



3,541ft<sup>2</sup>  
329m<sup>2</sup>

# 101 Dalton Avenue

Ground Floor

 **Birchwood Park**  
[www.birchwoodpark.co.uk](http://www.birchwoodpark.co.uk)

**EXPECT  
MORE**



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## Expect to be inspired

If you are looking for high spec space, you'll love 101 Dalton Avenue, its recent refurbishment has transformed this building into a workplace to impress.

Located just at the Northern gateway to the Park, 101 is within strolling distance of our restaurant and Starbucks at The Centre as well as our hub space, ducks and gym. With everything so close by there are plenty of opportunities for your team to meet, relax, share ideas and collaborate. A great workplace makes your staff happier, your working day more enjoyable and your business more productive. We please you and you please your clients. Everybody wins!

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

Helen, UK Hearing Care



## Expect to be impressed

Impress clients and attract talent to your business with an impressive, recently refurbished reception. The rest of the building lives up to expectations too, there are full access raised floors and suspended ceilings. The windows are double glazed with solar control coating. All in all, it's refurbished to a grade A standard.



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

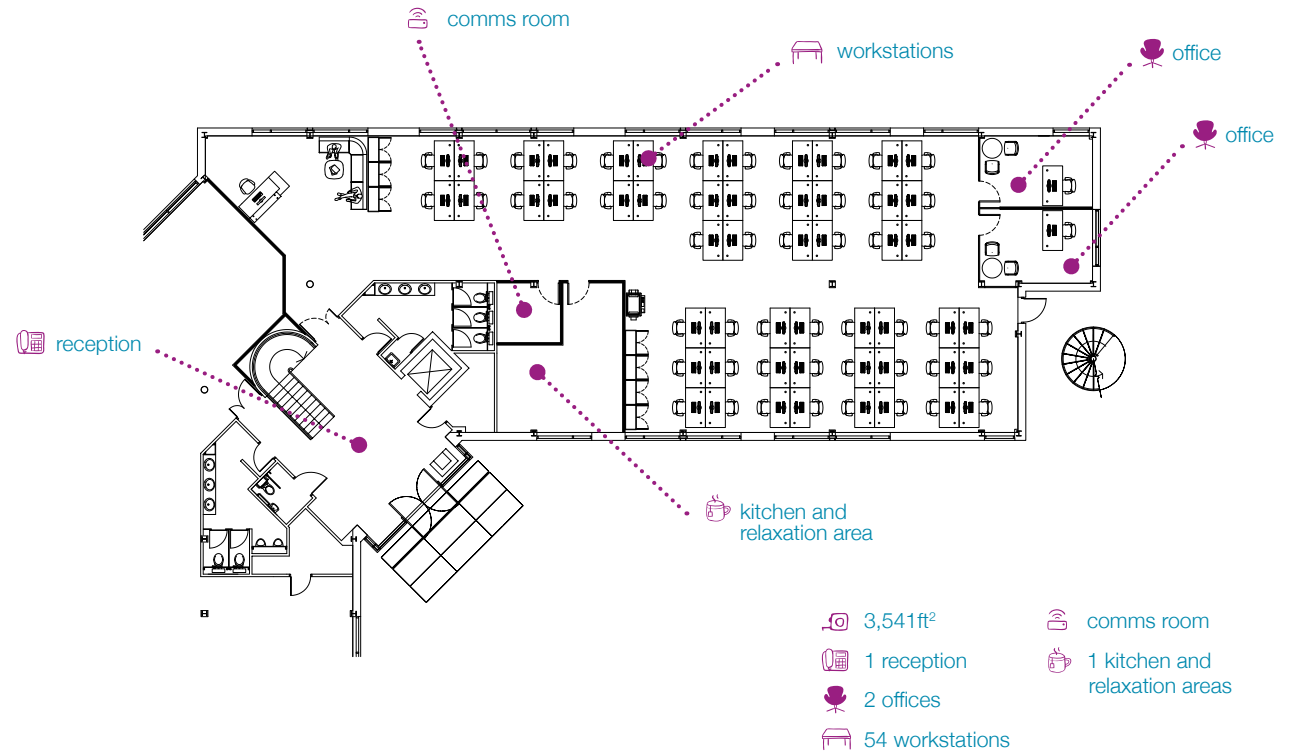
Janet, Entwistle Graphics



## Expect an efficient working environment

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

3,541ft<sup>2</sup>  
329m<sup>2</sup>





“For us, ensuring that our staff are motivated and enjoy coming to work is a top priority.”

Sarah Jane, Canon



## Expect the best parking options

The estate roads and car parks are tucked away behind the buildings, keeping the central area clear. There are cycle shelters for your cyclists' bikes too, so however your employees get to work, they'll be well looked after.



17 dedicated parking spaces




380 visitor parking spaces




WA3 6YF  
(SAT NAV postcode)



£5million of road improvements, have significantly improved the traffic flow around the Park and the wider Birchwood area.

