

growing success at **G**genesis

Birchwood, Warrington, WA3 7BH

enter —

**flexible** office space to let  
with free car parking



Birchwood, Warrington, WA3 7BH

close

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intro

description

location

gallery

site plan

availability

testimonials

contact

whether your business  
is in its **infancy**  
or a **mature creation**,  
**genesis** can offer you  
the **ideal solution** to  
suit your needs

[www.genesis-birchwood.com](http://www.genesis-birchwood.com)



## bespoke services from the outset

- Board room, refreshments and buffet organisation
- Mail handling
- Secretarial support
- Central reception with service from 8.30 am until 6 pm
- 24 hour access, 7 days a week
- CCTV & secure car parking

## exciting occupier mix

- Creative
- Recruitment
- Engineering
- Nuclear Industry
- Property
- Catering

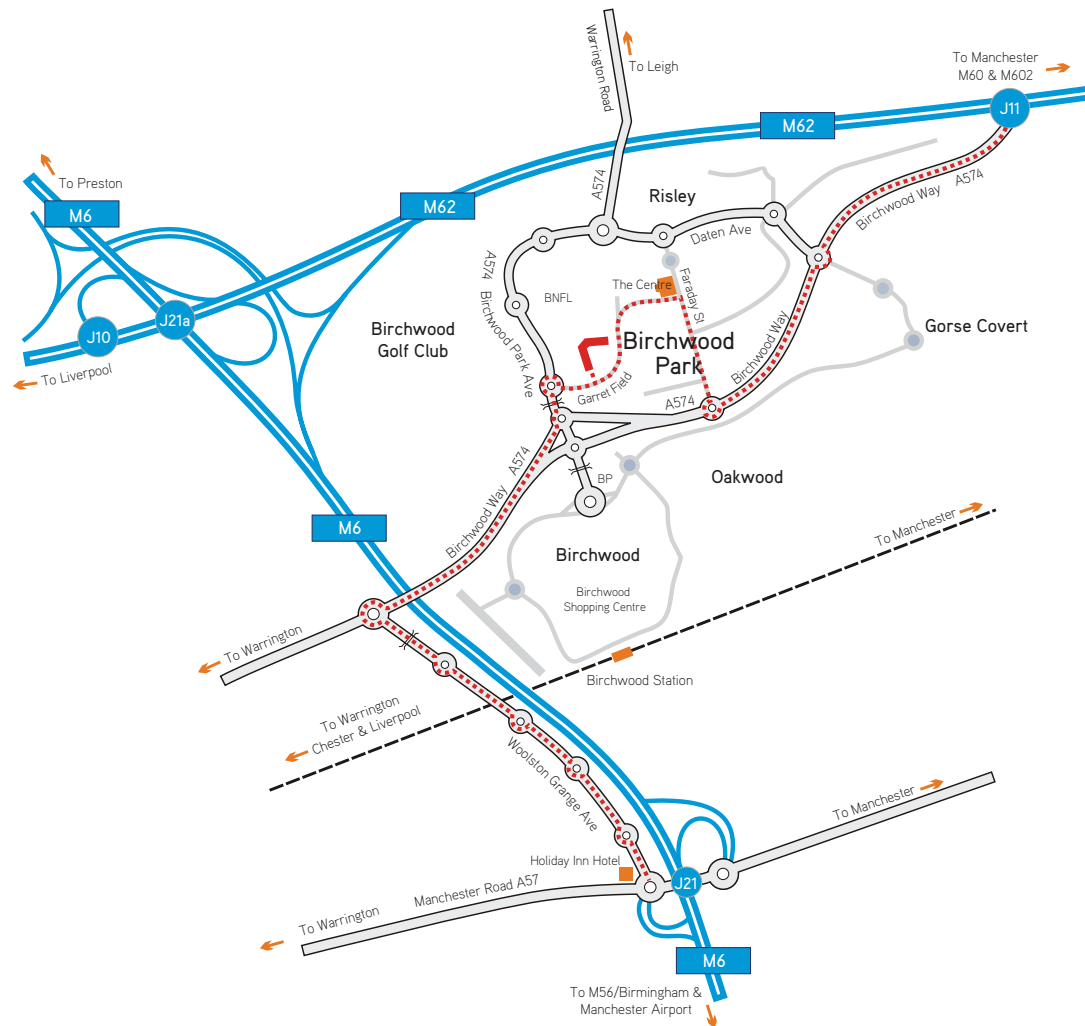
## all lifes essentials close to hand

- Coffee shop with breakout zone serving hot and cold food and drinks
- Cafeteria, gym and nursery within walking distance
- Shopping centre close by
- Two passenger lifts serving all floors
- Shower facilities
- 436 car parking spaces, excellent parking ratio
- Dedicated visitor parking spaces

## excellent flexibility

Are you looking for a flexible package that is based around your business needs?

- Flexible suite sizes
- Flexible lease terms
- Flexible bespoke packages to cater for your requirements
- Flexible specification offering a variety of suite finishes, which can include comfort cooling
- Flexible space, let us space plan your office
- Flexible expansion, the ability to grow within the building



## find us

- Centrally located with access to the national motorway network:
  - M62 (J11) - 2 miles, links to the M60
  - M6 (J21) - 2 miles, links to the M56
- Manchester Airport - 18 miles (journey time approx 25 minutes)
- Birchwood Rail Station - 1.5 miles. Regular services to Manchester and Liverpool
- Bus stop at site entrance, regular services to railway station

go to aerial view







## find us

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- Manchester Airport - 18 miles (journey time approx 25 minutes)
- Birchwood Rail Station - 1.5 miles. Regular services to Manchester and Liverpool
- Shuttle Bus - Peak hour shuttle bus to rail station and shopping centre

