



EXPECT
MORE

401 FARADAY STREET

FOURTH FLOOR | 6,500 FT²

NOW AVAILABLE

 **Birchwood Park**
www.birchwoodpark.co.uk



EXPECT

NEW THINKING

401 Faraday Street represents a landmark in more ways than one. Already one of the most striking buildings in Birchwood, the £4.7 million redevelopment has transformed the building inside and out to create stunning new offices designed to meet the demanding standards of modern business.

The 4th Floor of 401 will be launched with a brand new look for 2018!

401 offers reduced occupancy costs thanks to its large, flexible floor space. This, combined with its location at the heart of Birchwood Park's vibrant business community, makes it the best working environment in the region. 401 Faraday Street is the workplace to motivate your staff and support your business success.



Fourth Floor suite - 6,500 sq/ft



Up to 230 people



105,000 sq/ft in total



EXPECT

SPACE TO INSPIRE

Great offices make your staff happier, your working day more enjoyable and your business more productive. With expansive glazing, partially exposed ceilings for that city centre feel and air-conditioning throughout, the workspace is modern, efficient, flexible and an inviting space to work so that there's nothing to stand between you and achieving your business goals. 401 Faraday Street combines understated design elegance with cool metropolitan styling that your staff will love and your visitors will envy.

Your office

- Flexible open plan suite
- Partially exposed ceilings
- LED lighting
- New VRF comfort cooling throughout
- Double-glazed windows with solar control
- Views overlooking Birchwood and beyond
- Refurbished to an exceptional standard
- Proactive on-site service team
- Secure on-site parking

Your building

- The Hub Offering:
 - Communal workspace
 - Informal meeting areas
 - Free Wi-Fi
 - All year-round patio and terrace area
 - Friendly, professional reception staff to welcome visitors
 - Hot and cold food
 - Freshly brewed Starbucks
- Showers and facilities for cyclists
- Fully DDA compliant
- 2 high-speed lifts

A copy of our EPC is available on request or via BirchwoodPark.co.uk

EXPECT

EFFECTIVE WORKING ENVIRONMENTS

Here is an example layout of the fourth floor, however, we would be happy to help you plan this space to suit your specific needs.

Fourth Floor
6,500 ft²

Have a look at our example layouts to see how we could accommodate your team.

- 62 x Workstations
- 2 x Offices
- 2 x Kitchen & Breakouts
- Server Room
- Boardroom
- 2x Meeting Rooms
- Training Room





EXPECT

COMMUTING MADE SIMPLE

At Birchwood Park we're committed to making commuting as simple as possible and 401 Faraday Street is superbly accessible for you, your staff and your visitors.

EXPECT

THE REGION'S BEST PARKING

Although we offer a range of incentives to encourage alternative methods of transport, we understand that for many occupiers using a car is unavoidable. At Birchwood Park we have a range of secure parking options that other locations just don't have.

In addition to allocated spaces with state-of-the-art access control, we can offer, short stay spaces, long stay spaces and additional licensed spaces. And with a site of 123 acres we certainly have the flexibility to meet the future needs of our customers.

- 

Manchester Oxford Road – 18 minutes
Liverpool Lime Street – 27 minutes
- 

Exclusive free bus link and 50% discount on all local bus routes
- 

223 lockers and 143 shelter spaces for bikes
- 

2 miles from M62/M6
7 miles from M60/M62
- 

26 allocated car parking spaces, with 370 additional parking spaces on site with up to 1 hour free visitor parking
- 

24 hour CCTV
- 

State of the art access control to manage your spaces

EXPECT

HAPPY DAYS

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

#ITSAPARKLIFE



26 parking spaces
included with 401 Faraday



“I love the location – the people, the ducks, the open space, the Starbucks. Every day I get out of my car and smile.”

JANET | ENTWISTLE GRAPHICS



An award-winning established business location with an 89% customer retention rate.



**EXPECT A VIBRANT
COMMUNITY AND
FANTASTIC FACILITIES**

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

PAUL | VESTAS UK



**EXPECT OPEN SPACES,
CULTURE AND EVENTS**

“The environment is light, bright and provides us with a great working space.”

HELEN | UK HEARING CARE



EXPECT

GREAT PEOPLE

Our people are why our customers choose to stay with us. It's their expertise, experience and friendly 'can do' attitude that sets us apart and ensures that our customer retention rates continue to be the best in the business. Our staff retention is actually an industry leading 90%+ which we're very proud of.

"With its community feel, wide range of onsite amenities and wellbeing initiatives, Birchwood Park was the obvious choice to help us ensure a healthy work/life balance for our staff."

Andrew Owens,
Head of Finance & Administration,
Dr Schär UK

"Birchwood Park's flexible approach to increasing space has helped us grow during our time on the park. The location gives us access to a graduate talent pool and good transport links to our supply chain. They invested in new facilities around the park which have helped us attract and retain people."

Greg Willets, Consultancy Director AMEC

EXPECT

**EVERYTHING YOU
NEED IN ONE PLACE**

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?

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.



401 Faraday Street
WA3 6XF (Sat Nav Postcode)

The Centre
Starbucks Coffee
Free Wi-Fi
Restaurant
Meeting Rooms
Auditorium
Movie Nights
Cycle Centre
Cash Point
Lake
Quiet Room

pentahotel
103 rooms
Restaurant
Bar & Pool table

Nursery
Starbucks coffee & free Wi-Fi

On site team

Gym

Allotments

Parking

Nature reserve

Bus Stop

Shopping Centre

Driving Range & Golf Course

Train Station



EXPECT

TO FIND OUT MORE

The vibrancy and motivational workstyle that we offer here at Birchwood Park just can't be found anywhere else in the area. But don't just take our word for it, come and take a look for yourself.

BY PHONE | BY EMAIL

01925 851 536

OFFICES@BIRCHWOODPARK.CO.UK

Leasing agents

BE GROUP | JJL

01925 822 112

0161 828 6440





www.birchwoodpark.co.uk



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

Misrepresentation Act 1967 At the time of publication the contents of this brochure were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. April 2018.