourages free flowing ideas with relaxing, moving water at the heart of its tranquil space. Understated planting around the buildings provides a soft, green contrast to the high tech offices on offer.

Our reception staff are helpful and welcoming. There's also a helpdesk and on-site maintenance team to sort out any little niggles quickly and without fuss, and your visitors and staff can park on-site.

Bridgewater Place offers a great space with beautiful surroundings that are bound to impress clients, and keep staff motivated.



EXPECT

A SOCIAL ENVIRONMENT

This free open space makes for good views inside and outside the building. It's not surprising that the Park is seen as the best out of town office development in the North West. If you'd like to impress your clients and attract talent it's a great place to start.

Bridgewater Place strikes a great balance between being a large scale business area and friendly space, where meeting space is plentiful, and if you want somewhere informal to brainstorm or have a quick chat, there are lots of places to choose from. The 401 Hub is literally on your doorstep, and with the extra bonus of Starbucks in the Woodshed, you're never far from good coffee. You'll inspire out of the box thinking and your team will feel creative wherever they're sitting.



“

Bridgewater Place was selected on the strength of its quality of construction, excellent working environment and strategic location.

Gary, David Wilson Homes

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“

The office design, on-site management, amenities and surroundings create a professional impression for both our visitors and staff.

Phil, Electricity North West Ltd

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“

As a British Council of Offices winner for ‘Best Commercial Space’, Bridgewater Place has been designed with all the modern features you would expect and offers uninterrupted views out to the elegant landscaping beyond.

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“

We loved the building’s architecture, facilities and setting and we were especially impressed by the wide range of on-site amenities available for our staff to enjoy.

Gareth, Energos

”



EXPECT

EFFECTIVE WORKING ENVIRONMENTS

First Floor 3,084 SQ/FT

Here is an example layout of the first floor, however, we would be happy to help you plan this space to suit your specific needs.

Have a look at our example layouts to see how we could accommodate your team.



1 Reception



Agile Work Space



34 Workstations



Comms Rooms



2 Offices



Kitchen & Breakout Area



2 Meeting Rooms



14 PARKING SPACES

included with this space.





EXPECT

AN OPTIMUM WORKING ENVIRONMENT

If you want to attract new clients and the best talent to your business, you have to aim high. Our contemporary double height reception sets the tone with an impressive entrance to your business. People are happier if they get plenty of natural light and our fully glazed facades mean that everyone gets just that. In fact we have the optimum balance for light and shade with solar controlled glazing to prevent the need (and cost) of extra cooling, plus overhanging canopies that offer the building the optimum amount of shade.

All topped off with a highly flexible heating and cooling system, so that you can maintain an optimum working environment all year round.

ENERGY PERFORMANCE ASSET RATING

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

42 This is how energy efficient the building is.



EXPECT THE BEST PARKING OPTIONS

The estate roads and car parks are tucked away behind the buildings, keeping the central area clear. There are cycle shelters for your cyclists' bikes too, so however your employees get to work, they'll be well looked after.



14 PARKING SPACES INCLUDED



380 ADDITIONAL ON-SITE PARKING SPACES



WA3 6XF (SAT NAV postcode)



£5million of road improvements, have significantly improved the traffic flow around the Park and the wider Birchwood area.



15 minutes to Manchester and 27 minutes to Liverpool by train



2 mile drive to the M62/M6



223 lockers and 143 shelter spaces



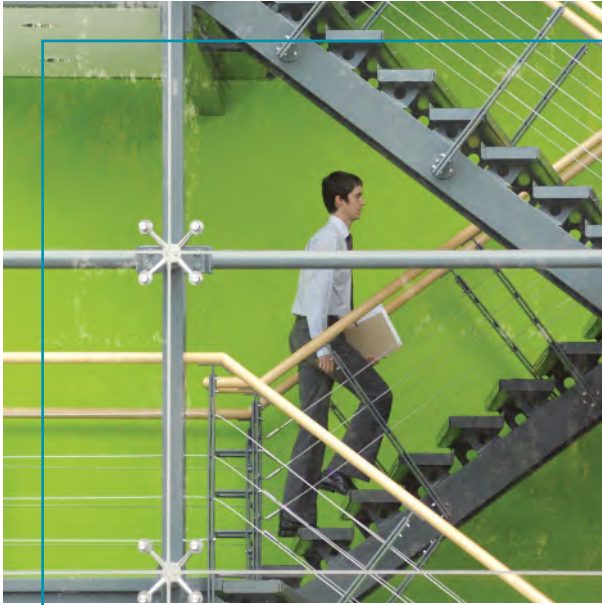
Exclusive free bus link and 50% discount on all local bus routes

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.





