



Wilderspool Park ●

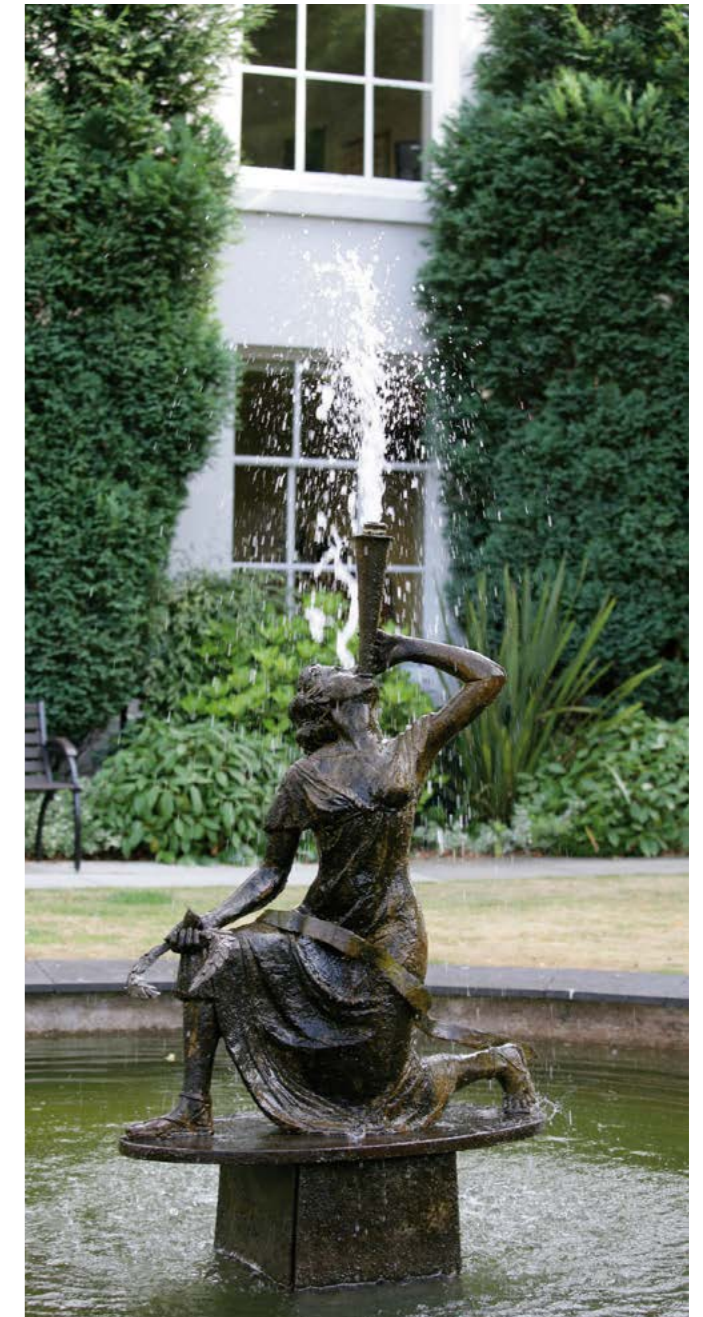
Stockton Heath

bruntwood



WELCOME TO WILDERSPOOL PARK

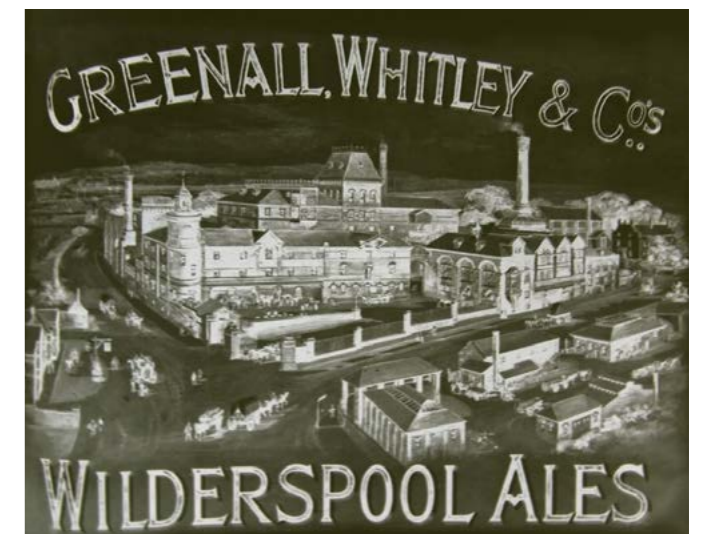
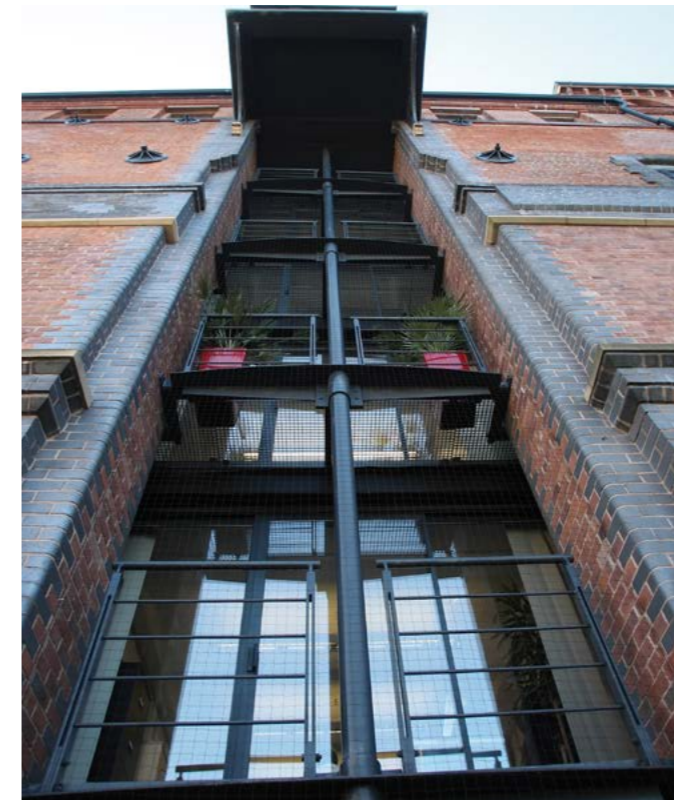
LOCATED NEXT TO THE VIBRANT VILLAGE OF STOCKTON HEATH, WILDERSPOOL PARK IS HOME TO A THRIVING BUSINESS COMMUNITY, FROM SMALL START-UPS THROUGH TO LARGE MULTI-NATIONAL BRANDS.



HERITAGE

The site is steeped in history thanks to its rich roots in the brewing industry.

Bought by Thomas Greenall in 1786, it was transformed into a thriving business, placing Warrington on the map. By 1791, Greenall's was the largest brewery in the North West, mainly due to the accessibility of locally grown grain and Warrington's transport connections. As the town's largest employer, the brewery had close ties with the public and is a legacy which lives on today.



