

ELEMENT

Birchwood, WA3 6GD

Best-in-class offices



WELCOME TO ELEMENT

39,707 sq ft of best-in-class office space in Birchwood.

Element offers thoughtfully designed workspace with flexibility, first-class amenities and a clear focus on sustainability.

Set in the heart of Birchwood, this is a building built for how businesses work today – and how they'll grow tomorrow.

Whether you're scaling up or looking for a new HQ, Element combines high-quality design with a location that puts you at the centre of the Northwest.



"We couldn't be happier with the move to Element and the impact it has had on our daily operations, and we would not hesitate to recommend the building to any occupier considering new office space and to elevate their workplace experience."

David Cosslett

**Business Manager
Soletanche Freyssinet IT UK Ltd**



BUILDING SPECIFICATION

High-spec, secure and designed for performance:

- Boutique double-height reception with concierge
- 24/7 access and security
- Onsite parking
- Electric vehicle charging
- Fitness suite
- Business lounge
- Café



This is workspace that works hard – giving your team everything they need to perform at their best.

AVAILABLE SPACE

Flexible suites
from 2,088 sq ft
to 16,526 sq ft.

Full floorplates and smaller suites available across three floors.

Floor	Suite	Sq Ft	M ²
First	B&C	6,806	637
First	B	4,450	414
First	C	2,088	194
Second	Full Floor	16,526	1,308
Second	B*	9,030	893

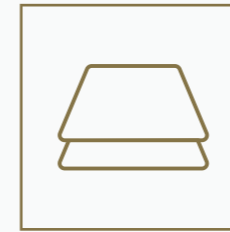
*Includes Mezzanine



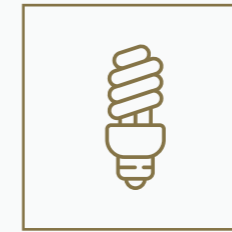
The right environment to do your best work.

"We did an extensive search for an office for our team, Element offered the best value by far. Staff feel more valued due to the high level fit-out and facilities compared to our old office. Our staff from other offices now want to be based here and Senior Directors see it as a flagship for hosting both internal and client events."

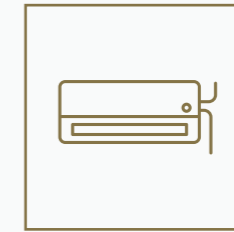
Carl Gaskell
Operations Director
RPS Consulting Services Ltd



Full access raised floors



LED lighting



VRF air conditioning system



Exposed services with industrial aesthetic



Modern, efficient and built to impress.

