

A group of five people (three women and two men) are sitting on a concrete ledge in a modern outdoor setting. Behind them is a building with large windows and wooden paneling, and several trees. In the foreground, there is a pond with tall green reeds. The overall scene is bright and sunny.

Expect More



Whatever you're expecting, expect more

A lot more. We do. From the newest recruits to the team at the top, Birchwood Park is pioneering the community-led workplace experience. We like to call it Parklife.

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.

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

01925 851 536



@birchwood_park

LEASING AGENTS:

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Bikes, buses & so much more



We may have an award-winning travel plan but that doesn't stop us constantly thinking of new ways to make our commuting options even better. Everyone should start their day fresh and happy, wherever they've come from.



some of the best bike-related facilities in the area, including lockers, showers, and a drying room. We also offer an exclusive free shuttle bus to the local train station, and exclusive discounts on local bus tickets seven days a week. There's even an online car share scheme, with a guaranteed lift home.



We have a thriving community of cyclists, and do everything we can to get – and keep – your colleagues spinning. As well as a buddy system and regular biking events, we have

Can't decide? Let us give you some personalised advice. Goodbye grim commute, hello joyful journeys.



Inspirational Surroundings



You don't have to be a genius to know that green spaces around a workplace is a good thing. But did you know that people who work in environments with natural elements are 8% more productive?



We've made it our business to understand how space affects productivity inside out. It's helped us perfect our open spaces, from the lakeside walks and plentiful spots to relax, to sculptures and our friendly community of ducks who love it here too.





78%

Felt happier surrounded by natural spaces

CBRE healthy offices research 2018



I love the location – the people, the ducks and the open spaces



Relaxing spaces to meet, eat and work



Great businesses are fuelled with great food and coffee, which is why we've created our own unique blend of city style eating.



As well as a steady flow of Starbucks beans into the grinder, staff can find plenty of fuel for their day at our contemporary cafés, street food specialist The Woodshed and our new meet, eat, work destination the EngineRooms.



With its own constantly changing food hall vibe, including freshly-made pizzas and dedicated plant-based offerings, it's the perfect spot to fuel your body and work your mind.

When it's time to down tools our own bar is always well-stocked, and when your guests need to stay overnight there's Penta, our 103-bedroom boutique hotel, with its own bar, lounge and restaurant too.



Community

Our community is who we are. Every business that joins us finds themselves instantly embraced into our vibrant neighbourhood, one that's been retaining staff and inspiring a happy, productive atmosphere since we first opened our doors.

We're very proud of how diverse and supportive our community is, and everything we do is geared towards engaging people and cultivating it, from big gatherings - like our Fun Runs and Duck Fest - to our urban gardens and yoga. Like any community, family is very important to us too, so our nursery makes sure working parents have all the support they need.

We're always looking for simple changes that can make people happier. And we find that happiness is seriously infectious.



Birchwood Park definitely has heart!



Hubs, breakouts & meeting solutions

Gatherings take many forms. We cater for pretty much all of them through some of the best meeting and events facilities in the North West, every square inch managed by our fabulous in-house bookings team.

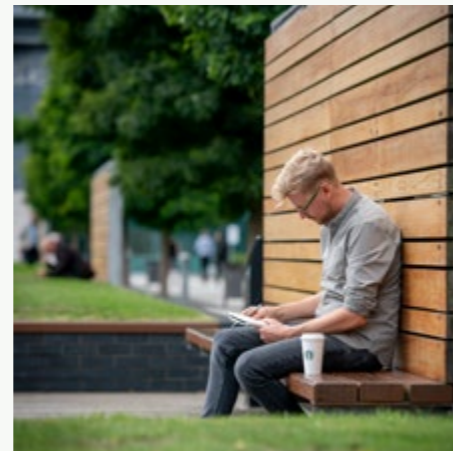
You'll find loads of comfy space to spread out and stay productive at the EngineRooms. There's unlimited free WiFi, but absolutely no fees. So you can settle in, log on and get busy for the price of a freshly ground Starbucks coffee. When the occasion calls for something a little more formal, you can 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.

Over

20,000

Delegates visit per year



-  8 air conditioned suites
 -  Free delegate car parking for up to 140 cars
 -  Auditorium for up to 150 delegates
-  Communal breakout areas with full refreshments on offer
 -  Free high speed wi-fi throughout
 -  103 hotel rooms available on site



Wellbeing and Sustainability



Our sustainable approach to business is grounded in strong economic, environmental and social values with a long-term mindset. One of the most important components of this sustainability is employee wellbeing. 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.