SITE MAP



SITE SPECIFICATION



ON-SITE
MEETING ROOMS



ON-SITE CUSTOMER
SERVICE TEAM



BICYCLE
STORAGE



OUTDOOR
SEATING



CAR
PARKING



24 HOUR
ACCESS



HYPERFAST
CONNECTIVITY



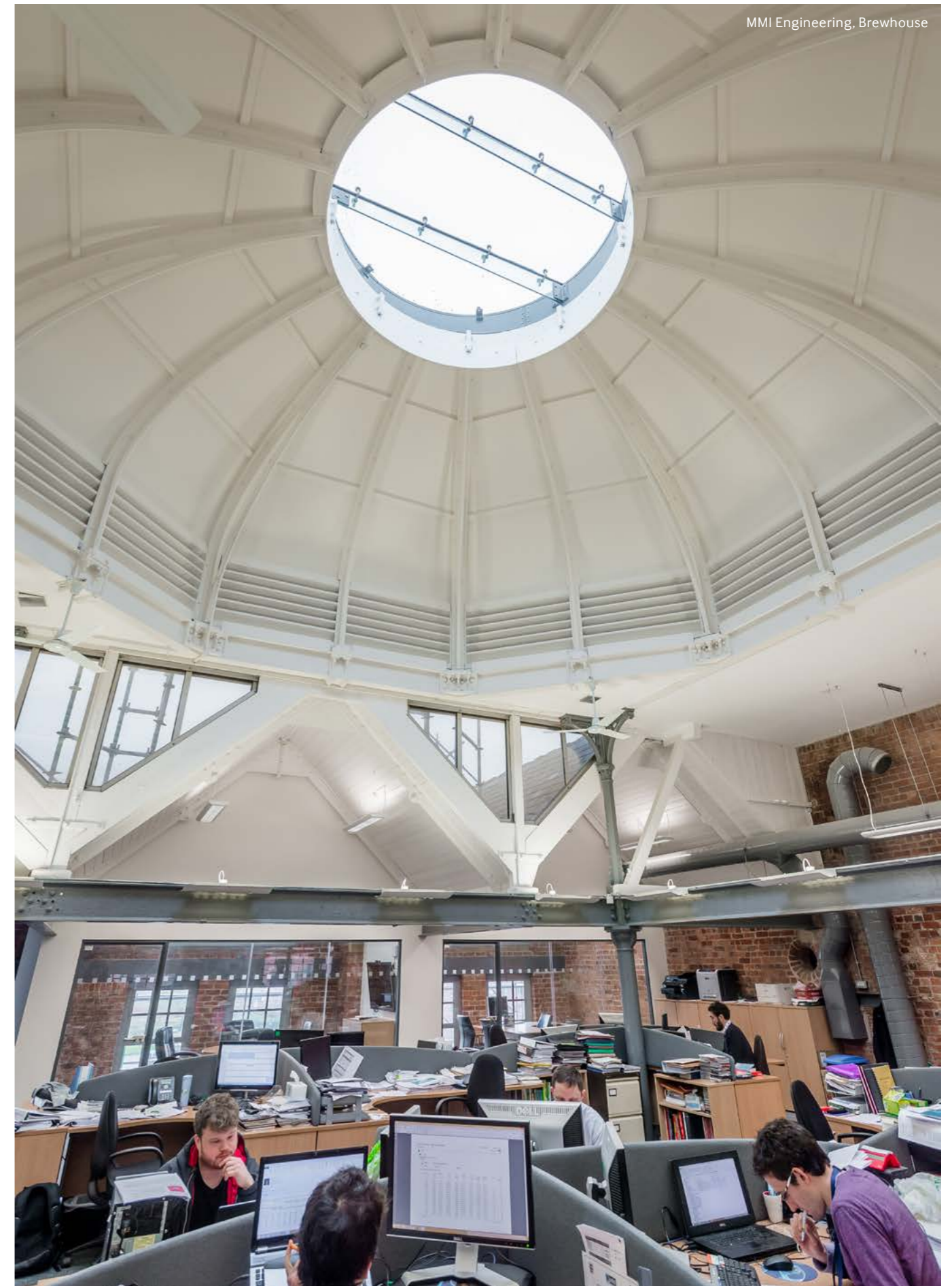
SHOWER
FACILITIES

A FITTING HOME FOR YOUR BUSINESS

At Wilderspool Park we can offer everything from a single person office right up to 33,000 sq ft and with a high specification finish, the suites offer a quality starting point for your office fit-out.

To help you make the space distinctively your own, we openly encourage a collaborative approach to the design of your office. We want you to view the space not as something to be taken 'off the-shelf' but more as a 'blank canvas' for you to turn your ideas of the perfect office into a reality.

So whether you're looking to incorporate your own gym or just some informal break-out spaces, we can work with you to create the perfect home for your business.