OFFICE SPECIFICATION

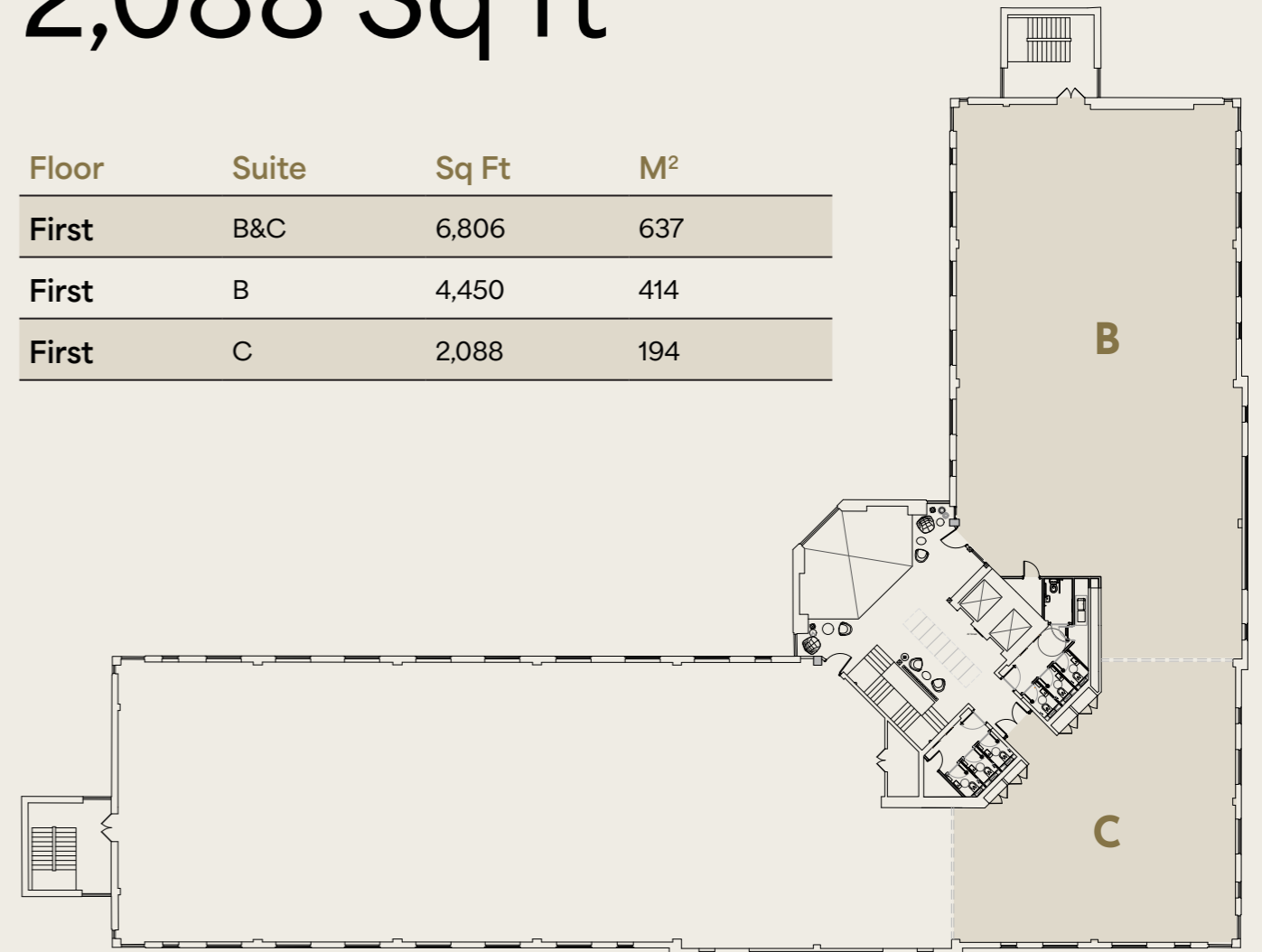
FIRST FLOOR



Suite B
4,450 Sq ft

Suite C
