

# lovell house

Postcode for Sat Nav  
WA3 6FW





# The park: our vision

**A workplace is much more than just the building you work in. People really enjoy working at Birchwood Park...**

We firmly believe that the quality of the workplace should be measured not just by the quality of the buildings, but by the range and extent of the amenities on offer. We have so much for your people to enjoy and with our superb landscaped environment they'll discover a whole new working experience.

Multi award-winning Birchwood Park is already home to **over 150 organisations** employing **over 5000 people**.

We understand that people are your most important asset, and happy people are more productive and motivated.

At Birchwood Park our continued success is based on a simple principle – we want to provide our customers with the best place to work and we do everything we can to make that happen.

**We enjoy an industry-leading customer retention rate of over 90%** and our willingness and ability to meet changing needs is key to that success.





Whether it's the choice of places to eat and drink, the fitness centre, or just being able to enjoy a sandwich on the grass by the lake, Birchwood Park has been designed so that our occupiers will actually enjoy the place in which they work.

We also understand that everybody has a life outside work, so we have a cashpoint, childcare, free Wi-Fi areas and cycle hire on-site. And because we keep our customers' staff happy, they're able to attract and retain really good people.

Here are just some of our on-site amenities:

- On-site management team
- 3 cafés proudly serving Starbucks coffee
- 300-seat restaurant
- Fitness centre with sauna/steam room
- Free Movie Night
- Free cycle hire
- 118-place nursery
- 103-bedroom Penta hotel
- Meeting rooms
- Auditorium for up to 150 delegates
- Free shuttle bus

## A great place to work



To watch the video introduction to Birchwood Park click here.





# Lovell House: so much more than just a building...

Come and join us at Warrington's most successful business community

Lovell House sits opposite The Centre at Birchwood Park, so you and your team will be just a short walk from a morning Starbucks, the lunchtime buzz of our restaurant or an after-work session at our gym.

It's a great place to impress your clients too, with a range of meeting rooms and The Hub for more relaxed chat. Being so close to everything it is no surprise that a wide variety

of businesses have already made Lovell House their home. If you choose to move here your neighbours will include a range of companies including AMEC, Genesys Training and Thermo Fisher Scientific.

It's this mix of established and growing business that helps make Birchwood Park such a vibrant and thriving business community.



*"Having relocated my business to Lovell House, I was happy to find the building in a very convenient location with great access to the central hub. My staff have found the gym facility at the Hub a very positive feature creating great moral within the workforce. The building is very secure with a security team on hand 24 hrs a day 7 days a week. This together with the friendly and professional service from all at Birchwood Park has made the move to Lovell house a great decision."*

Graham Baldwin – Baldwin Design Consultancy Ltd





# It's all in **the detail**

## All the benefits of a large office without the hidden extras

- Friendly helpful staff on hand
- Helpdesk and on-site maintenance team
- On-site parking and cycle racks
- Adjacent to The Centre and Alive & Well gym
- Shower & lockers
- On-site storage available
- Quality refurbished space
- Communal kitchen
- Window blinds



# The flexibility to grow. And grow and grow

One of the greatest advantages of Lovell House is its flexibility. Our range of size options means that you can scale up or scale down without needing to change address.

