

**BUILDING ONE**  
DATEN PARK



**WATCH  
THIS  
SPACE**

Unique opportunity  
coming soon





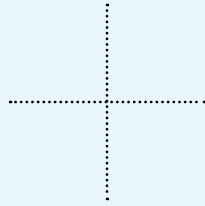
## Investment

We're investing a substantial sum into making this a contemporary space. It's the perfect blank canvas for an ambitious business to customise with their own branding and space planning.



## 22,000 sq/ft

If you're looking for capacity, we have the square footage you need to create any space you want. At 22,000 square foot this self-contained building offers a unique floor plate within the market.



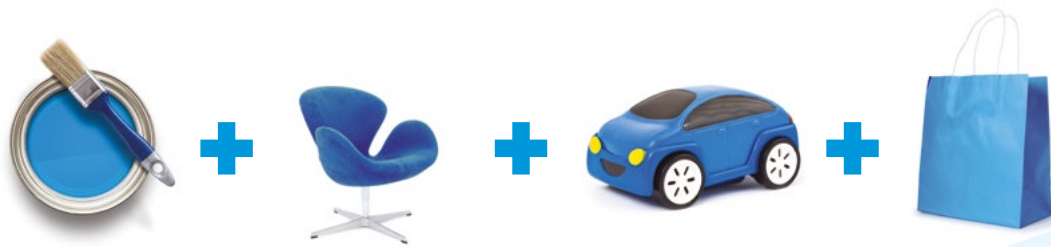
## 87 spaces

When you have a big workforce driving to the office every day, you need parking on a serious scale. We have a car parking ratio of 1:250 that is more than suitable for large occupier's needs.



## 5 minutes

With a shopping Centre full of popular stores, and Birchwood Park with its Gym, Nursery and Hotel within a 5 minute drive, we have all the amenities needed nearby to entice great recruits, impress clients and make life that little bit easier.



= **HAPPY**  
**STAFF**

People are the real currency in your business. Find a space that keeps your people happy and the value of what they do for your business will grow and grow.

We have the size, scale and easy access to motorway networks that makes it easy for staff to get to work. Whether you're looking to give your people a headquarters or scale up your business, our location adds up.

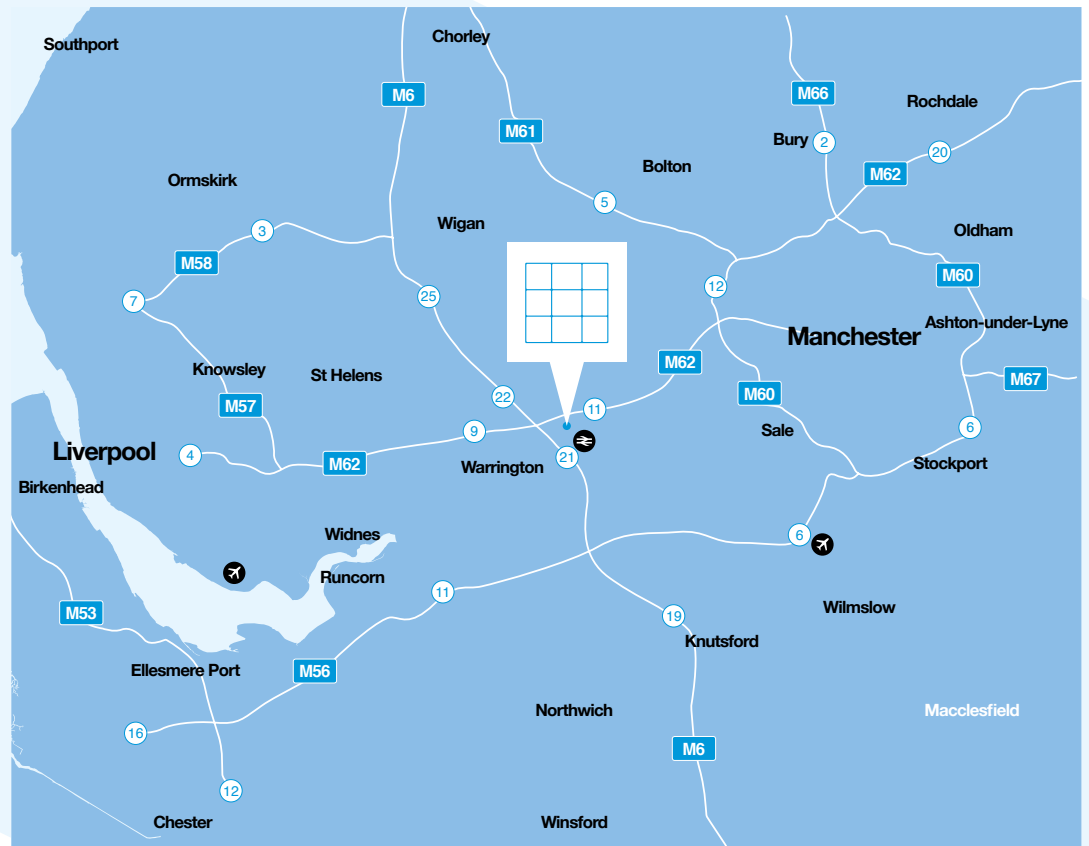
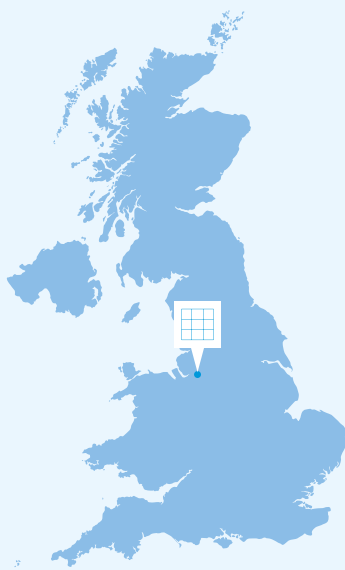
“ IT ALL ADDS UP ”



Occupiers can benefit from enterprise zone status if they are linked with science based businesses. Benefits of this include up to £275k rates discount over 5 years from the date of occupation.

# the location

The M62 provides direct access to Manchester and Liverpool. Manchester and Liverpool International Airports are within a 30 minute drive. Warrington Bank Quay Railway Station provides mainline services to London and Edinburgh whilst the nearby Birchwood Railway Station offers excellent local connections.



## On the road

1 mile from M62,  
Junction 11

6 miles from M6 Junction 21a  
and M62 interchange

2 miles from  
Birchwood train station

18 miles to  
Manchester Airport

21 miles to  
Liverpool Airport

## On the train

From Birchwood  
train station:

Manchester Oxford Road  
15 minutes

Liverpool Lime Street  
27 Minutes

From Warrington Bank  
Quay train station:

London Euston  
1 hours 53 mins

## Nearby

Birchwood Shopping Centre

**Birchwood Park with:**

Alive and Well Gymnasium

The Centre

The Garden Restaurant

Nursery

Penta Hotel

