



CHADWICKHOUSE

birchwood park warrington

BIRCHWOOD PARK

The best thing about Chadwick House is that it's in Birchwood Park. Here we firmly believe that the quality of a workplace should be measured not just by the space available, but also by the range and extent of the amenities on offer. We have much more for you to enjoy..

*Birchwood Park –
“the region’s best
business park”*

NW Insider Property Awards Judges



Home to over 150 companies and 5,000 employees including

- AMEC
- Halcrow
- Atkins
- Rolls-Royce
- DWP
- Serco
- Electricity North West



- A permanent on-site travel co-ordinator
- Commuter Centre
- Free bus to local Birchwood train station
- On-line car share and facilities for cyclists, including lockers, showers and cycle hire



- Over 10 years of ongoing investment and experience
- On-site management team
- Flexible approach to leasing, tailored to meet individual needs
- Occupier help desk
- 24 hour security and CCTV
- The Centre including Café Centro and 500 seat restaurant
- Conference facilities and meeting rooms
- 103-bed hotel
- Alive and Well Healthclub
- 118-place nursery
- Occupational health centre
- Quiet room
- Dry cleaners
- Cash point





CHADWICKHOUSE

Come and join the most vibrant building in Warrington.

Chadwick House is right in the heart of Birchwood Park – one of the North West's leading Business Parks. With its impressive landscaped setting overlooking the lake, Chadwick House offers a manned reception area, a range of on-site facilities and new landscaped courtyard. The wide range of different sized businesses from a number of industries, who already occupy the building, ensure it offers a vibrant and thriving business community to match.

Existing Chadwick House occupiers include Atkins, Nuvia and National Nuclear Laboratories, as well as a number of smaller occupiers. So, whatever size your organisation, both you and your employees will feel immediately at home.

ATKINS



National Nuclear Laboratory



BUILDING FACILITIES

Chadwick House has benefited from a range of improvements to create a welcoming environment and enhanced facilities for occupiers including:

- An improved reception area – offering a manned reception to give a welcoming and professional first impression for your visitors. The reception area also includes comfortable seating and free WiFi
- Lakeside Café – offering a range of snacks and refreshments. Lakeside also proudly serves Starbucks coffee
- Newly landscaped courtyard – offering a great place to relax away from the office
- A fourth floor Boardroom available for hire at competitive rates
- Showers and lockers available for use by building occupiers
- Dedicated Helpdesk available to resolve on-site facility issues as they arise



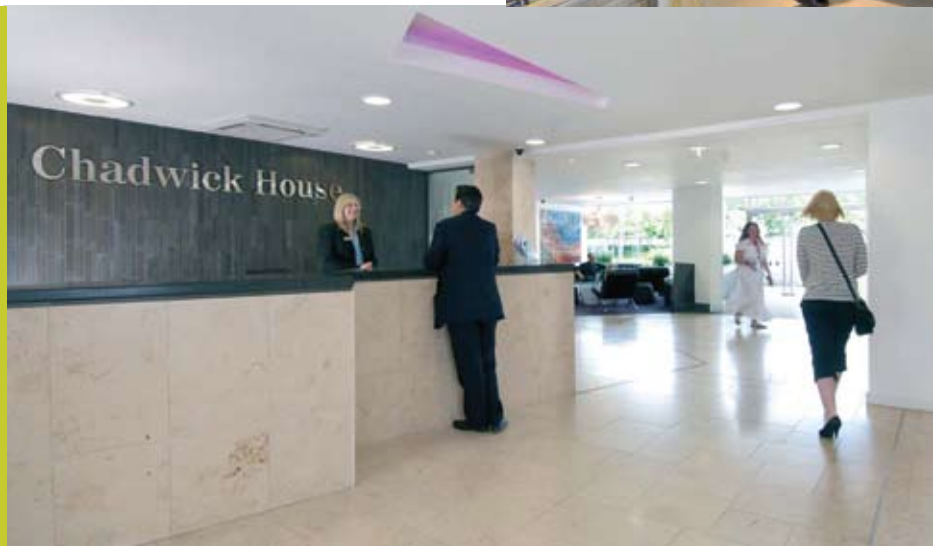
Chadwick House also provides:

- Extensive car parking with the added flexibility of pay and display
- Dedicated building manager
- Impressive landscaped setting overlooking the lake
- 24 hour access
- Three high speed lifts
- Disabled access and facilities



Chadwick House is in an ideal location as it provides plenty of space and offers a great working environment for our team. There are so many on-site facilities available, including Lakeside Café, the gym and The Centre. The Park itself is well placed for commuting, with an active Travel Management Plan and easy access to the local motorway network.

