

THE PROPERTY

Washington House offers bright, contemporary office space featuring expansive windows, upgraded facilities, and an open, airy feel. Perfectly situated between Liverpool and Manchester, we are approximately 2 miles from the M6 and M62 motorways, and 15 minutes' drive away from the M60 Manchester Ring Road.

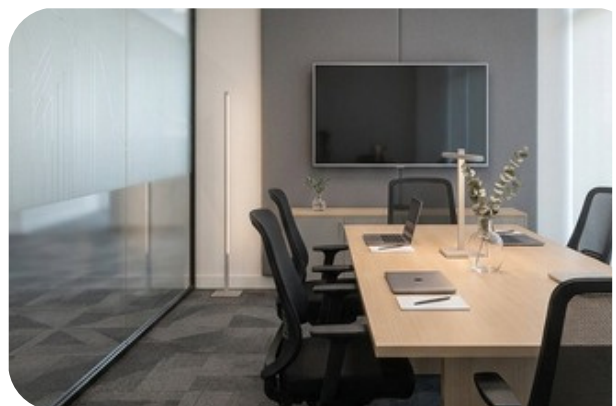
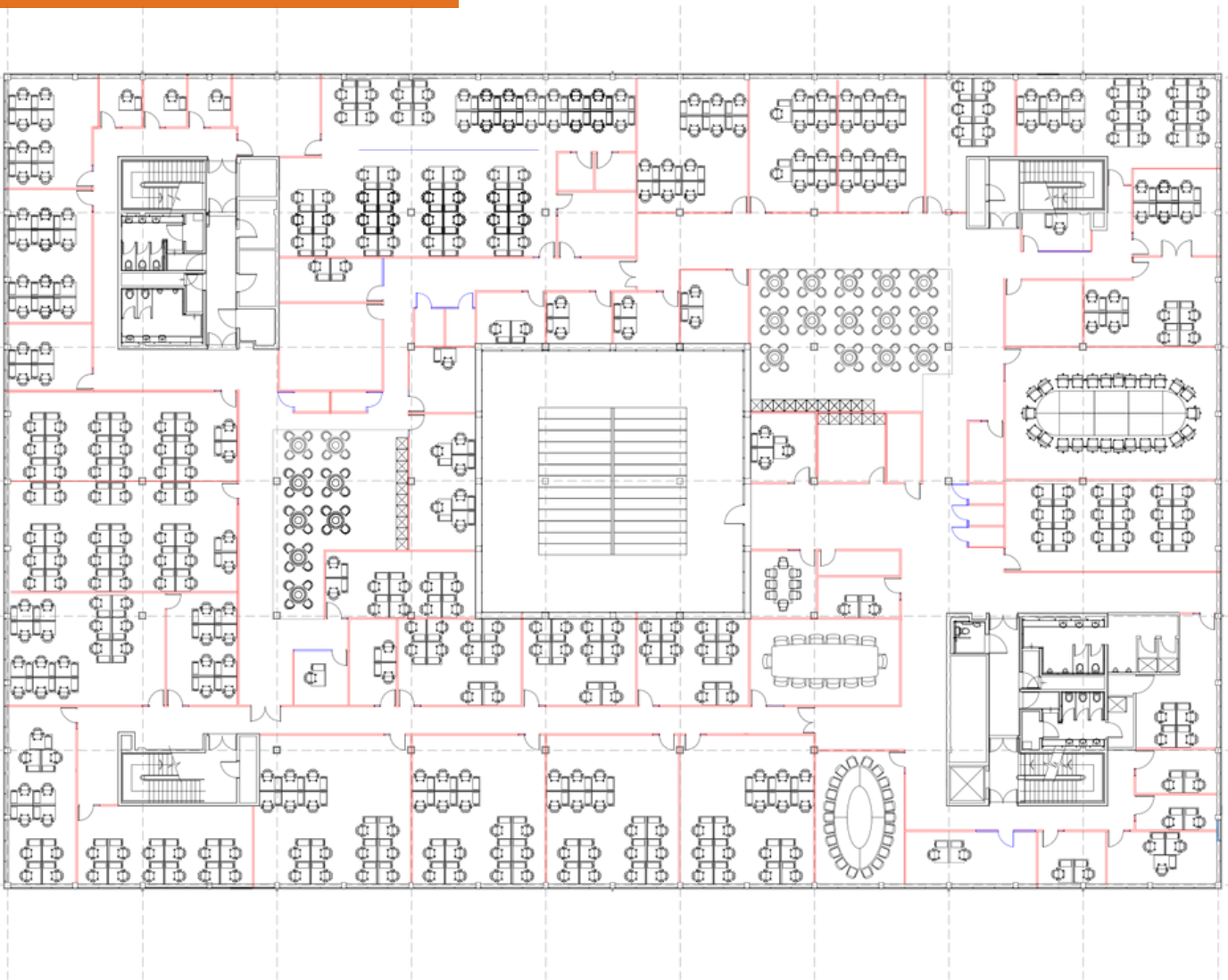