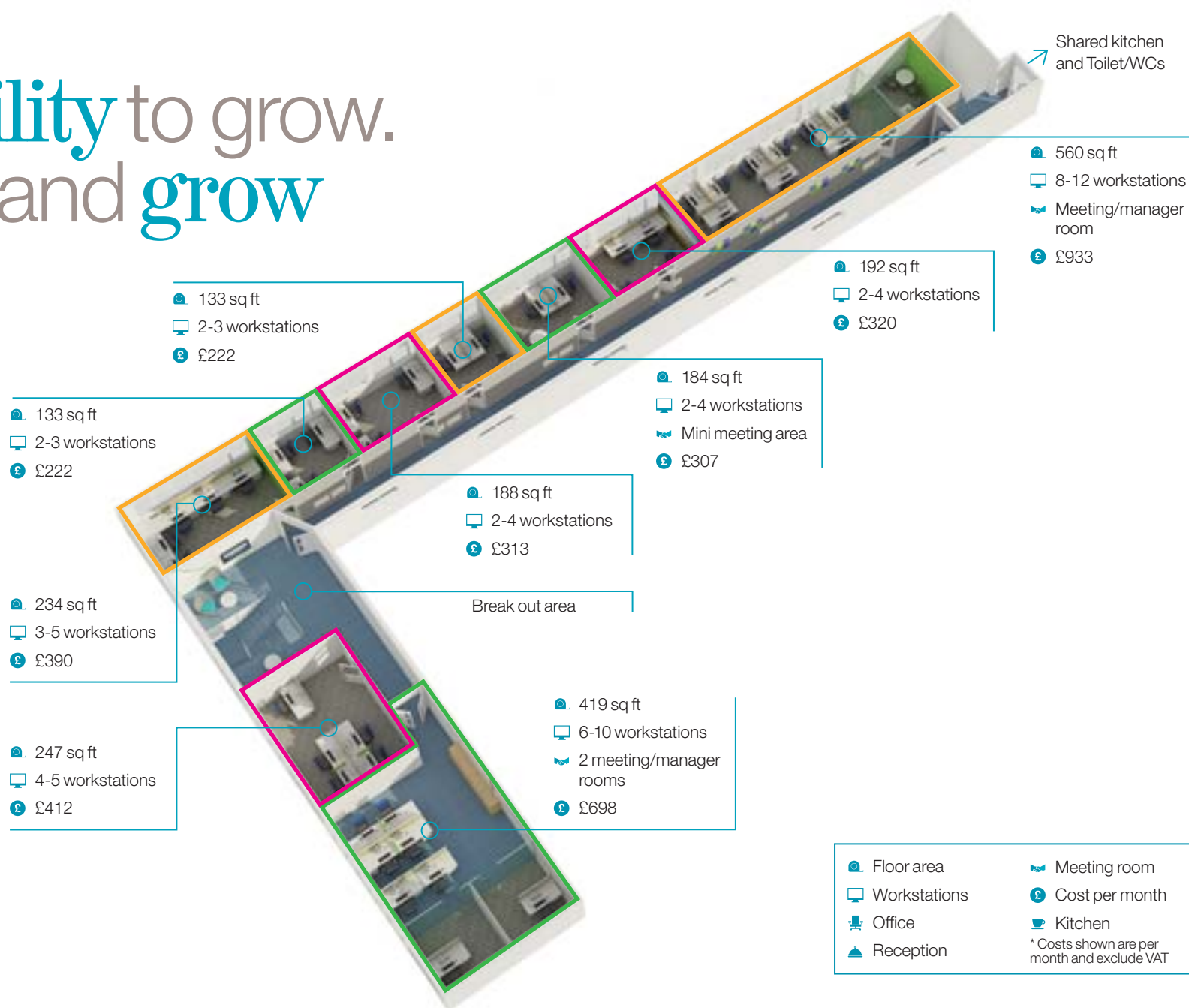
## Small business suites

This example layout shows how our range of suites can accommodate between 2 and 12 people.

Our flexibility also extends to our small business leases.

- Available from just 6 months
- Our inclusive cost covers your

- Office cleaning
- Building insurance
- Business rates
- Heating
- Electricity
- Service charge
- Estate charge
- Parking spaces (1:250 sq ft)



# The best location



We are best placed to reach the whole of the north west.

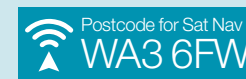
Close to the M6 and M62, with on-site travel support, an active car sharing scheme, a dedicated free bus service to the local station and shopping centre, unrivalled facilities for cyclists and generous car parking, Birchwood Park's location ensures that commuting is made simple and flexible.

Rail travel is simple too with direct links to Birchwood station from Liverpool (27 mins) and Manchester (18 mins) and a free shuttle bus linking to the Park.

30 minute drivetime
45 minute drivetime
60 minute drivetime

## DISTANCES FROM BIRCHWOOD PARK

M62 junction 11	1.5 miles	Manchester Piccadilly rail station	15.2 miles
M6/M62 interchange	2 miles	Manchester Airport	18.1 miles
M60/M62 interchange	7 miles	Liverpool John Lennon Airport	22.5 miles
Birchwood rail station	0.9 miles	Manchester City Centre	14.4 miles
Warrington Bank Quay rail station	5.4 miles	Liverpool Lime Street rail station	23.2 miles





# The best **location**





# A real sense of **community**

At Birchwood Park we have long been committed to creating and maintaining an attractive and safe community environment to satisfy our customers' needs for happy and involved staff – today and in the future.

This long-term approach has enabled us to manage and develop our offer to include much more than just amenities. Join in a lunchtime exercise class, get involved with local community initiatives or take part in our regular park events and competitions.

- Regular Parklife newsletter
- Summer BBQ and regular events
- Allotments for customer companies
- Outdoor boot camp exercise sessions
- Regular competitions and prize draws
- Strong links with local schools
- Volunteering opportunities for all
- Primary funder of the Birchwood Partnership community group
- Primary funder of the Birchwood Forum business group



*Birchwood Park provides a great working environment for our staff and moving within the Park was a really great way for us to expand the team, without upheaval.*

*During our time here we have met a number of fellow occupiers on the Park and have since found opportunities to work together.*

Gary Melling, Director at Jones Melling















# The MEPC difference

Unlike some property owners, MEPC Birchwood Park's team is based on-site so we know our customers by name, and they know us.

## We're long-term owners

We are well-known as responsible owners and managers and our long-term commitment to our estates provides our customers with a stable platform for the future. Ongoing investment in security, maintenance, refurbishment and selective development keeps the accommodation, grounds and surrounding infrastructure in the best condition to meet our customers' needs.

## We're environmental champions

Looking after the environment has always been high on MEPC's agenda. We have led the way in promoting green business practices and modes of transport on all our estates. As members of the UK Green Building Council, we are encouraging others to follow our lead.

## We have real team spirit

Like your organisation, our people are also key to our success. We are a focussed and enthusiastic team and we always strive to deliver value to our customers, our investors and our people.

## We are passionate about customer focus

We have built our reputation on understanding and serving the needs of our customers. We recognise that our customers' success is aligned with our own and that is why our retention rates continue to be among the best in the business.



**Jonathan Walsh**  
Managing Director



**Andrew Cowell**  
Commercial Director



**Suzanne Whitelaw**  
Marketing Manager



**Melanie Cusick-Jones**  
Park Facilities Manager



**Chris Reay**  
Senior Leasing Manager



**Rachael Murray**  
Asset Manager



**John Lea**  
Asset Manager



**Chris Maddison**  
Building Manager



**Mike Quigley**  
Head of Security

# Get in touch

The vibrancy and flexible workstyle that Lovell House offers cannot be found anywhere else in Warrington. The best way to experience everything we have to offer your business is to come and take a look for yourself.

All our team are all based here on-site and we would be delighted to take you on a tour of the Park and discuss your business aspirations.



100% of people surveyed said they would recommend Birchwood Park as a place to work

To find out more about how we can help contact us on **01925 851 536** or email **offices@birchwoodpark.co.uk**



**Chris Reay**  
Senior Leasing Manager



**Andrew Cowell**  
Commercial Director

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. March 2014

Click here to view or download a copy of our Energy Performance Certificate