Our Parklife philosophy has evolved to help everyone get the most out of their life and their role. 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.

From supporting local community and education projects, to our award-winning Travel Plan, ISO 14001 accreditation and our thriving annual Wellbeing week, we're committed to making constructive future-facing decisions. We want to give all our customers and stakeholders what they need to be sustainable moving forward, so we can all be part of the solution together.

0
Waste direct to landfill

70
Trees planted in 2020

35,000
Bees in our hives



On-site security



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.



Office & warehouse space to suit your needs



You can't fulfil your potential without the right space. Even the lighting plays a role in making colleagues feel more energised.



Nowhere in Warrington offers better designed office or warehouse space, which isn't surprising since we've tailored every detail to the needs of our occupiers. With fantastic facilities available from two people up to however many you might need, every size of business can find a comfy fit and opportunities to help them grow. All our warehouse space has a high office content,



and you can easily flex your requirements up or down, along with any storage and archiving solutions. Best of all, our dedicated management team are on-site to promptly take care of any issues that crop up, big or small.

And if you can't see anything that caters to the scale you need, we have development opportunities for future construction. If you're thinking about a new HQ, just have a word with our team about our bespoke build offering.



Perception is very important and we always receive compliments on the office and the Park itself



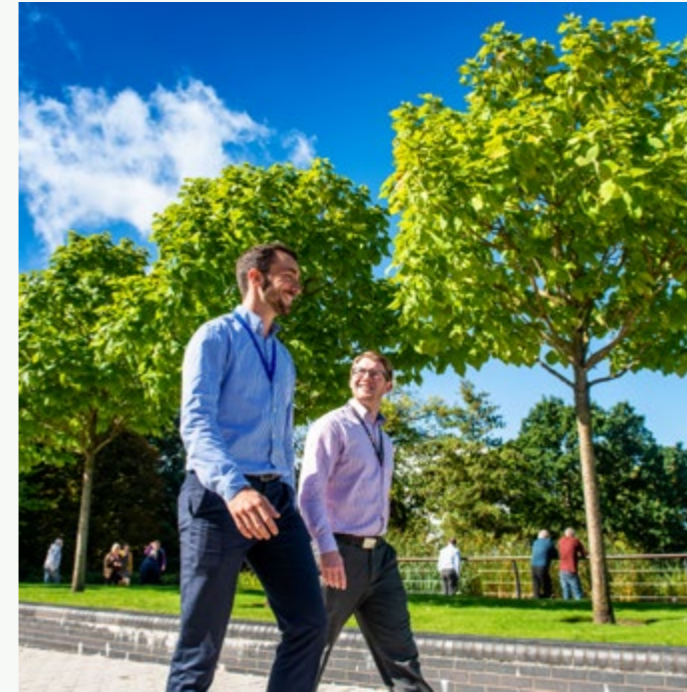
Birchwood Park has provided the flexibility that has allowed us to grow and stay in the same location



We are proud to be part of the Cheshire Science Corridor Enterprise Zone. Benefit from Business Rate Discount for the Science, Energy & Engineering sectors and their supply chains – and save up to £275,000 over 5 years.



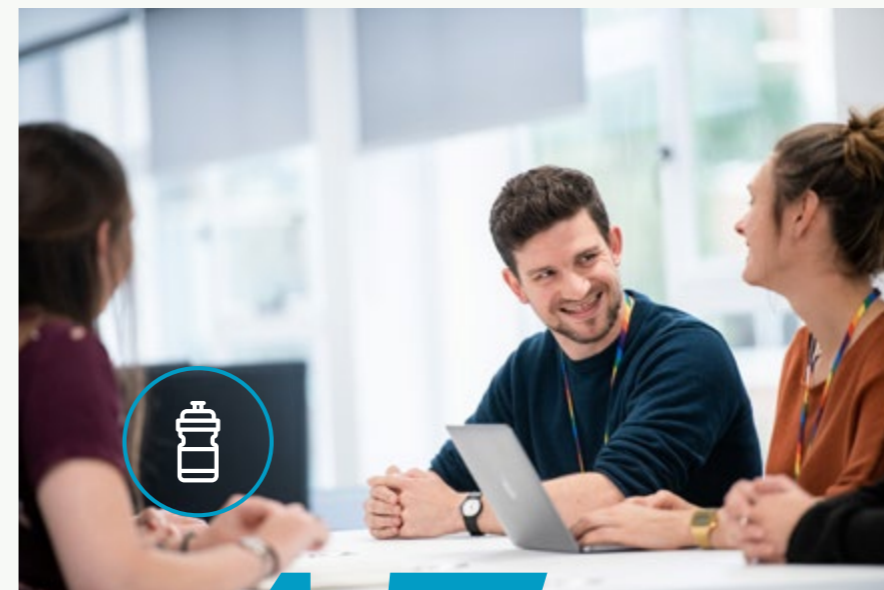
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Daily increase in productivity

It's our mission to help every member of your team be the best they can be - every single day.

