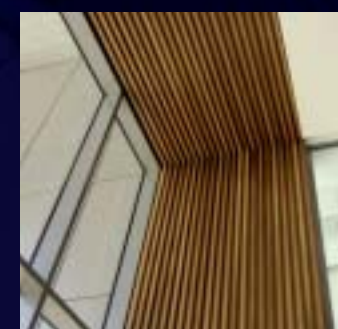




bridgewater place at birchwood park warrington



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Misrepresentation Act 1967

At the time of printing the contents of this brochure were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. September 2006.

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 the vision

With Bridgewater Place we recognised that what's outside the buildings is just as important as what's inside. Bridgewater Place has been designed as a complete environment where no detail is unimportant. The elegant landscaping includes tranquil, slow-moving water at its heart and

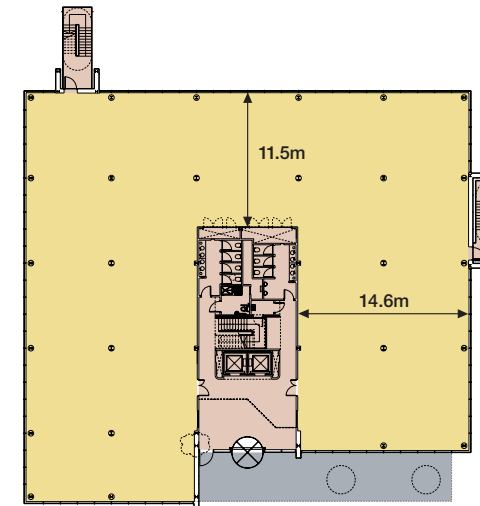
understated planting throughout to give the buildings the context they deserve. We have also looked afresh at conventional business park planning and moved the estate roads and parking areas behind the buildings to provide an uncluttered central space which can be enjoyed from inside or outside the buildings.

Although we'll happily give you a detailed technical specification for Bridgewater Place, we'd like to explain briefly what the features we've designed in will mean to you in practical terms.

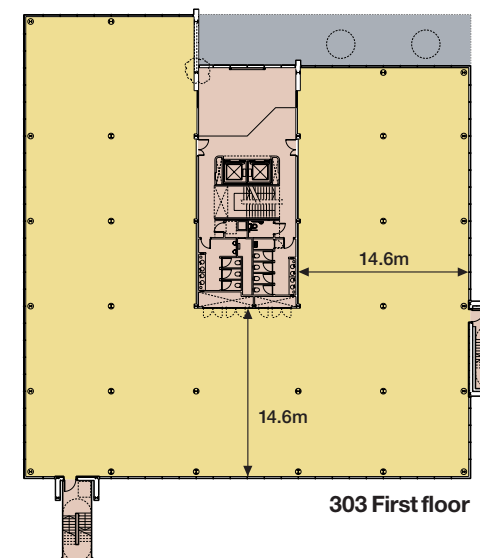
People spend a large percentage of their waking hours in their workplace, so making it as user-friendly as possible makes perfect sense – both for existing staff and those you might want to recruit.

To support this the internal space has been designed with the British Council for Offices guidelines firmly in mind.

The entrances for example have been designed to ensure that reception staff can work in a comfortable and secure, yet welcoming environment.



304 Ground floor



303 First floor

Building 302

Second floor	12,469 sq ft	1,159 sq m
First floor	11,992 sq ft	1,114 sq m
Ground floor	11,984 sq ft	1,113 sq m
Reception areas	724 sq ft	67 sq m
Total	37,169 sq ft	3,453 sq m

149 car parking spaces

Building 303

Second floor	14,338 sq ft	1,337 sq m
First floor	13,756 sq ft	1,278 sq m
Ground floor	13,721 sq ft	1,275 sq m
Reception areas	828 sq ft	77 sq m
Total	42,693 sq ft	3,966 sq m

171 car parking spaces

Building 304

Second floor	12,443 sq ft	1,156 sq m
First floor	12,012 sq ft	1,116 sq m
Ground floor	11,970 sq ft	1,112 sq m
Reception areas	678 sq ft	63 sq m
Total	37,103 sq ft	3,447 sq m

148 car parking spaces

Building 305

Total	47,533 sq ft	4,416 sq m
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190 car parking spaces

The floor areas have been calculated in accordance with the RICS code of measuring practice and are subject to measurement on building completion.



