

602 Aston Avenue

Available Soon



Birchwood Park

Pioneers of the workplace



birchwoodpark.co.uk
01925 282 940

602 Aston Avenue

Expect to be impressed

Designed to meet the demanding standards of modern businesses, 602 Aston Avenue offers you spacious workspaces in beautiful surroundings, guaranteed to impress clients and motivate employees.

With impressive floor to ceiling windows, reduced occupational costs thanks to the flexibility of its large floor plates, and with the best car parking options in the area we have a range of options to suit your needs.



*Example fit outs and layouts



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602 Aston Avenue

35,638 ft² of premium office space in a prime location

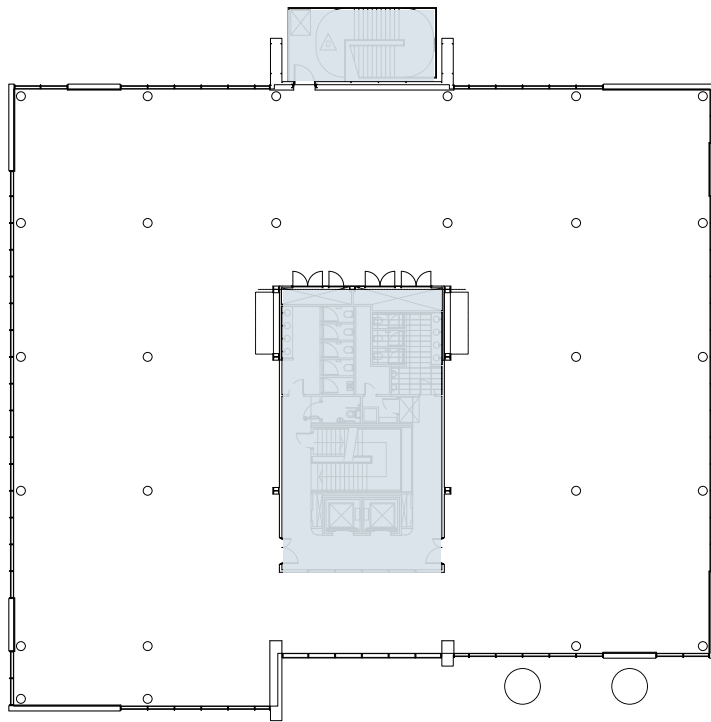
Available as a self-contained building or by single floor.

Ground Floor: 11,988 ft²

First Floor: 11,988 ft²

Second Floor: 11,988 ft²

Car spaces: 178



Example Floor Plan



Grade A office space



Unrivalled parking options



Street Food & Starbucks coffee in The Wood Shed at Bridgewater

Full specification

- 35,638 square foot of premium office space
- 178 parking spaces – additional available
- BREEAM 'Very Good' environmental assessment rating
- Two 10-person lifts
- Finished floor to ceiling height of 2.75m
- 150mm clear full access raised floors
- VRF air-conditioning system designed to meet an occupational density of 1 person to 10sq/m with an additional 10% capacity to allow for expansion
- Comprehensive security system with site-wide CCTV monitoring the building and its grounds and 24 hour patrols
- Suspended ceilings incorporating recessed LG7 lighting units
- Lighting control system with daylight dimming around the perimeter and PIR controls
- Male, female and disabled toilets on each floor
- DDA compliant
- Committed to becoming Net Zero in all our managed areas & building by 2030

602 Aston Avenue

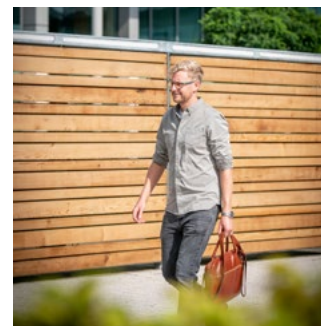
The place to be

By working alongside so many other businesses, you'll have all kinds of skills right next door and can tap into a huge knowledge pool.

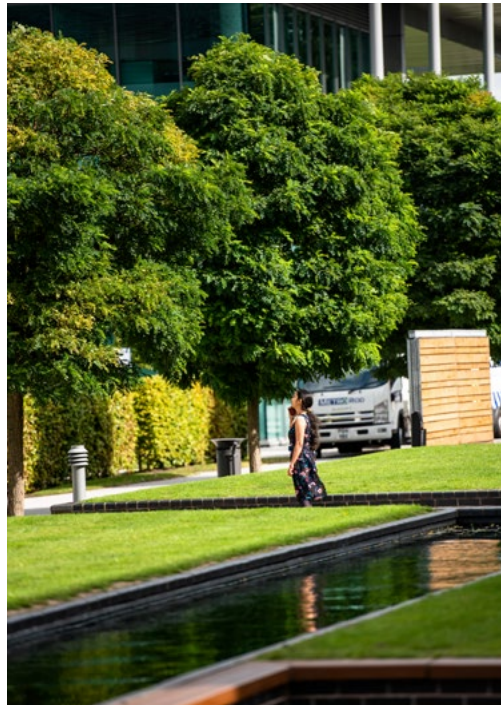
From nuclear engineering, to professional services, telecoms and public sector, who knows what kind of partnerships will naturally spring up just from being in the mix.

