

# 714 Eddington Way

19,344ft<sup>2</sup>

Detached warehouse with flexible  
office space and secure yard





# Expect to be impressed

Building on the design success of the modern warehouse development at Cavendish Avenue, Eddington Way is made up of six new self contained warehouse units each with a higher than usual proportion of office space, giving greater flexibility to our occupiers.

**Our dedicated on-site security team keep an eye on things 24 hours a day, 7 days a week, with regular patrols and monitored CCTV.**





# 714 Eddington Way

**Warehouse** 14,687 ft<sup>2</sup>

**Ground Floor Reception** 963 ft<sup>2</sup>

**First Floor Office** 3,684 ft<sup>2</sup>

**Total** 19,334 ft<sup>2</sup>

**Car Parking Spaces** 39

**EV charging points** 6

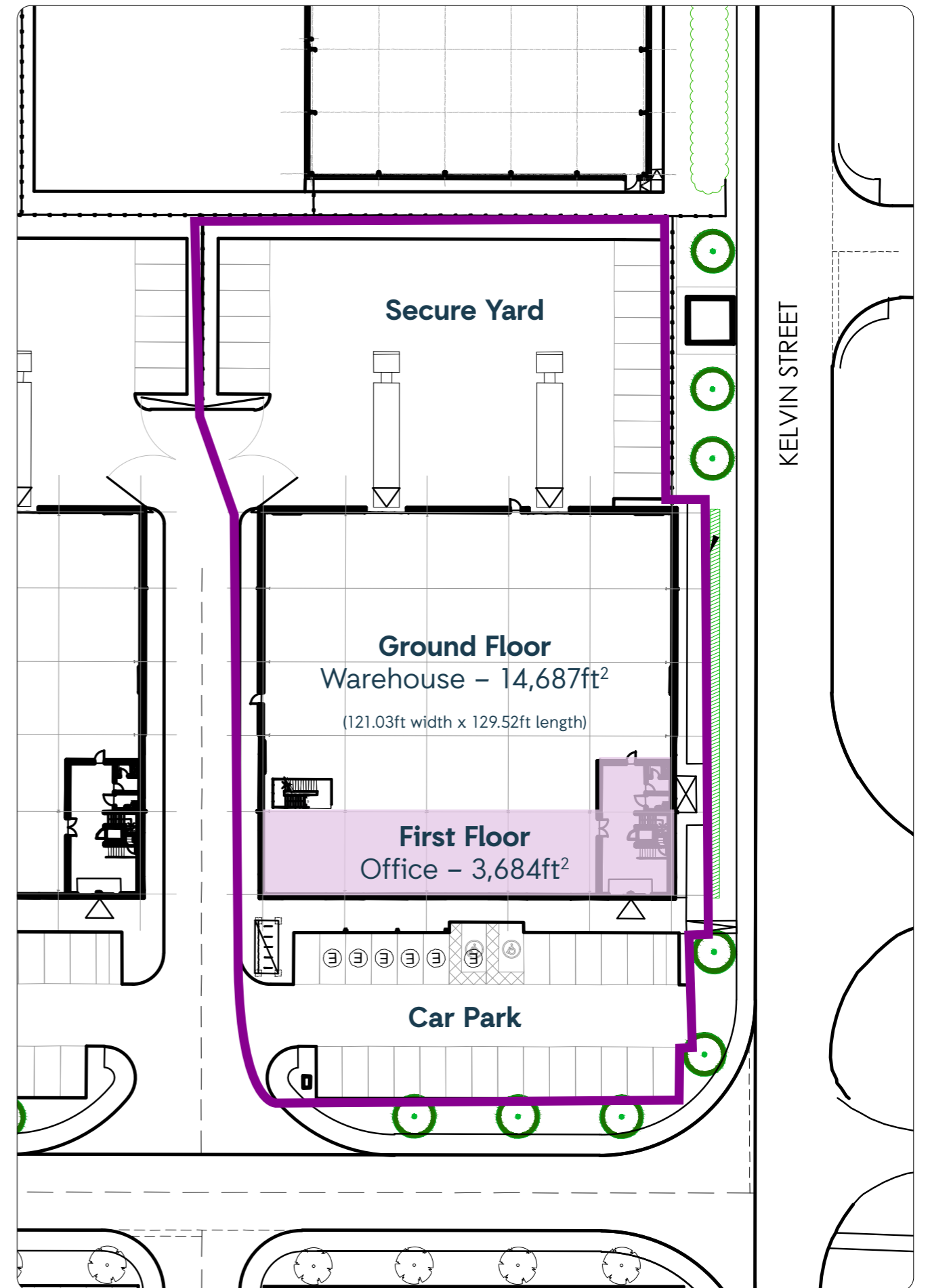