2,088 Sq ft

Floor	Suite	Sq Ft	M ²
First	B&C	6,806	637
First	B	4,450	414
First	C	2,088	194

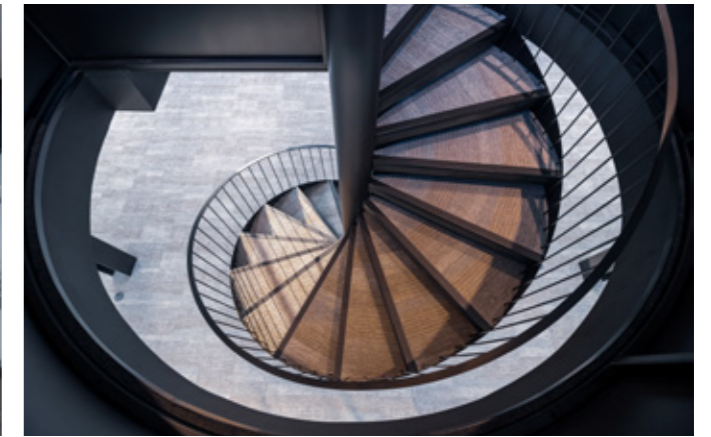
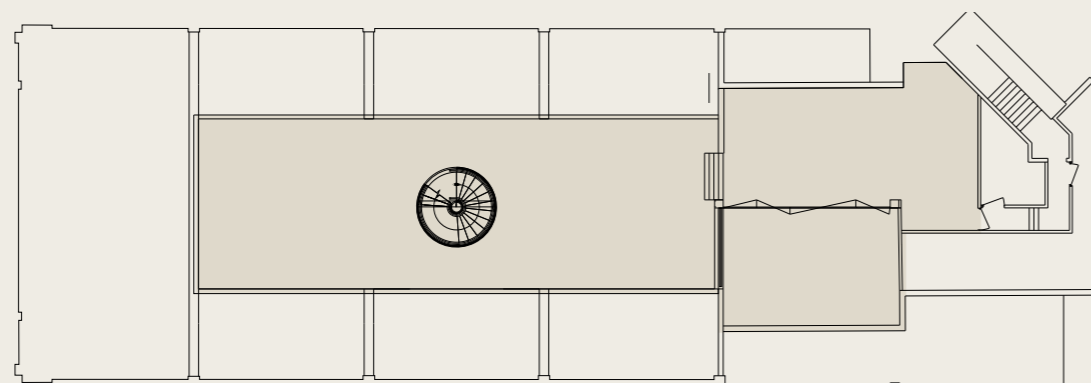
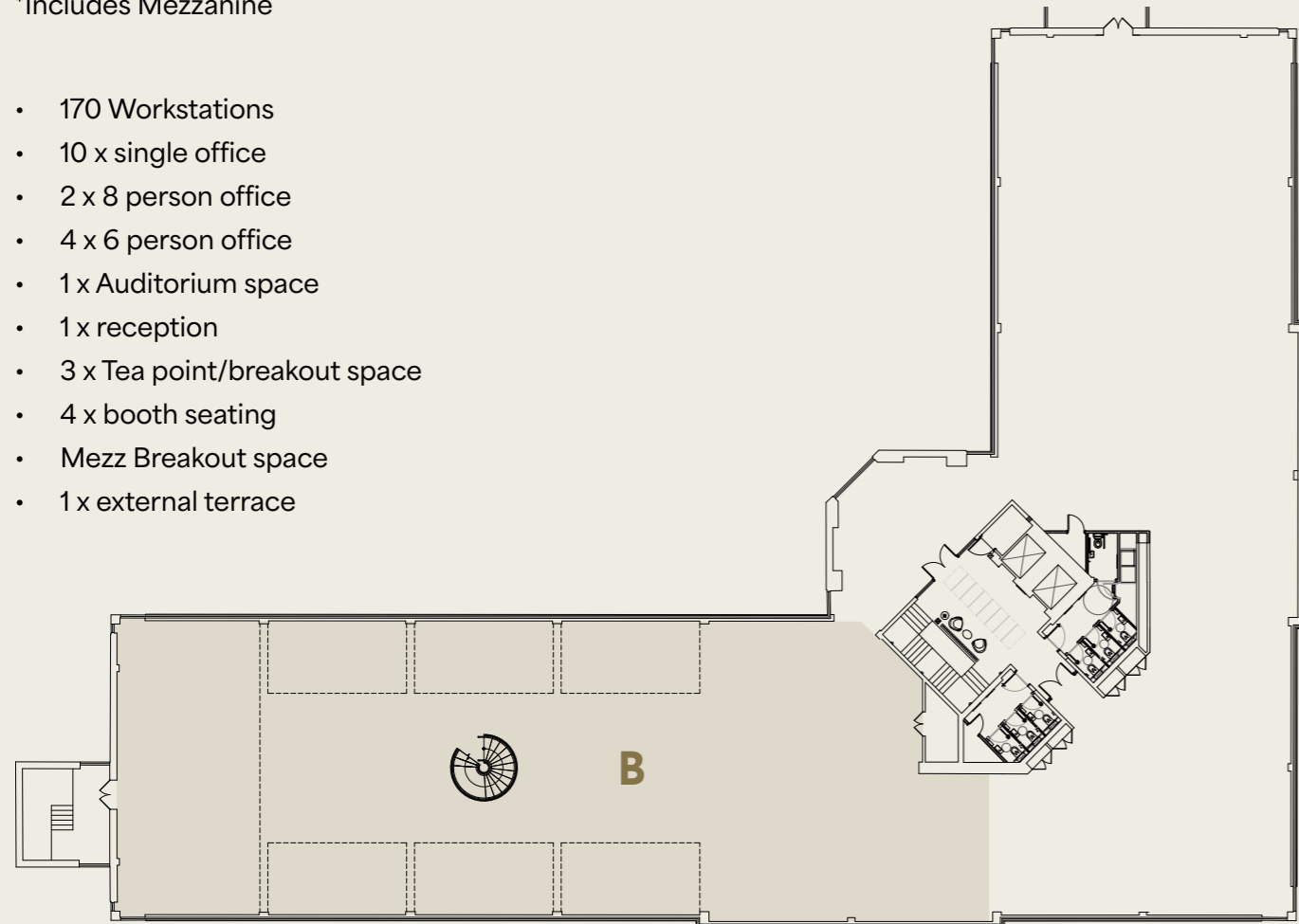


