

301

BRIDGEWATER PLACE

UP TO 7,234 FT² OF THE BEST
OFFICE SPACE IN WARRINGTON



[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 floor plates.

Bridgewater Place is not just an office – it's an environment that works hard to make your work easier.

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



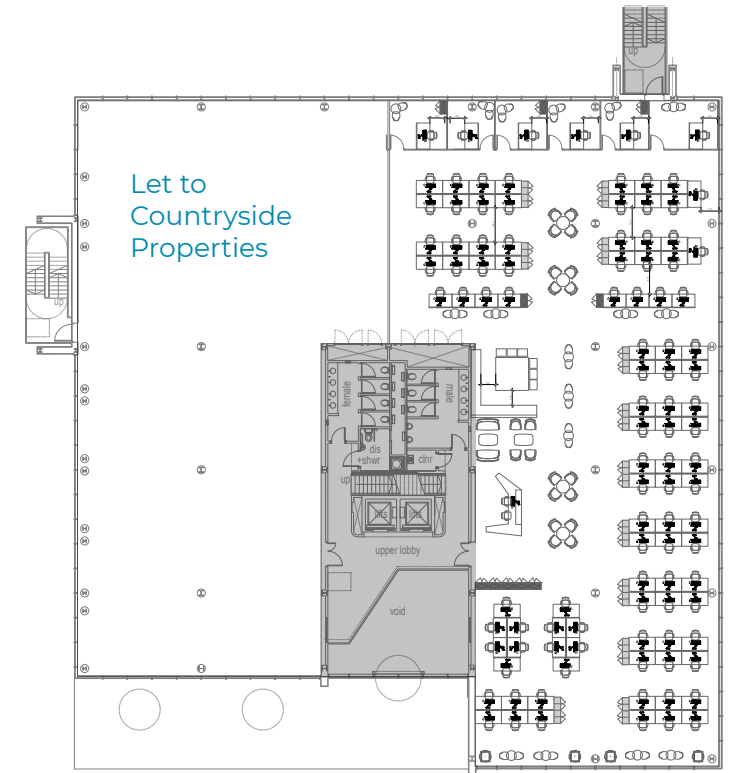
THE BUILDING SPECS

PART FIRST FLOOR 7,234 SQ/FT

This example layout shows how a 7,234sq/ft office can be designed to accommodate 105 people in an effective working environment. We'd be happy to help you plan this space to suit your specific needs.

Why not give us a call to chat about it?

- Reception
- 98x Workstations
- 6x Offices
- Kitchen
- Breakout Area





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



32
parking spaces

Plus the best options for additional spaces in the area



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



Expect flexibility and clients nearby



£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.





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 HAPPY DAYS

Great surroundings make your staff happier, your working day more enjoyable and your business more productive.



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



Expect a vibrant community, fantastic facilities and events



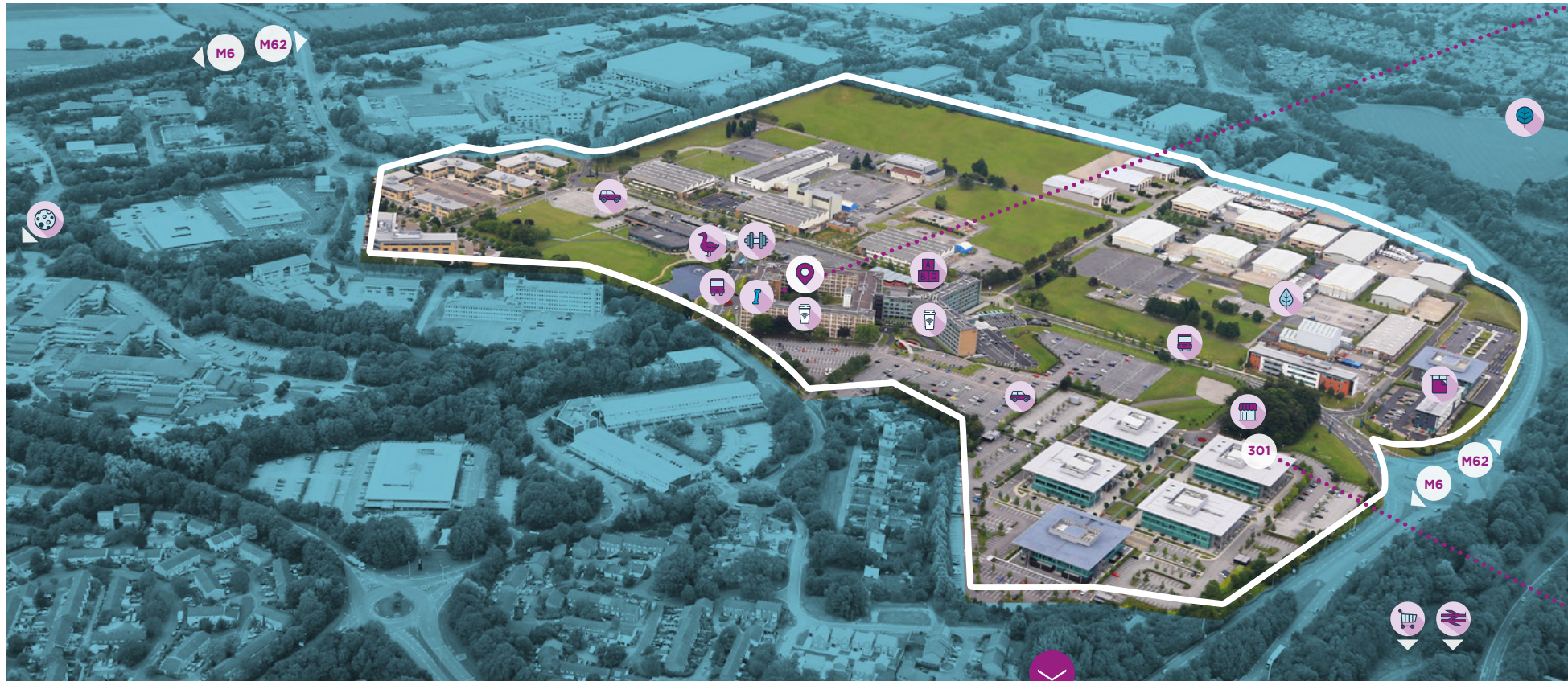
EXPECT OPEN SPACES,
CULTURE AND EVENTS

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**

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



Chadwick House
WA3 6AE (Sat Nav Postcode)

EngineRooms
Meet. Eat. Work.
Movie Nights
Cycle Centre
Cash Point
Lake
Quiet Room

Nursery
Starbucks
coffee & free
Wi-Fi
On site team

Gym

Allotments

Parking

Nature reserve

Bus Stop

Shopping Centre

Driving Range & Golf Course

Train Station

pentahotel
103 rooms
Restaurant
Bar & Pool table

The Woodshed

301 301 Bridgewater Place



Click here



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

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birchwoodpark.co.uk