- 

15 minutes to Manchester and 27 minutes to Liverpool by train
- 

2 mile drive to the M62/M6

223 lockers and 143 shelter spaces



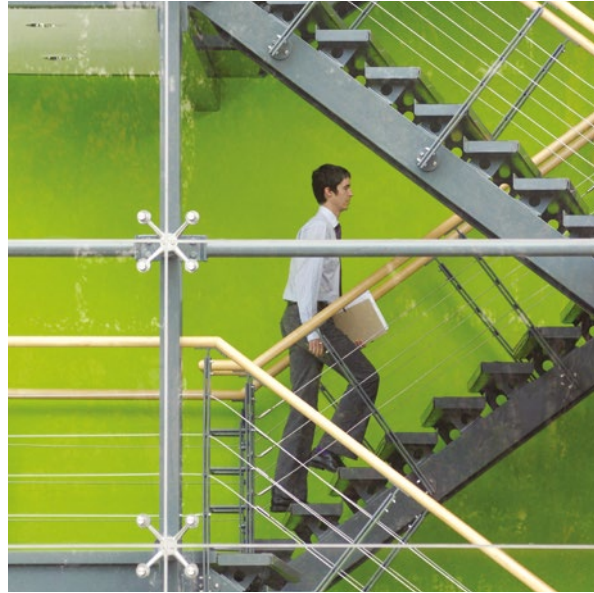
Exclusive free bus link and 50% discount on all local bus routes

## Expect great network connections and travel choices

We're right in the middle of the North West where the M62 crosses the M6. Smack bang between Manchester and Liverpool – so we are ideal for distribution links and have a great catchment area for recruitment, easy access to the regional train line and also to clients. Lots of clients find it a great place to set up a regional base.

With a free bus link to the station, it's easy to take the train to work. So your people don't have to drive if they don't want to. You can feel that your business is safe too, with 24 hour security and a help desk on site, ready to sort out any problems you might have.





## Expect flexibility and clients nearby

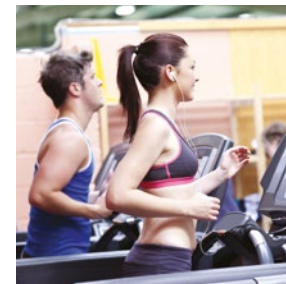
Moving your business to Birchwood Park means joining a community. It's an immediate boost to your business having lots of other businesses nearby, perfectly placed to collaborate with you on projects. You'll be adding skills – and friends too. With 165 companies and over 6000 people, there's a big pool of knowledge you can tap into. As your business evolves, our capacity and range of options means we can adapt with you. You can upscale or downsize without the inconvenience of looking for space elsewhere.

“  
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 elsewhere  
 ”



## Expect a vibrant community, fantastic facilities and events

Open spaces encourage an open mind. Which can only be good for business. Sometimes the best ideas happen when people are relaxed and thinking about other things. There's a fabulous vibe here with our enviable lakeside space – complete with resident ducks, swans and geese! We even get the barbecue out for our regular 'Big Sizzle' in the summer, not forgetting our deck chairs and picnic blankets to lounge on during our live music lunches.



The Garden Restaurant has a theatre-style kitchen and a great range of cafés serve Starbucks coffee and delicious sandwiches. With over 45 film showings a year in our auditorium come cinema (how good is that?), complete with popcorn, ice cream, beer and wine, there's a lot here to feed the soul as well as the stomach. Good times roll along with the work. We've even got an on-site gym to help your staff work out around their work.



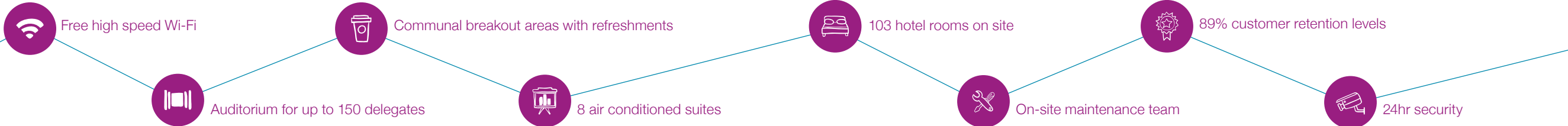
## Expect business hubs and great conference solutions

We have the space to get together with people whatever way you choose. Grab a private booth, a comfy sofa or a corner of our all weather terrace. People help the ideas to flow, whether you're in the Hub at The Centre, at 401 or in one of our meeting rooms. We're not boasting but we do have some of the best conference and events facilities in the North West.



## Expect a friendly proactive team and a secure environment

There is a team of over 100 of us, working together every day. Our reception staff are super helpful and welcoming and our on-site maintenance team can sort out any little niggles quickly and without fuss. Our team is very long standing which means our customers get to know us and where to find us. Security is 24 hour but not intrusive. We've got a team on site to patrol the Park, as well as CCTV, but it's efficient in a competent rather than a 'big brother' kind of way.







## Expect more

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?

Leasing agents: BE Group – 01925 822 112 / JLL – 0161 828 6440

Call our leasing team on  
01925 851 536 or email  
[offices@birchwoodpark.co.uk](mailto:offices@birchwoodpark.co.uk)

We're just here in Chadwick House and would be happy to show you around.



101 Dalton Avenue  
WA3 6YF (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**



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



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