The lifts and stairs will ensure quiet and efficient movement within the building, and the provision of wcs and showers at each level allows the buildings to be used by the able-bodied and the less able alike. Heating and cooling will be delivered by a highly flexible, controllable, comfort cooled system which will maintain a comfortable working environment throughout the year.

The fully accessible raised floor together with the 1.5m planning grid and suspended ceiling system will allow the space to be used in a wide variety of ways and flexible configurations – either from the day you move in or as your needs change over time. The fully glazed facades mean that everyone in the building will benefit from good levels of natural daylight.



With views across the lake, **The Centre** is at the heart of the park with a **conference centre, lecture theatre, cash point** and **dry cleaners, 500-seat Garden Restaurant** and **Café Centro** coffee shop



But the best thing about Birchwood Park is the park itself. We firmly believe that the quality of a business park should be measured by the range and extent of its amenities and not just the quality of its buildings.

Where can you go for lunch or a fresh snack and great coffee? Where can you exercise if you want to? Where can you shop if you need to? And, just as important, how do you get there quickly and easily?

These are vital questions for any occupiers and at Birchwood Park we already have the answers with established on-site facilities that are second to none.



Our 118-place **nursery** offers a friendly, secure and well-equipped environment for pre-school children



The **on-site management team** is responsible for day-to-day maintenance, landscaping and 24 hour **security** with a customer help desk



Occupational health centre and fully equipped **fitness centre**

Take our free lunchtime **shuttle bus** to the newly-refurbished Birchwood Shopping Centre with its comprehensive range of shops including Boots, Asda, Argos, Iceland, and Superdrug.





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

Bridgewater Place is a prominent development that's superbly accessible for you, your staff and your visitors. Close to the M6 and M62 and with an on-site travel co-ordinator, active car sharing scheme, local rail services and with 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 Intercity rail connections means that wherever you need to be, Bridgewater Place is a great place to set out from.



Drivetime	Total resident population	Total resident population of working age (16-74)
30 minutes	1,320,360	952,149
45 minutes	3,852,813	2,779,054
60 minutes	5,772,414	4,152,528

- M62** junction 11 1.5 miles
- M60/M62** interchange 7 miles
- Birchwood** rail station 0.9 miles
- Warrington Bank Quay** rail station 5.4 miles
- Manchester Piccadilly** rail station 15.2 miles
- Manchester Airport** 18.1 miles
- Liverpool John Lennon Airport** 22.5 miles
- Manchester City Centre** 14.4 miles
- Liverpool Lime Street** rail station 23.2 miles

And looking to the future, there are over 35,000 students in full time higher education within the 30 minute drivetime area – one of the largest higher education concentrations in Europe.