The right work environment is proven to motivate, inspire and increase productivity. For instance, would you have guessed that plants on the work floor or healthy alternatives to sugar and caffeine can directly improve performance? They do. We've made it our business to understand exactly how to get the best out of your people. Everything you'll find here - from our healthy, varied food offering to our breakout spaces, events and wellbeing activities - is designed to engage colleagues and boost their productivity.



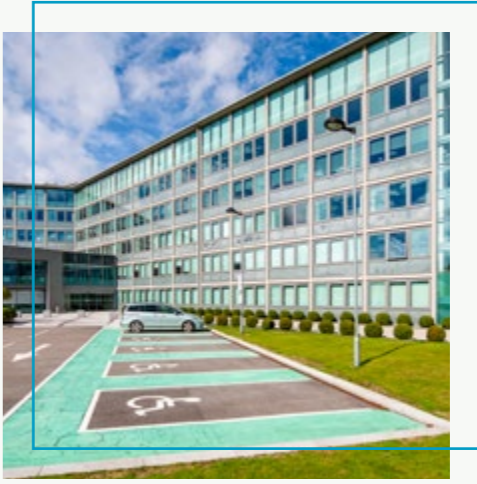
45%

Improved performance with healthy alternatives to sugar and caffeine

CBRE healthy offices research 2018



P



Highest proportion of dedicated parking spaces in the area.

+380

Additional visitor parking spaces

+50

Electric car charging points

Parking



It's a simple thing, but a biggie. Poor car parking makes mornings a nightmare, and great days rarely start by being driven mad hunting for a space. Which is why we've created the best car parking options in the area, with extra spaces available on a flexible licensed basis should you need them.



2 mile drive
to the M62/M6



15 mins to
Manchester by train



27 mins to
Liverpool by train



25 minutes from
Manchester Airport



223 lockers and
143 shelter spaces



Exclusive free
bus link



50% discount on
all local bus routes



Accessibility

Everyone knows the saying 'Location, location, location', 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.

WA3 6AE (SAT NAV postcode)

2.7M

Working population within 30 minute drive



i We are on-site in Chadwick House and would be happy to show you around the Park.

- E** EngineRooms
Food Hall
Meeting Rooms & Auditorium
Cash Point
Quiet Room
Cycle Centre

- ☕** Starbucks Coffee
Free Wi-fi Hotspot

- 🚌** Bus Stop
- P** Parking
- M6** M6 Motorway
- M62** M62 Motorway
- 🚉** Train Station

- 🌱** Allotments
- 🏋️** Gym
- 🌿** Nature Reserve
- 🏠** Nursery

- 🛒** Shopping Centre
- 🦢** Lake
- 🏠** Pentahotel
103 Rooms
Restaurant
Bar & Pool Table



Retention rates to be proud of

It's one thing attracting businesses, it's another thing to keep them. At 89%, we have one of the highest retention rates in the industry, and our friendly Parklife community continues to inspire loyalty, and attract new occupiers.

The secret behind our success isn't really a secret, it's just doing the obvious things right. Everything is overseen by a long-standing team of over 100, who deliver a friendly and professional service week in, week out. They work hard to pre-empt problems before they arise, or solve them quickly if they do, fulfilling our ethos of Expect More at every touchpoint. We're still surprising our best-established occupants year on year.



89%

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



Knowledge Sharing



Having so many great businesses in one place – 165 of them, and over 6000 colleagues – creates a lot of expertise to rub off. Being able to tap into that knowledge pool from day one gives your business an instant boost, and many of our occupiers collaborate on projects together across a diverse range of sectors, such as nuclear engineering, energy, telecoms and the public sector.



Everything from start-ups and growing businesses to global market leaders call Birchwood Park home, meaning you can draw on approaches, insights and working methods that are well outside your normal range.

Over

165

Companies on the Park



Get in touch

If you would like to find out more about creating a productive home for your business, we're based right here on the Park and are happy to answer your questions. Or, we can arrange a tour so you can experience everything we've told you about for yourself.

Call our leasing team on
01925 851 536 or email
offices@birchwoodpark.co.uk



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