Leigh Wakefield,
Director of Safety and Facilities
National Nuclear Laboratories



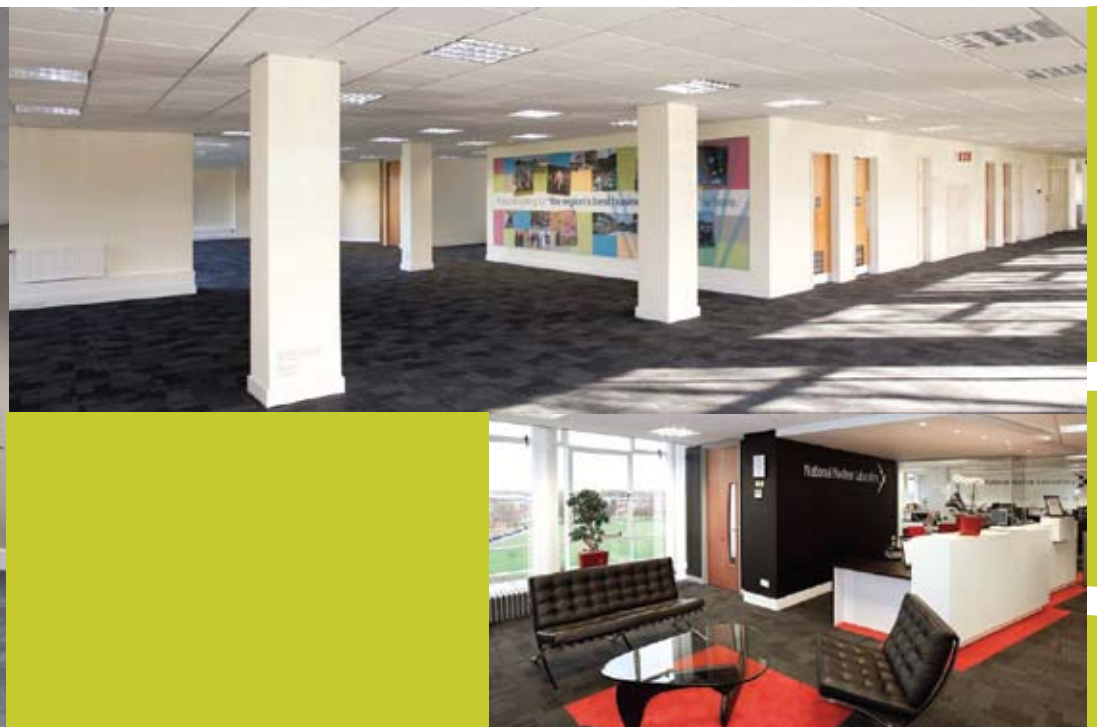
We enjoy being based in Chadwick House, particularly as there aren't many buildings that are so well located in Birchwood with good links to the motorway and rail network. The added benefits of the many on-site amenities, together with the excellent management of the building and surrounding park to provide such an attractive environment, were also important factors in our decision to move to Birchwood Park.