Dedicated **bus services** link to Warrington and Birchwood rail stations

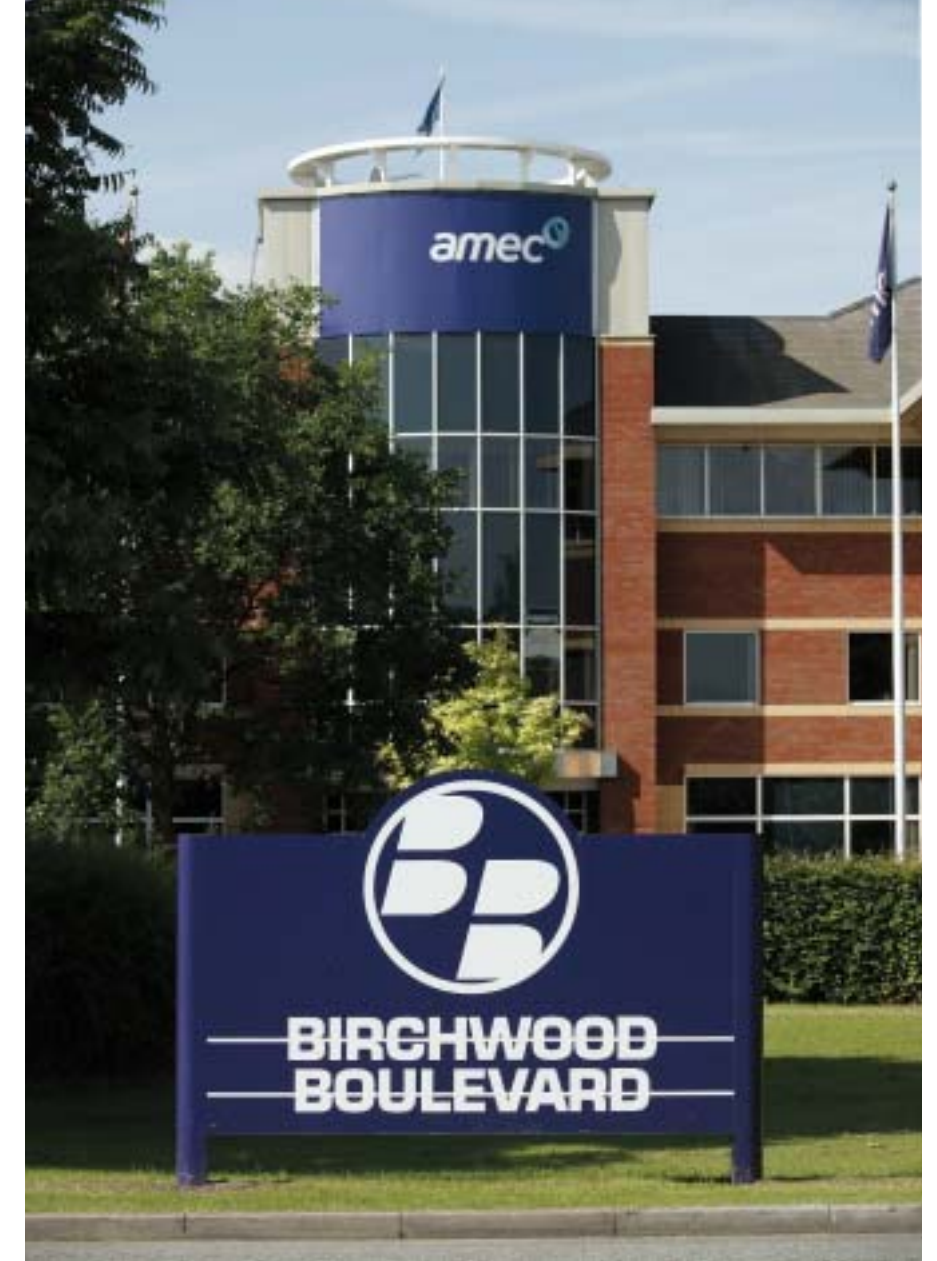


the neighbourhood

If you want to judge a neighbourhood, just look at who your neighbours are.

Birchwood is an established business location in its own right, with a working population of 17,700 people and a resident population of 11,350.

Occupiers already include Air Miles, AMEC/NNC, Atkins, Betfred, British Nuclear Group, Carphone Warehouse, Department of Work and Pensions, Hewlett Packard, RPS Group, SERCO, Sony Ericsson, The Environment Agency, United Utilities and Vodafone.



Over 120 companies and 3,750 staff already work on Birchwood Park to make it one of the north-west's leading business locations. You'll be in very good company.



MEPC Granta Park, Cambridge

It's all about the ability to deliver. Bridgewater Place is just the latest development at Birchwood Park – the 123 acre property owned by MEPC and which has planning consent for over 1,000,000 sq ft of new business space.

MEPC is part of the Hermes portfolio and has property assets of over £1 billion with a track record of developing and

managing some of the UK's best business space. MEPC's schemes comprise almost 9 million sq ft of space and are occupied by over 750 companies and 18,000 staff.

And having invested over £25 million in Birchwood Park over the last 3 years, you can see that we take our ownership pretty seriously.



MEPC Milton Park, Abingdon



MEPC Chineham Park, Basingstoke



Cavendish Place, Birchwood Park



MEPC Hillington Park, Glasgow



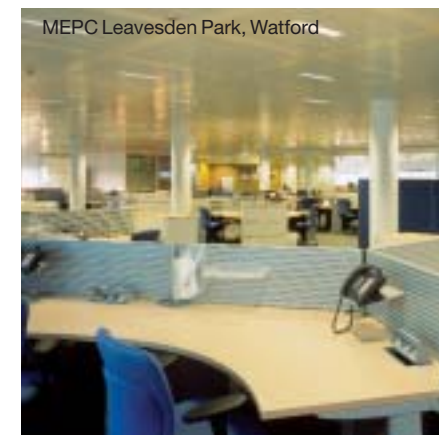
MEPC Leavesden Park, Watford



Vodafone, Daten Avenue, Birchwood Park



MEPC Milton Park, Abingdon



MEPC Leavesden Park, Watford



MEPC Leavesden Park, Watford