**YOU CAN UPSCALE
OR DOWNSIZE
WITHOUT THE
INCONVENIENCE OF
LOOKING FOR SPACE
ELSEWHERE**



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.



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 EngineRooms has everything from freshly made pizza to global street foods, a salad bar, veggie kitchen and a steady flow of Starbucks coffee to keep you firing on all cylinders. 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 MEETINGS SOLUTIONS

We have the space to get together with people whatever way you choose. You can take your pick from social work spaces, a comfy sofa or a corner of our all weather terrace. People help the ideas to flow, whether you're in the EngineRooms or at 401. We're not boasting but we do have some of the best meeting 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.



Free high speed Wi-Fi



Communal breakout areas with refreshments



Auditorium for up to 150 delegates



8 air conditioned suites



103 hotel rooms on site



On-site maintenance team



89% customer retention levels



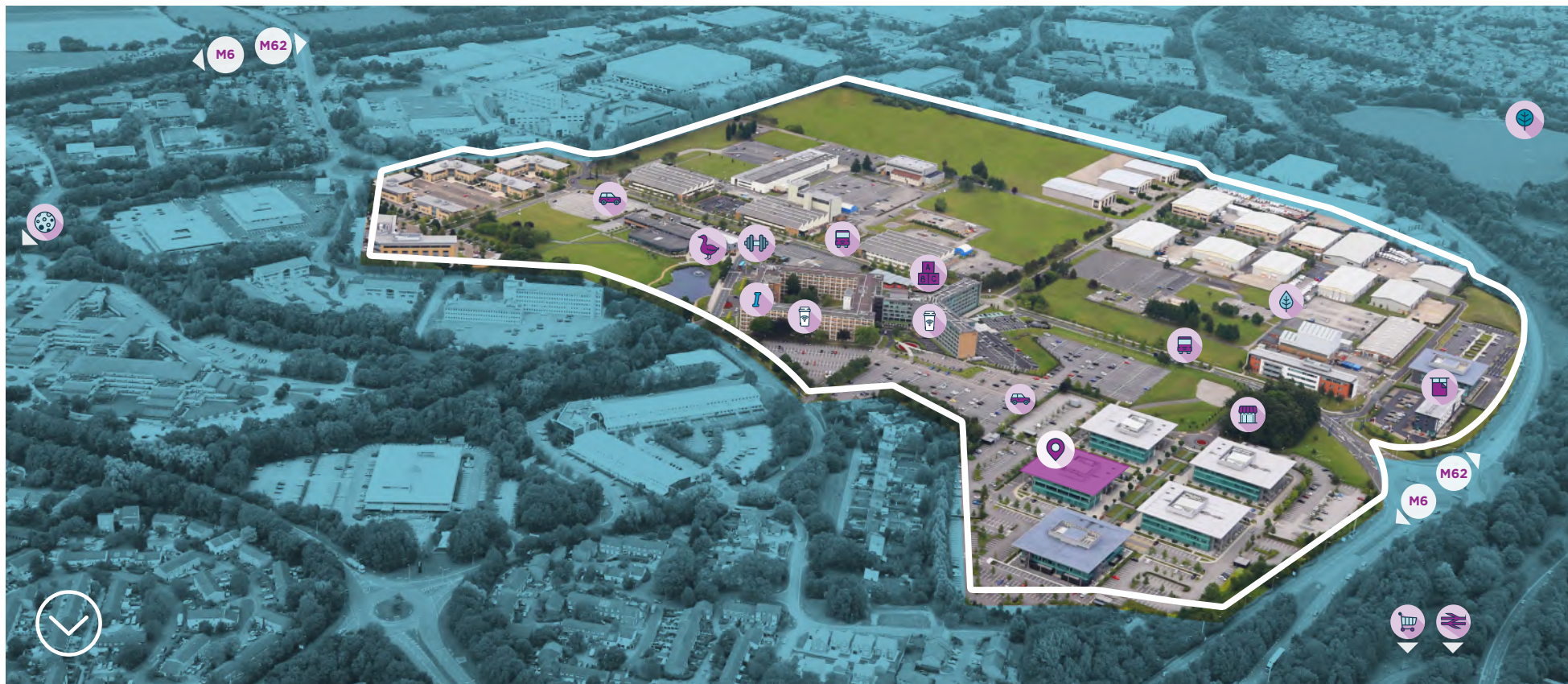
24hr security





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**



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103 rooms
Restaurant
Bar & Pool table

We're just here in Chadwick House and would be happy to show you around.



Birchwood Park 01925 851 536 BE Group 01925 822 112 JLL 0161 828 6440

Misrepresentation Act 1967 At the time of publication the contents of this brochure were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. February 2020.

birchwoodpark.co.uk

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