Ken Seaward
Facilities Services Manager, Atkins

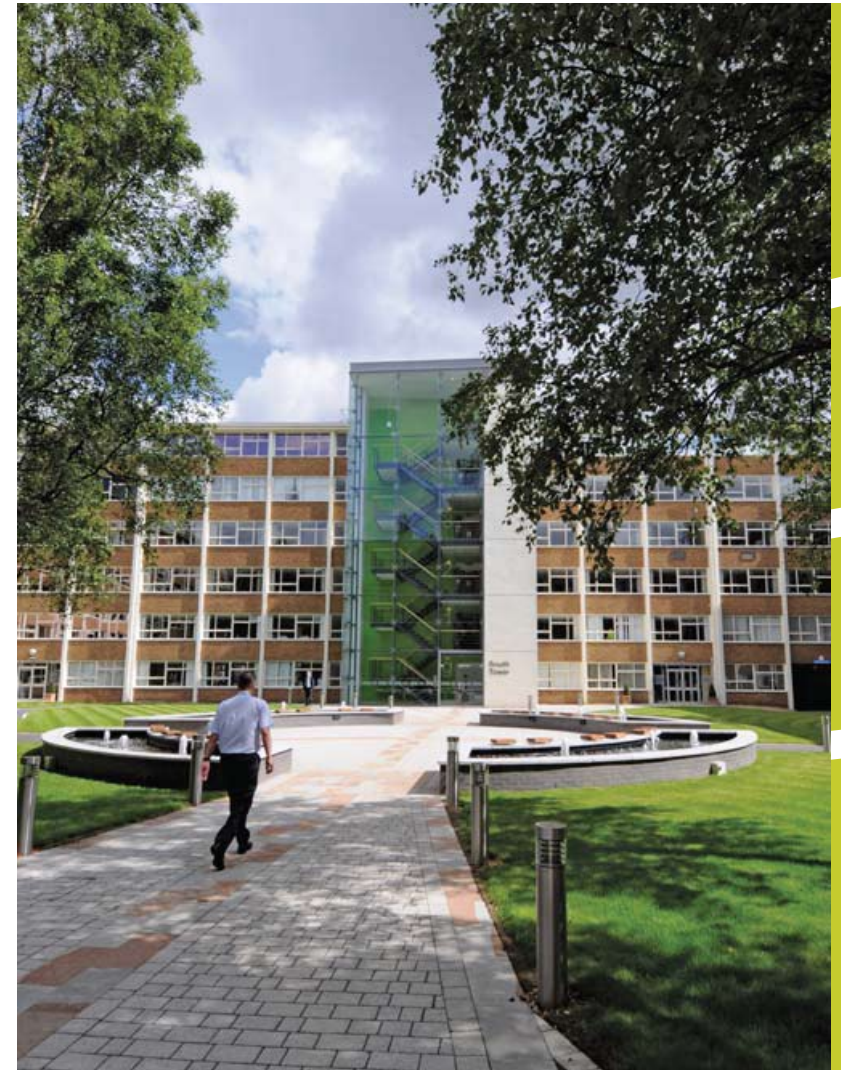
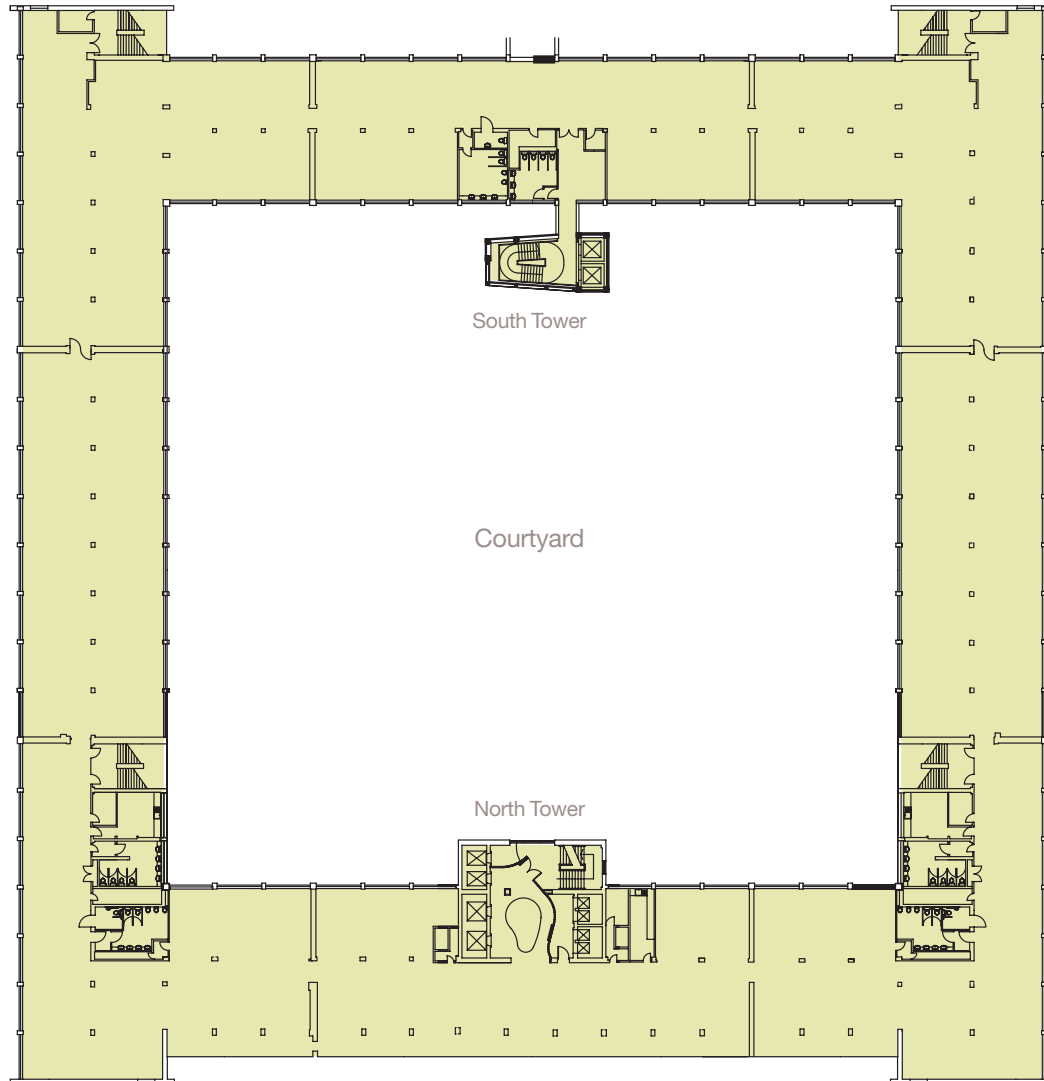
BUILDING SPECIFICATION