go to map view







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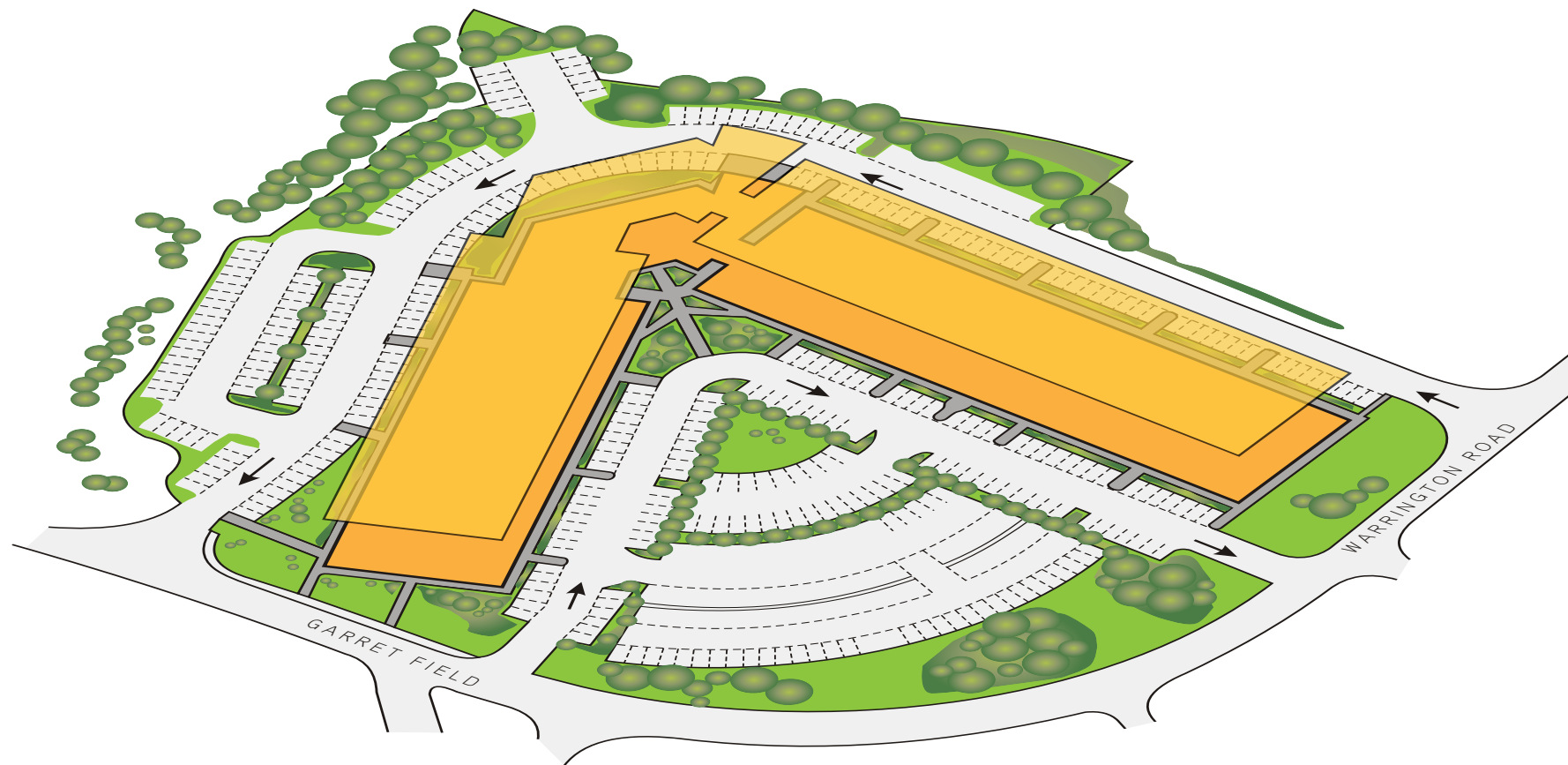