**Motorbikes Spaces** 2

**Eaves Height** 7.5m

**Floor loading** 37.50 KN/m<sup>2</sup>

**Leg loads** 45kN

**Solar** PV panels

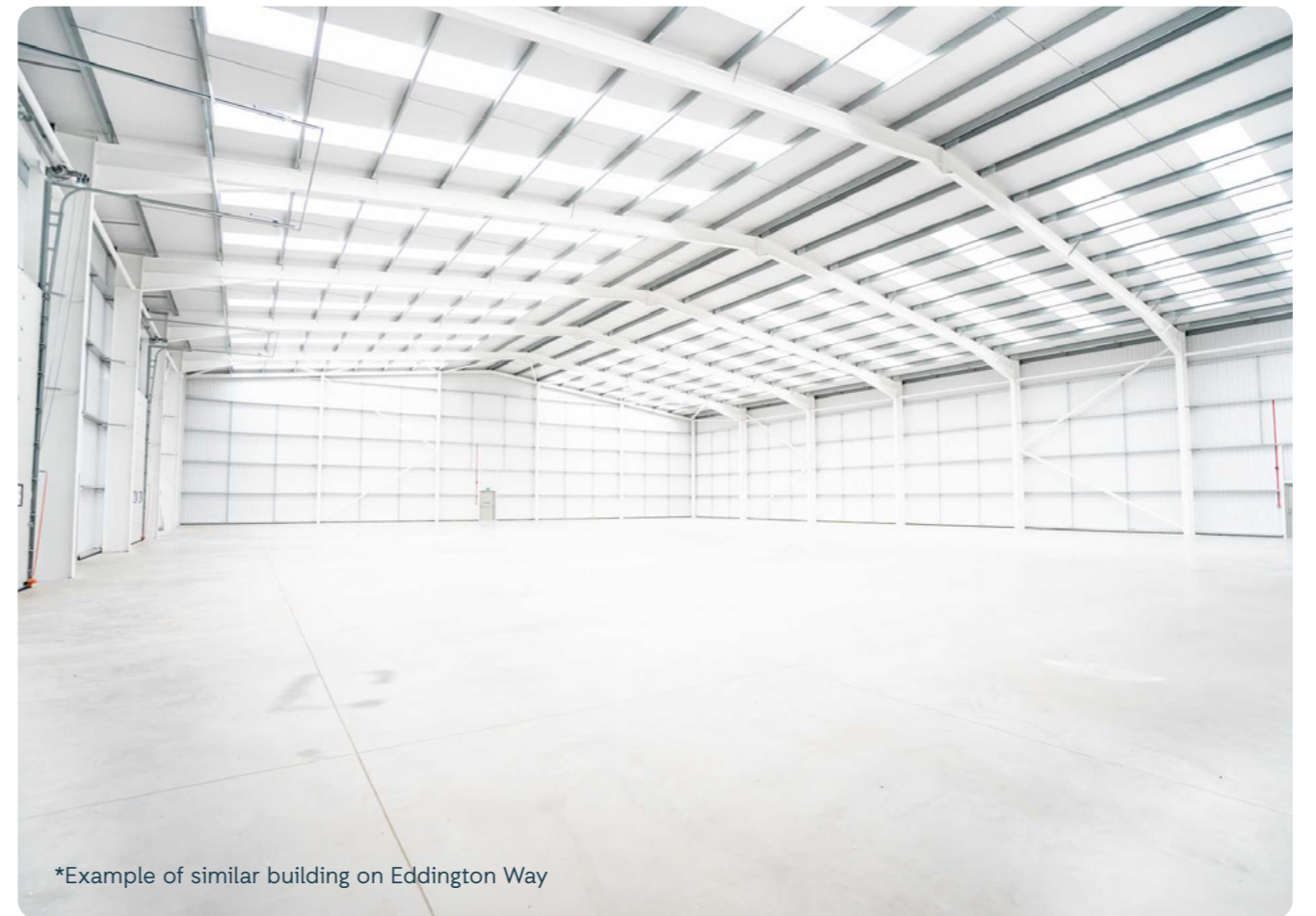




\*Example of similar building on Eddington Way



\*Example of similar building on Eddington Way



\*Example of similar building on Eddington Way

# Case Study Swagelok

Swagelok is a \$1.8 billion global developer and provider of high-quality fluid system solutions, who wanted the unique combination of warehouse space within a business park.

Rebecca Dowling-Fox at Swagelok commented, "Our move to new premises on Birchwood Park has had a huge impact on our business. The new site has enabled us to invest in new scanning systems and it has streamlined our entire warehouse operation making the day-to-day running much more efficient.

