

EXPECT  
MORE



# 301 Bridgewater Place

Up to 42,449ft<sup>2</sup> of the best office space  
in Warrington coming soon.

 Birchwood Park

[www.birchwoodpark.co.uk](http://www.birchwoodpark.co.uk)



[Click here](#)

## Expect to be impressed

Bridgewater Place offers you spacious workspaces in beautiful surroundings, guaranteed to impress clients and motivate employees. The thought that we've put into how our spaces work is what makes them award winning.

Designed to meet the demanding standards of modern businesses with impressive floor to ceiling windows, Bridgewater Place offers reduced occupational costs thanks to the flexibility of its large flexible floor plates. Bridgewater Place is not just an office – it's an environment that works hard to make your work easier.



## The space

**Total** 42,449 ft<sup>2</sup> / 3,948 m<sup>2</sup>  
Available as a self contained building or by single floor

**Ground** 13,581 ft<sup>2</sup> / 1,261 m<sup>2</sup>  
**First** 13,608 ft<sup>2</sup> / 1,264 m<sup>2</sup>  
**Second** 14,236 ft<sup>2</sup> / 1,322 m<sup>2</sup>



### 180 parking spaces

Plus the best options for additional spaces in the area

## The spec

BREEAM Very Good environmental assessment rating

Two 10-person lifts

Finished floor to ceiling height of 2.75m

150mm clear full access raised floors

VRF air-conditioning system designed to meet an occupational density of 1 person to 10 sq/m with an additional 10% capacity to allow for expansion

Comprehensive security system with site-wide CCTV monitoring the building and its grounds and 24 hour patrols

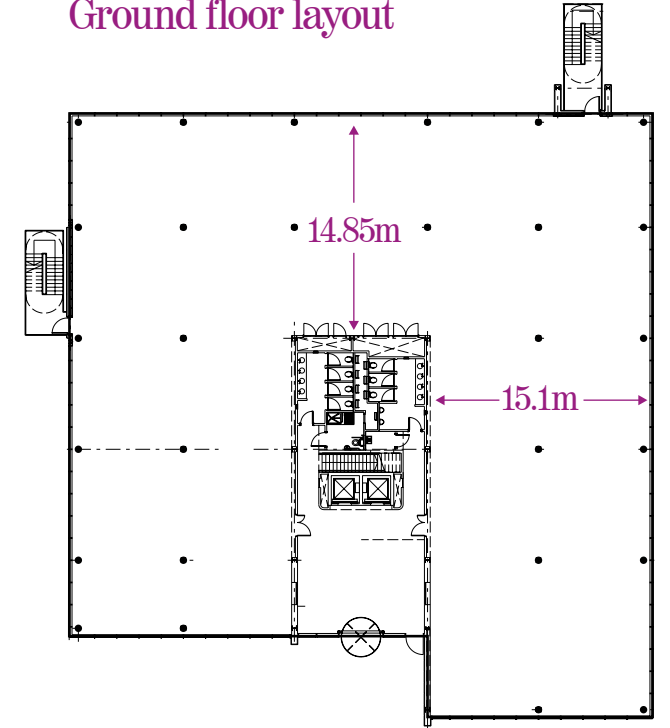
Suspended ceilings incorporating recessed LG7 lighting units

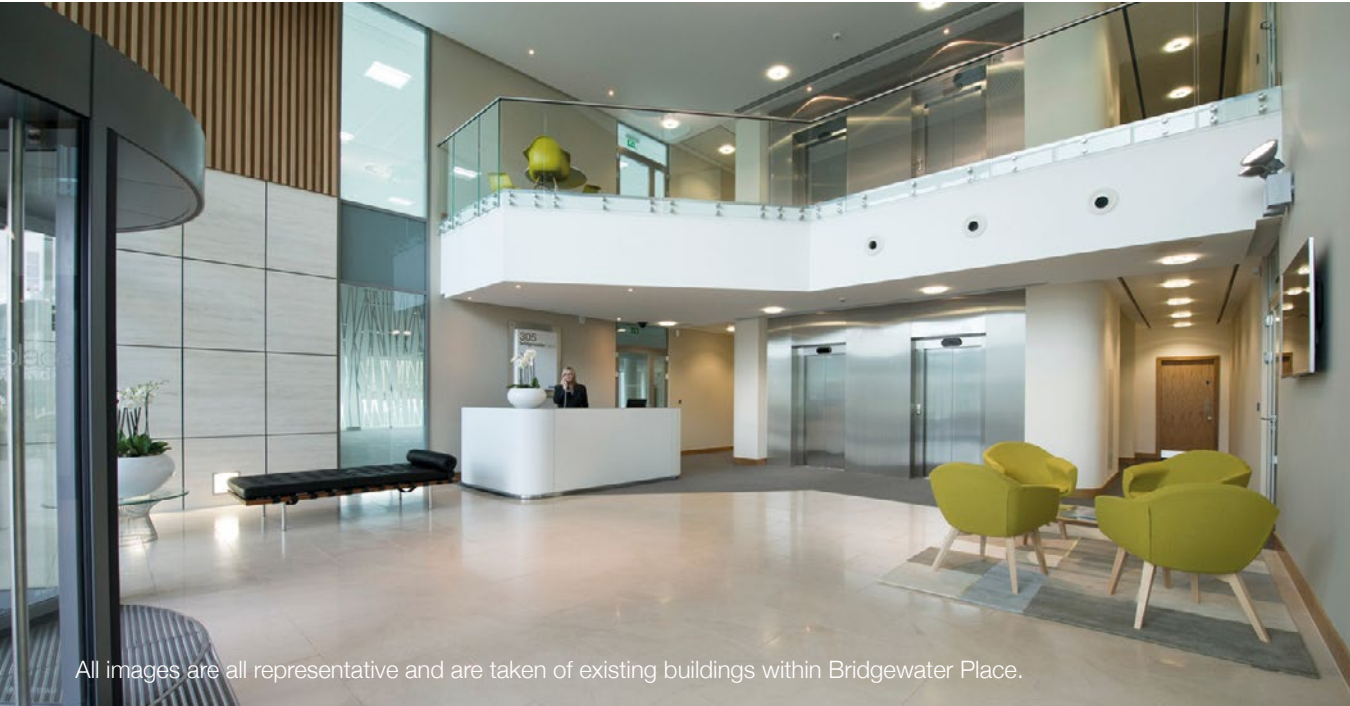
Lighting control system with daylight dimming around the perimeter and PIR controls