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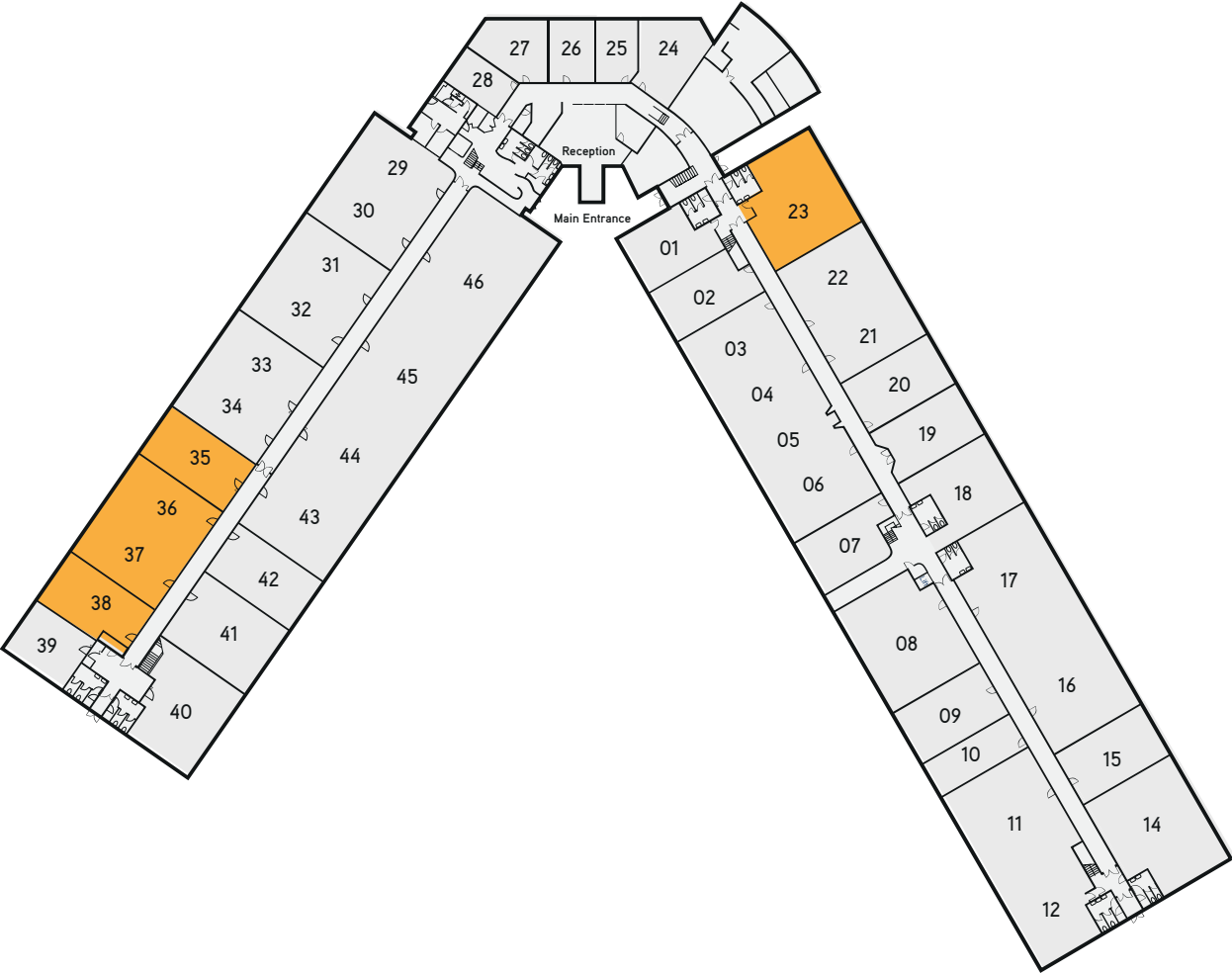
testimonials