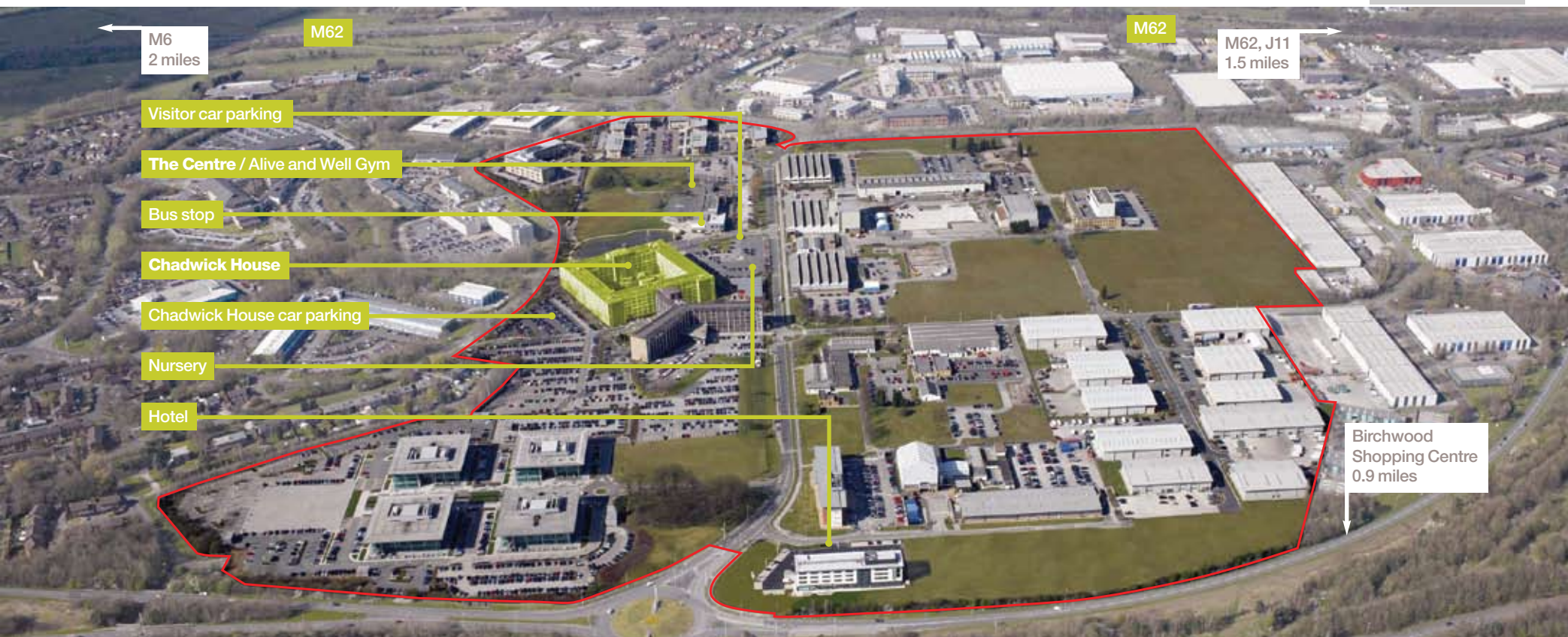
Chadwick House is a 6-storey, multi-occupied, refurbished office building located in the heart of Birchwood Park. The building's landlord, MEPC, is located in Chadwick House ensuring that service levels remain high. With a variety of suite sizes (from 150 to 34,000 sq ft) and flexible floor layouts, Chadwick House is suitable for all types of business and offers a location where businesses can grow as and when required.

- Quality refurbished space
 - Fitted out with offices and meeting rooms*
 - Either shared or dedicated kitchen and toilet facilities*
 - Fitted with data cabling*
 - Suspended ceiling with recessed lighting
 - Perimeter trunking fitted with power
 - Redecorated throughout including feature wallpaper
 - Views overlooking the lake and landscaped courtyard*
 - Solar film to glazing
 - New carpets throughout
 - New window blinds
 - Low fitting out costs
 - Option to install comfort cooling
 - Gas fired heating
- *depending on suite



EXAMPLE FLOORPLAN





THE LOCATION

When it's easy to get anywhere you want, you know you're in the right place.

Birchwood Park is easily accessible for you, your staff and your visitors. Close to the M6 and M62, with an on-site travel co-ordinator, active car sharing scheme, a dedicated bus service linked with Birchwood rail station, local rail services and ample car parking, Birchwood Park's location ensures that commuting is made simple and flexible.

For travel further afield, our proximity to Manchester's airport and national rail connections means that wherever you need to be, Birchwood Park is a great place to set out from.



CONTACTUS

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