Male, female and disabled toilets on each floor

DDA compliant

## Ground floor layout





All images are all representative and are taken of existing buildings within Bridgewater Place.

“

I love the location – the people, the ducks, the open space, the Starbucks.

”



Expect the best parking options around

“

you can upscale or downsize without the inconvenience of looking for space elsewhere

”



Expect flexibility and clients nearby



£5million of road improvements, completed in 2016, have significantly improved the traffic flow around the Park.

223 lockers and 143 shelter spaces



15 minutes to Manchester and 27 minutes to Liverpool by train



2 mile drive to the M62/M6



25 minutes from Manchester Airport

### Expect great network connections & travel choices



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



WA3 6XG  
(SAT NAV postcode)





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

Gary, David Wilson Homes



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

Phil, Electricity North West Ltd



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

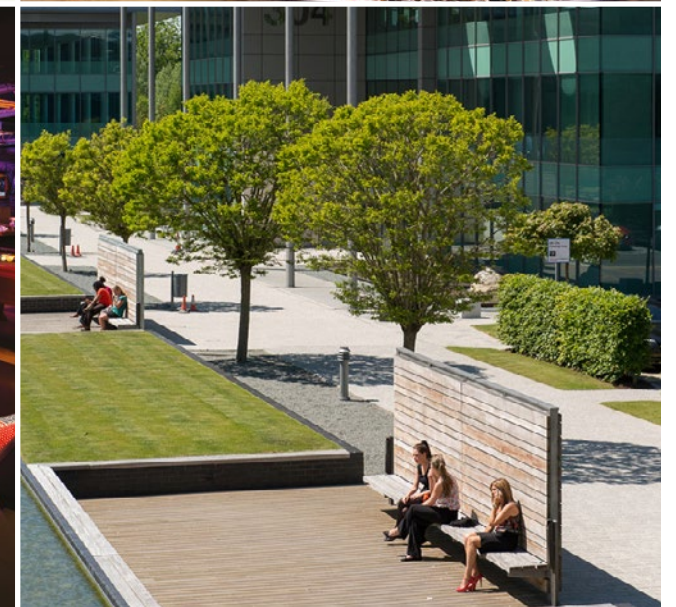


As a British Council of Offices winner for 'Best Commercial Space', Bridgewater Place has been designed with all the modern features you would expect and offers uninterrupted views out to the elegant landscaping beyond.



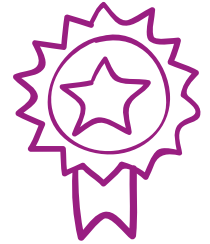
# Companies that call Birchwood Park home

More than 165 companies and over 6,000 people from large blue chip organisations to new start-ups have chose to call Birchwood park home, here are just a few of them.





Expect business hubs and great conference solutions



With customer retention levels at 89% your staff are sure to be motivated and inspired on a daily basis.



Expect to be motivated, with fantastic open spaces and unrivalled facilities



Expect a vibrant community, fantastic facilities and events



## Expect more

In the right space, it's possible to motivate, inspire and most of all increase productivity. If you think we might be the right place for your business, why not get in touch?


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](mailto:offices@birchwoodpark.co.uk)

We're on site in Chadwick House and would be happy to show you around.



 **301 Bridgewater Place**  
WA3 6XG (Sat Nav Postcode)

 **The Centre**  
Starbucks Coffee  
Free Wi-Fi  
Restaurant  
Meeting Rooms  
Auditorium  
Movie Nights  
Cycle Centre  
Cash Point  
Lake  
Quiet Room

 **pentahotel**  
103 rooms  
Restaurant  
Bar & Pool table

 **Nursery**  
 Starbucks coffee & free Wi-Fi

 **On site team**

 **Gym**

 **Allotments**

 **Parking**

 **Nature reserve**

 **Bus Stop**

 **Shopping Centre**

 **Driving Range & Golf Course**

 **Train Station**





[www.birchwoodpark.co.uk](http://www.birchwoodpark.co.uk)



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