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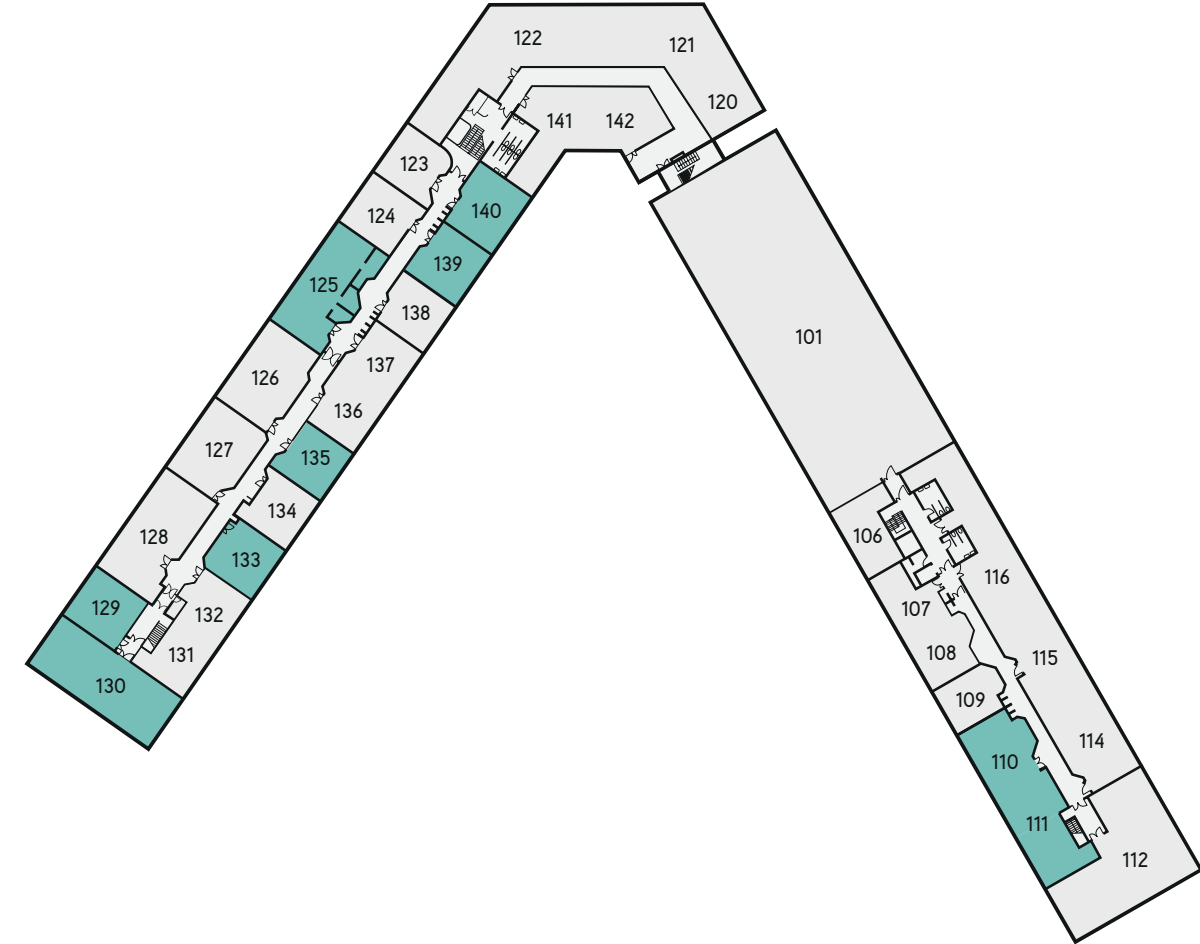