SECOND FLOOR & MEZZANINE

Floor	Suite	Sq Ft	M ²
Second	Full Floor	16,526	1,308
Second	B*	9,030	893

*Includes Mezzanine

- 170 Workstations
- 10 x single office
- 2 x 8 person office
- 4 x 6 person office
- 1 x Auditorium space
- 1 x reception
- 3 x Tea point/breakout space
- 4 x booth seating
- Mezz Breakout space
- 1 x external terrace

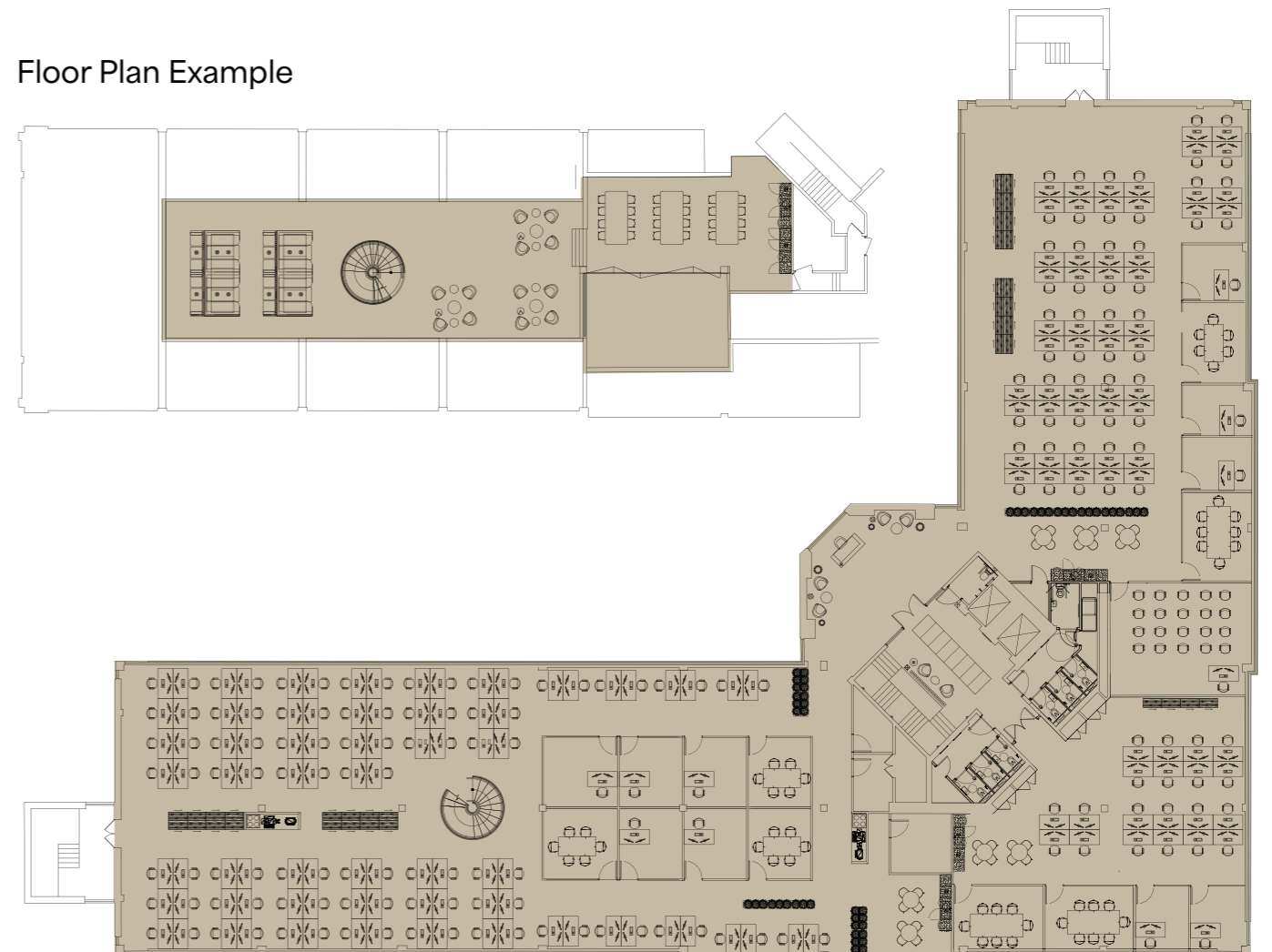


Private roof terrace

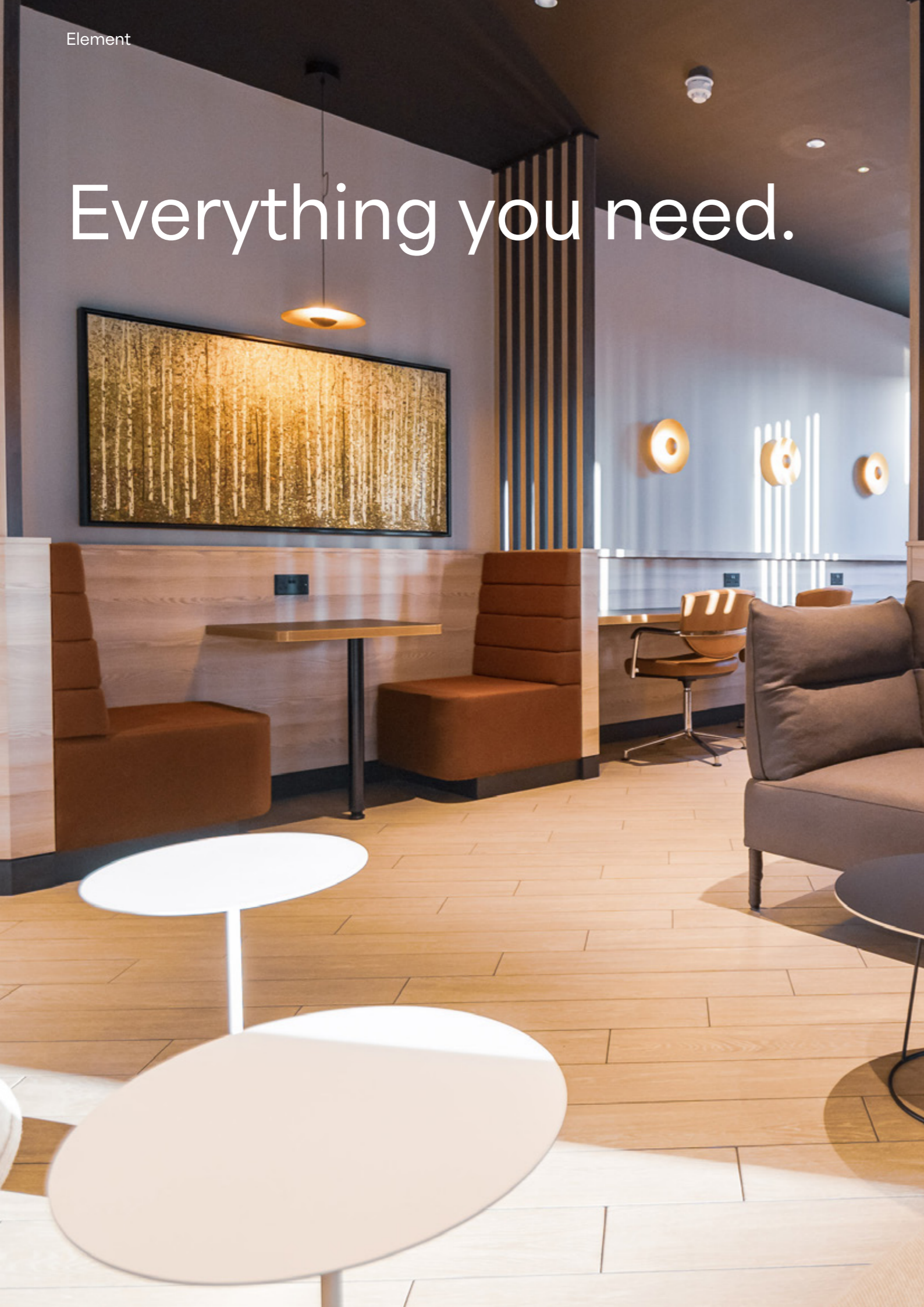


Spiral staircase

Floor Plan Example



Everything you need.