Some of your neighbours:



602 Aston Avenue

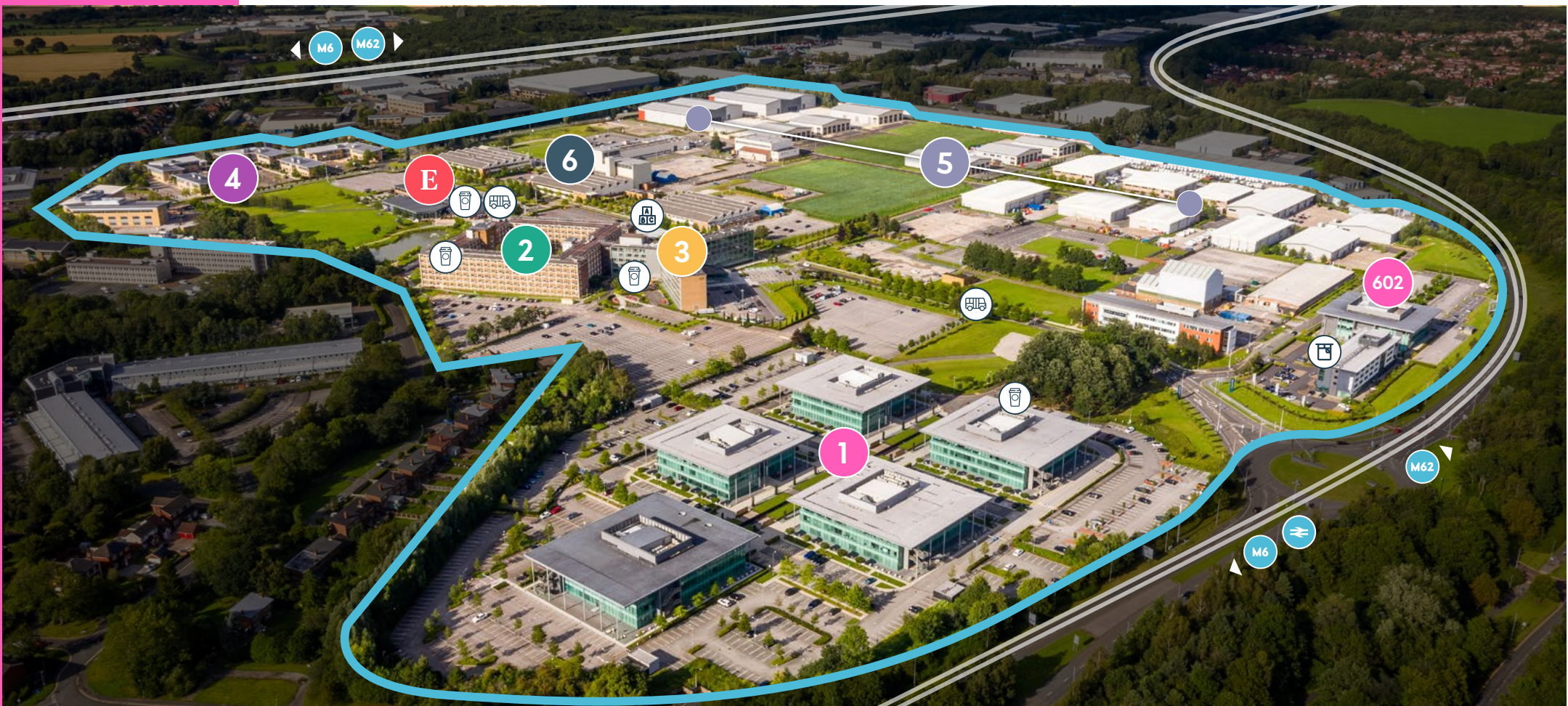


Sustainable thinking





Sustainability has been at the heart of everything we do at Birchwood Park for the last 20 years, we have committed to becoming Net Zero in all our managed areas by 2030 and continue to develop new initiatives to achieve this.



'We committed to becoming Net Zero by 2030'



602
602 Aston Avenue

-  Starbucks coffee
-  Nursery
-  Hotel
-  Bus Stop

E
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

1
Bridgewater Place
Large Offices
Café with Starbucks
Tranquil Promenade
Water Features
Dedicated Parking
EV Charging Points

2
Chadwick House
Small Suites
Large Offices
Café with Starbucks & free Wi-fi
Lake Views
Courtyard
Dedicated Parking
Visitor Parking
EV Charging Points

3
401 Faraday
Small Suites
Large Offices
Café with Starbucks & free Wi-fi
Dedicated Parking
EV Charging Points

4
Dalton Avenue
Large Offices
Dedicated Parking

5
Warehouse Sector
Self Contained Units
Flexible Office Content
Loading Bays and Turning Circle
Dedicated Parking

6
Lovell, Newton & Darwin
Small Suites
Parking

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'



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.



'Tap into the biggest catchment outside the M25 with 2.7 million people within a 30-minute drive'

WA3 6XG (SAT NAV postcode)



2 mile drive to the M62/M6



15 mins to Manchester by train



27 mins to Liverpool by train



25 minutes from Manchester Airport



223 lockers and 143 shelter spaces



Exclusive free bus link



50% discount on all local bus routes



2.7 million Working population within 30min drive



Over 50 electric car charging points



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

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 teams 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.





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'



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'





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