ground floor		
Suite No.	Size	
	Sq m	Sq ft
23	173	1,864
35	89	960
36&37	180	1,934
38	89	954

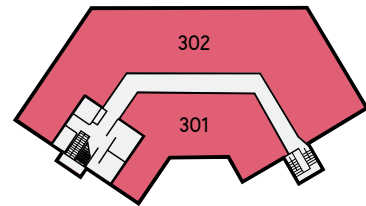
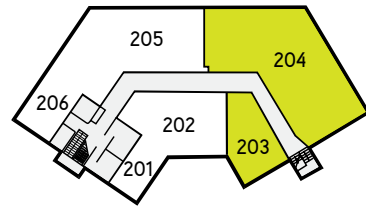
- second & third floor
- first floor
- ground floor





first floor		
Suite No.	Size	
	Sq m	Sq ft
109-111	226	2,428
125	108	1,163
129	54	582
130	128	1,375
133	52	566
135	51	549
139	53	575
140	61	660

- second & third floor
- first floor
- ground floor



second floor		
Suite No.	Size	
	Sq m	Sq ft
203	46	500
204	181	1,946

third floor		
Suite No.	Size	
	Sq m	Sq ft
301	229	2,467
302	347	3,735

- second & third floor
- first floor
- ground floor

## testimonials

EDiNA<sup>®</sup>



EDINA, part of the University of Edinburgh, is a national academic centre providing online data services to UK Universities and Colleges as well as a number of schools.

They moved their England office to the Genesis Centre in July 2009 and particularly enjoy the benefits of the pleasant grounds, safe parking and meeting room hire.

Edina said "We have received a lot of support from the friendly staff at the Genesis Centre and have settled happily here, we also found the the staff from other organisations here particularly welcoming."



January 2010 brought some of the worst snow on record to the UK but a warm welcome from staff at the genesis Centre for General Insurance Distribution Ltd.

Mike Gaffney, GID Sales Director explained "The initial move in date was delayed somewhat by the bad weather, furniture being held in warehouses the wrong side of the Pennines! None of this fazed the staff at the Genesis Centre who provided flexible solutions and support to our operations team to ensure that staff training could continue and keep this new start up company on track"

The Director team of GID Ltd confirmed they had visited a great number of potential premises in the Warrington area but were won over by the 'can-do' attitude of the Genesis team.





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## viewing and further information

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[www.genesis-birchwood.com](http://www.genesis-birchwood.com)

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