Café

Great coffee, breakfast brunch and lunch perfect for casual meetings



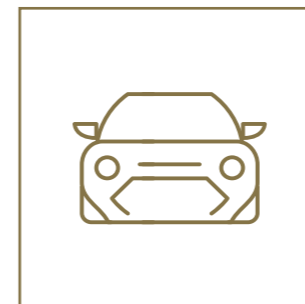
Business lounge

Designed for collaboration and breakout moments



Fitness suite

A place to reset and recharge



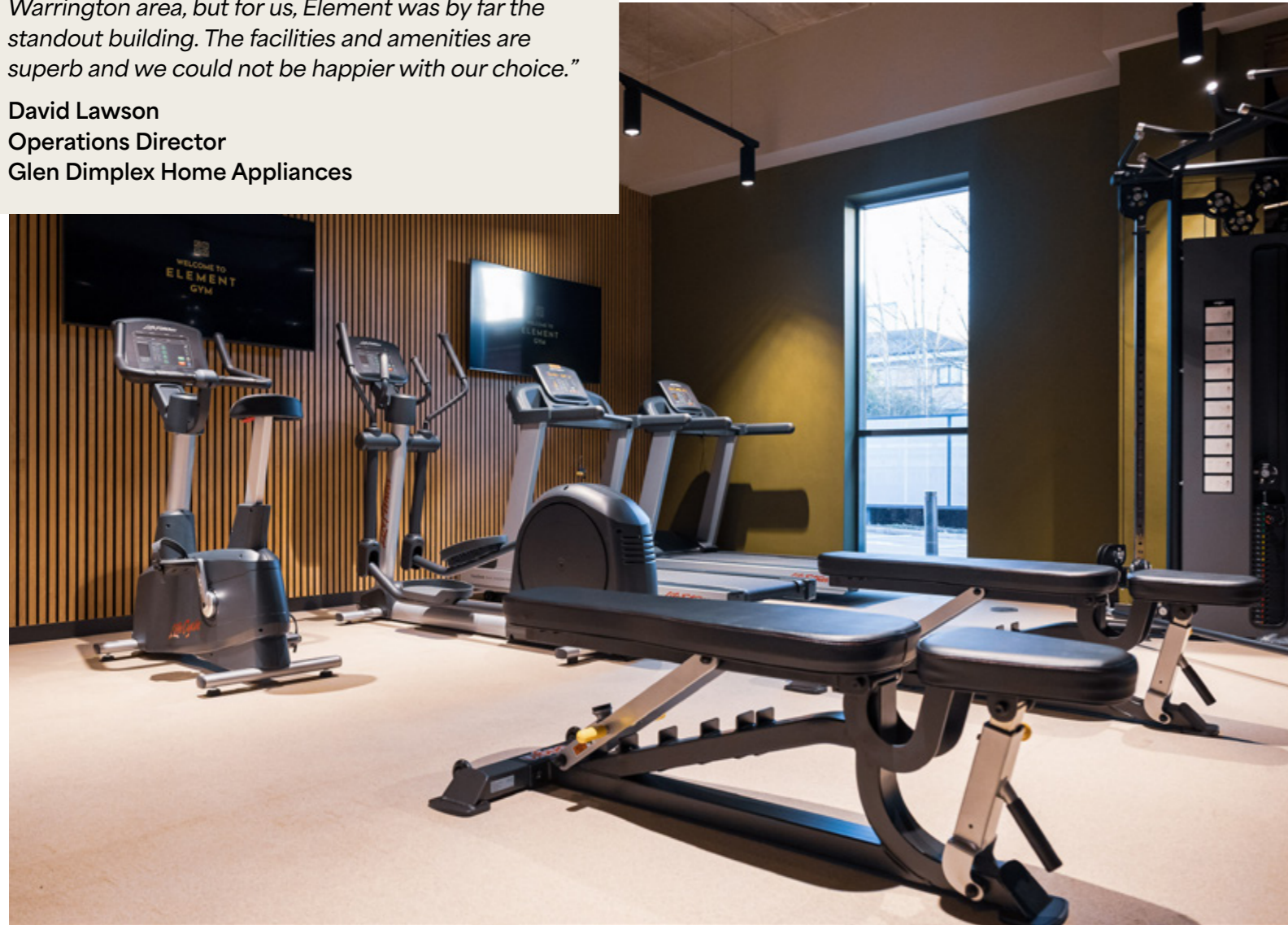
On site parking

Making the commute easier for everyone

All here in the building.

"We viewed several offices in the Birchwood and Warrington area, but for us, Element was by far the standout building. The facilities and amenities are superb and we could not be happier with our choice."

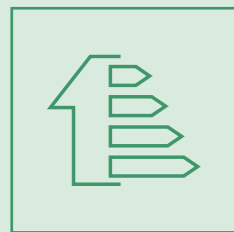
David Lawson
Operations Director
Glen Dimplex Home Appliances



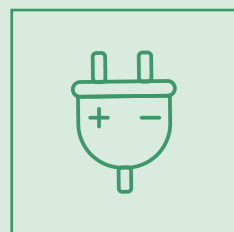
Every detail has been considered – so your team have everything they need to thrive.

A greener way to work

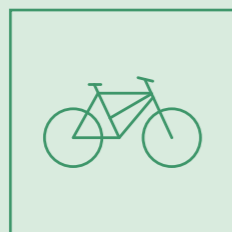
Element has been awarded an EPC A rating and recognised in the National Energy Saving Awards, with sustainable features designed into the building from the ground up.