KEY FACTS

- Fully Serviced office space
- On site friendly Customer Service and reception
- High Speed Internet
- Competitive pricing, all-inclusive pricing
- Meeting rooms and hot desks to hire by the hour or day
- Free, unlimited tea and coffee
- 24-7 Access
- Excellent public transport links and motorway access.

 Convenient Location	 Ample Parking & EV Charging	 Furnished or Unfurnished	 24/7 Access
 Podcast Studio	 Quiet Pods & Wellbeing Room	 Breakout Areas	 On-Demand Meeting Rooms

FLOOR PLAN





NEW Meeting Rooms

New spaces with the tech you need to connect and collaborate

Cyan

28 people

U-shape
Large TV screen &
Video Conferencing



£55 per hour
£330 full day

Magenta

22 people

U-shape
Large TV screen &
Video Conferencing



£45 per hour
£280 full day

Orange

14 people

Boardroom
TV screen &
Conferencing



£28 per hour
£180 full day

Red

6 people

Boardroom
TV screen &
Conferencing



£20 per hour
£120 full day



Podcast Studio

For recording podcasts,
taking interviews and
content creation



EV Charging

Convenient
charging available
on-site



Wellbeing Room

A bookable space
designed for focus or to be
rented as a therapy room



Independent Coffee Shop

Located in our sister
building Allday House



Breakout Areas

Informal spaces
for meetings &
collaboration



Quiet Pods

Private booths for
calls, focused work
and video meetings



Outdoor Seating

Relax, meet or work
with refreshing
outdoor seating



Central Atrium

A bright and welcoming
communal space at the
heart of the building



Availability

Description	SqrF	Desks	List Price
Suite 3	175	4	£ 1,100
Suite 18	100	2	£ 440
Suite 19	587	18	£ 3,960
Suite 23	531	18	£ 4,180
Suite 24	79	1	£ 220
Suite 25	280	6	£ 1,540
Suite 26	352	10	£ 2,750
Suite 31	137	2	£ 484
Suite 32	152	4	£ 880
Suite 33	103	2	£ 550
Suite 34	103	2	£ 550
Suite 36	130	3	£ 660
Suite 40	769	24	£ 5,500
Suite 41	622	20	£ 4,400
Suite 42	169	4	£ 1,210
Suite 45	62	1	£ 330

**FLEXIBLE
WORKSPACE FOR
UP TO 50 PEOPLE**

TALK TO US

ABOUT YOUR OFFICE SPACE NEEDS

Whatever the requirement, whether it's for a full-time office or a more flexible solution for hybrid working, UBC are renowned for our flexible attitude, straightforward approach, transparent pricing and friendly service.

Book Your Viewing Today!

Sam Snelson

Business Centre Manager

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