Our team regularly uses the on-site amenities for meetings and we've been able to put new plans in place to grow our team. I believe that the Park's ideal location and extra facilities, such as the nursery and gym, will also help us attract the best talent."



**"Our team regularly uses the on-site amenities for meetings and we've been able to put new plans in place to grow our team."**





**EngineRooms**

- Co-Working Space
- Starbucks coffee
- Free Wi-fi
- Meeting Rooms
- Auditorium
- Food Hall
- Lake & Terrace
- Gym & Cycle Facilities
- Quiet Room
- Visitor Parking
- EV Charging Points



**Bridgewater Place**

- Large Offices
- Café with Starbucks
- Tranquil Promenade
- Water Features
- Dedicated Parking
- EV Charging Points



**Chadwick House**

- Small Suites
- Large Offices
- Café with Starbucks & free Wi-fi
- Lake Views
- Courtyard
- Dedicated Parking
- Visitor Parking
- EV Charging Points



**401 Faraday**

- Small Suites
- Large Offices
- Café with Starbucks & free Wi-fi
- Dedicated Parking
- EV Charging Points



**Dalton Avenue**

- Large Offices
- Dedicated Parking



**Warehouse Sector**

- Self Contained Units
- Flexible Office Content
- Loading Bays and Turning Circle
- Dedicated Parking



**Lovell, Newton & Darwin**

- Small Suites
- Parking



**Starbucks coffee**



**Nursery**



**Hotel**



**Bus Stop**



*Perks of the Park*

## Pioneers of the modern workplace

Life here is rooted in the important relationship between wellbeing and productivity. Everything is connected. Our unrivalled services, amenities and philosophy make us one of the leading players in the region, and our retention rates are breaking the mould – all of which directly boosts our customers success in their different fields.

We've found the sweet spot, making it that much easier for everyone at Birchwood Park to achieve their true potential.



**'Crafting a community beyond the desk'**



**'Tap into the biggest catchment outside the M25 with 2.5 million people within a 30-minute drive'**

*Perks of the Park*



# Location, location, location...

Everyone knows the saying, and there's a good reason for that. It's true. We have a dream location for anyone setting up a regional office – right in the middle of the North West, where the M62 crosses the M6. By occupying the overlap between Manchester and Liverpool, we're well connected to not one but two great cities. So you can recruit talent easily from near and far, and your staff can enjoy an easy commute.



Motorways	(Miles)
M62 J11	1.5
M6/m62 Interchange	2
<b>Rail</b>	
Manchester	18
Liverpool	27
<b>Airports</b>	
Manchester	17
Liverpool	21
Birmingham	89
<b>By Car</b>	
Manchester	14
Liverpool	21
Leeds	58
Birmingham	81
Newcastle	154
London	200

WA3 6BA (SAT NAV postcode)





*Perks of the Park*



## Helping you settle in and grow

If you want to grow you need to stay flexible. We have space to help you do this, so if you need to rip up your lease and start again, you can.

We've tailored our capacity and options to adapt with you as your business evolves, our leasing team are based here on the Park, so they can look after you from your very first enquiry. If you have a problem or a question, all you have to do is knock on and say hello.

Our dedicated on-site team are here to answer all your initial enquiries, so your move goes smoothly and you can enjoy the benefits of the park from day one.

**'It has given us the flexibility to grow & stay in the same location'**



# Thinking beyond the desk



If colleagues are not nurtured – and given what they need to nurture themselves – then they won't be as fulfilled or as productive as they can be.

We know from our own research that exercise makes staff feel happier, healthier and more energised, so anyone can let off steam at our gym and fitness classes, or get out in the fresh air with our bootcamp and running club. Relaxation is just as important, which is why we've created lots of ways to unwind, like yoga classes, live music lunches and regular movie nights.

## 'Defining the relationship between wellbeing and productivity'





*Perks of the Park*



# A vibrant community

Birchwood Park is pioneering the community-led workplace experience. We like to call it Parklife.

Parklife is all about the extra little surprises we add to help you look forward to coming to work. Whether it's our yoga or French classes, our allotments or running club, the best way to enjoy all the benefits Parklife has to offer, is to sign up to our Parklife app and our weekly email updates.



**'I love the location – the people, the ducks & open spaces'**

Perks of the Park



**'Enjoy exclusive discounts for your team with our Parklife App'**



**BIRCHWOOD PARK**  
**Warrington, Cheshire, WA3 6AE**

**01925 851 536**

**BIRCHWOODPARK.CO.UK**



**LEASING AGENTS**

**JLL – 0161 238 7416**  
**B8 REAL ESTATE – 01925 320 520**