EPC A rating



EV charging



Cycle storage and end-of-trip facilities



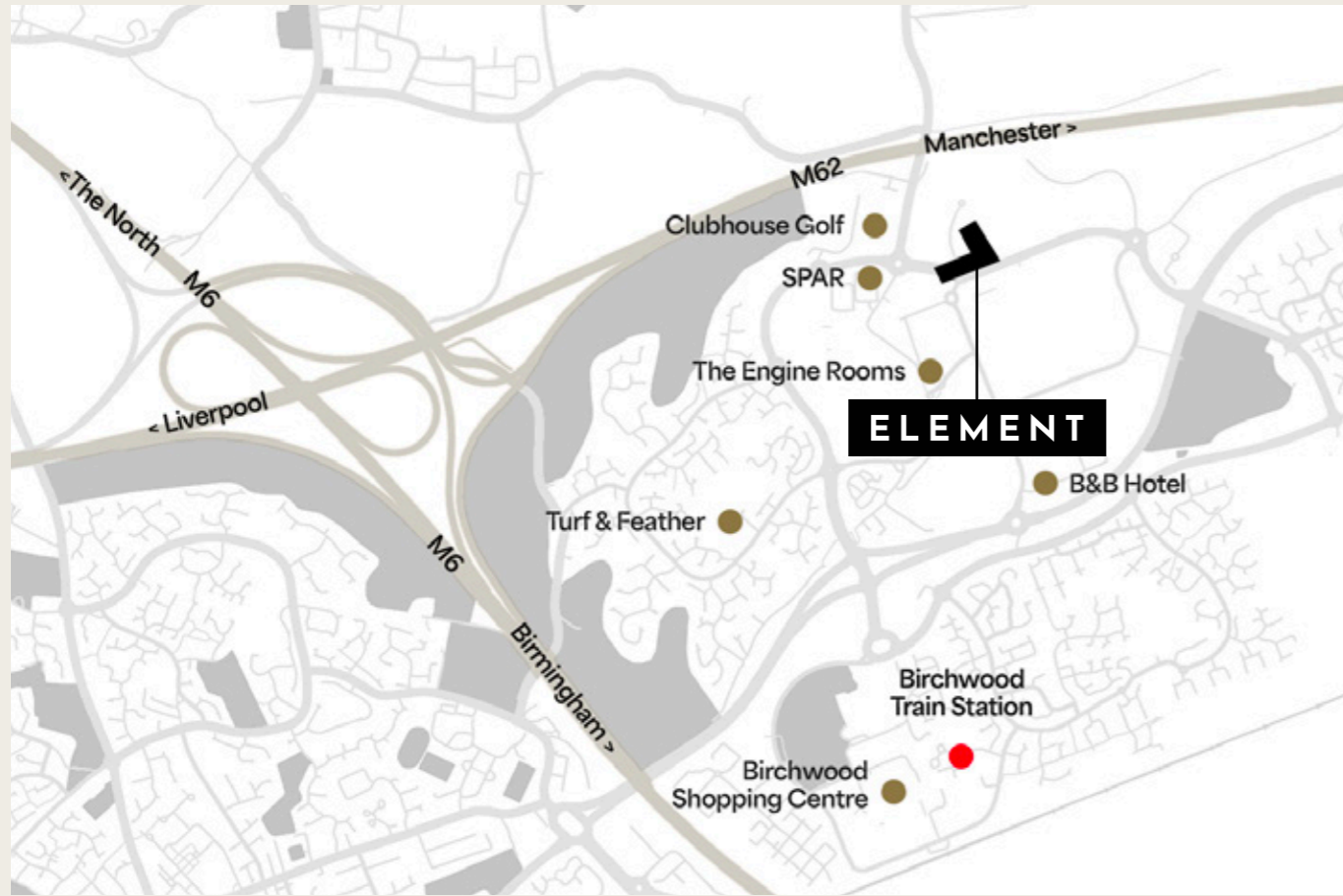
Swifts and biodiversity-friendly landscaping



Energy-efficient systems throughout



Sustainability isn't an add-on it's embedded in the way Element works.



In the heart of Birchwood, with easy access across the Northwest and beyond.



Close to M6 and M62 motorway



15 minute walk to Birchwood Station

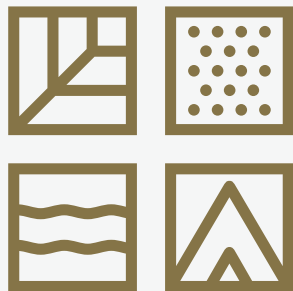


Bus links on the doorstep



A short drive to Warrington, Manchester and Liverpool





ELEMENT

elementbirchwood.com



Simon Roddam
sroddam@obiproperty.co.uk
07976 747 892



Richard Lowe
RClowe@savills.com
07870 999 774

Daniel Barnes
DBarnes@savills.com
07870 186 410

IMPORTANT NOTICE: Savills and OBI for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; (ii) no person in the employment of the agents has an authority to make or give any representation or warranty in relation to his property, 2025.