MALT BUILDING



MALT BUILDING

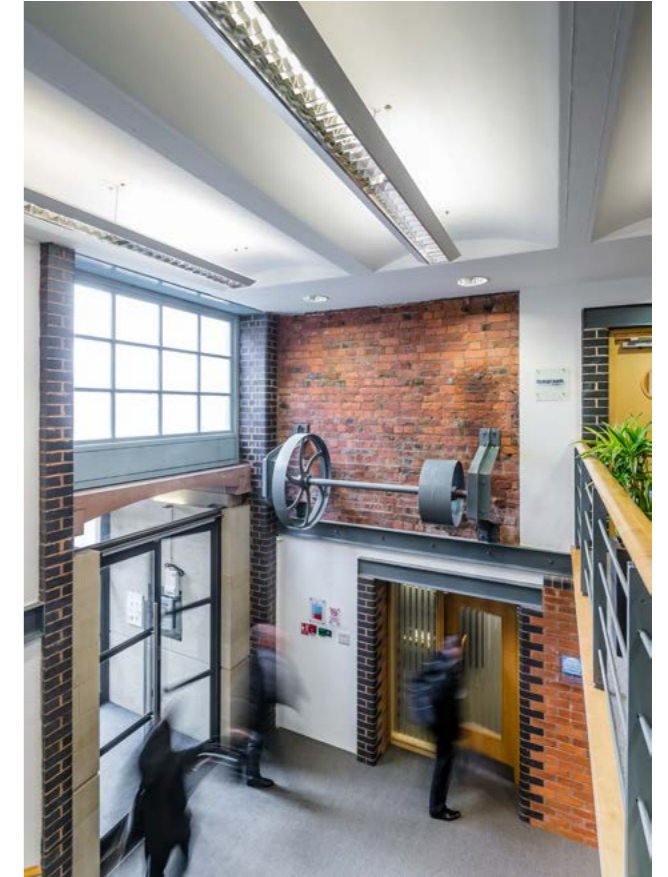
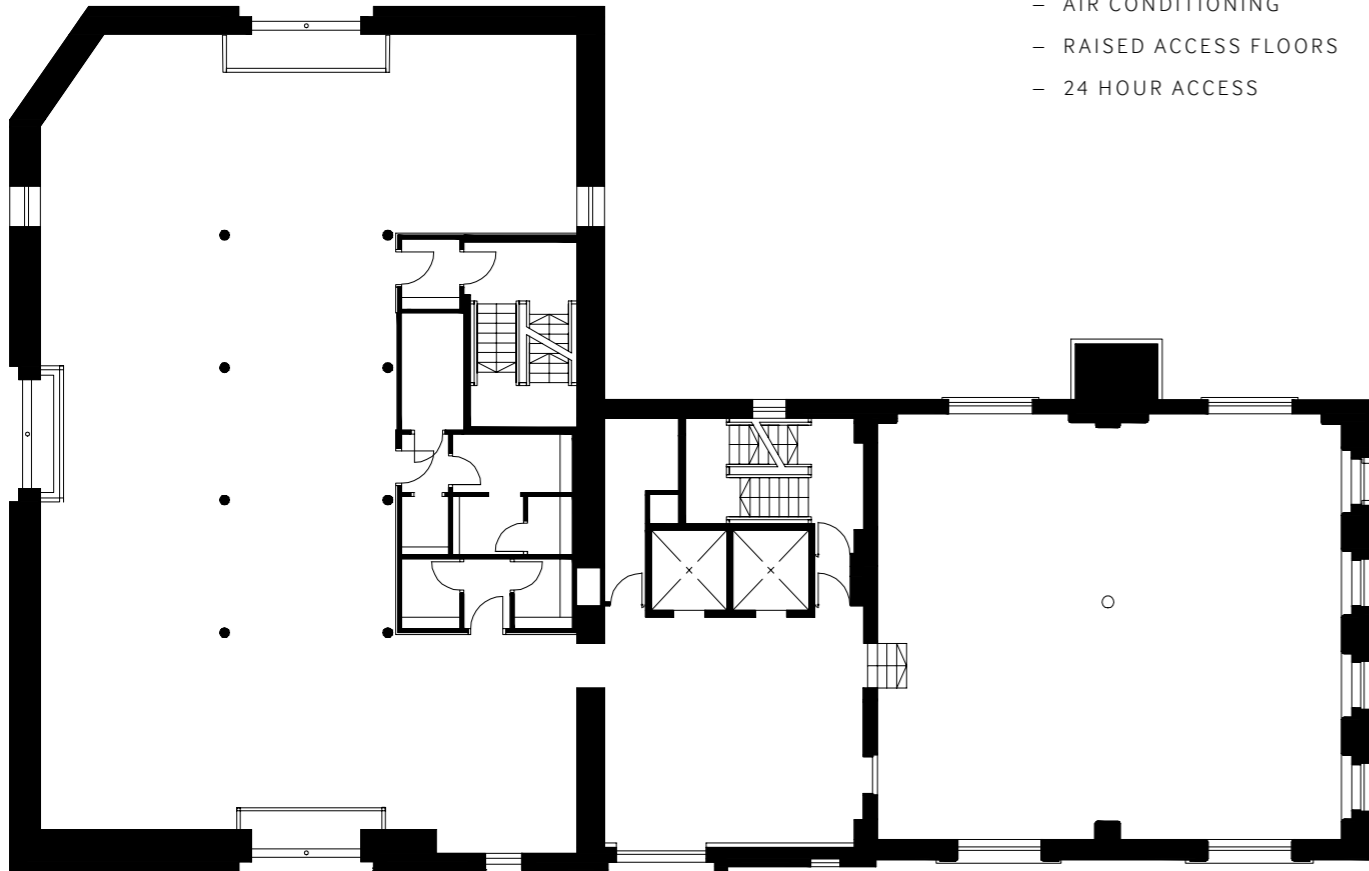
Originally used for converting cereal grain into malt for alcohol, the Malt Building once had an important role in Greenall's brewery and the shafts for hoisting up grain, girders and chimney are still intact. Inside, the open plan offices have been refurbished to an excellent standard and benefit from high ceilings, large windows and original features.



OFFICES FROM 300 – 31,400 SQ FT

SPECIFICATION

- OPEN PLAN OFFICES
- HIGH CEILINGS
- DDA COMPLIANT ACCESS
- ORIGINAL FEATURES
- EXPOSED BRICKWORK
- LIFT ACCESS
- AIR CONDITIONING
- RAISED ACCESS FLOORS
- 24 HOUR ACCESS



BREWHOUSE

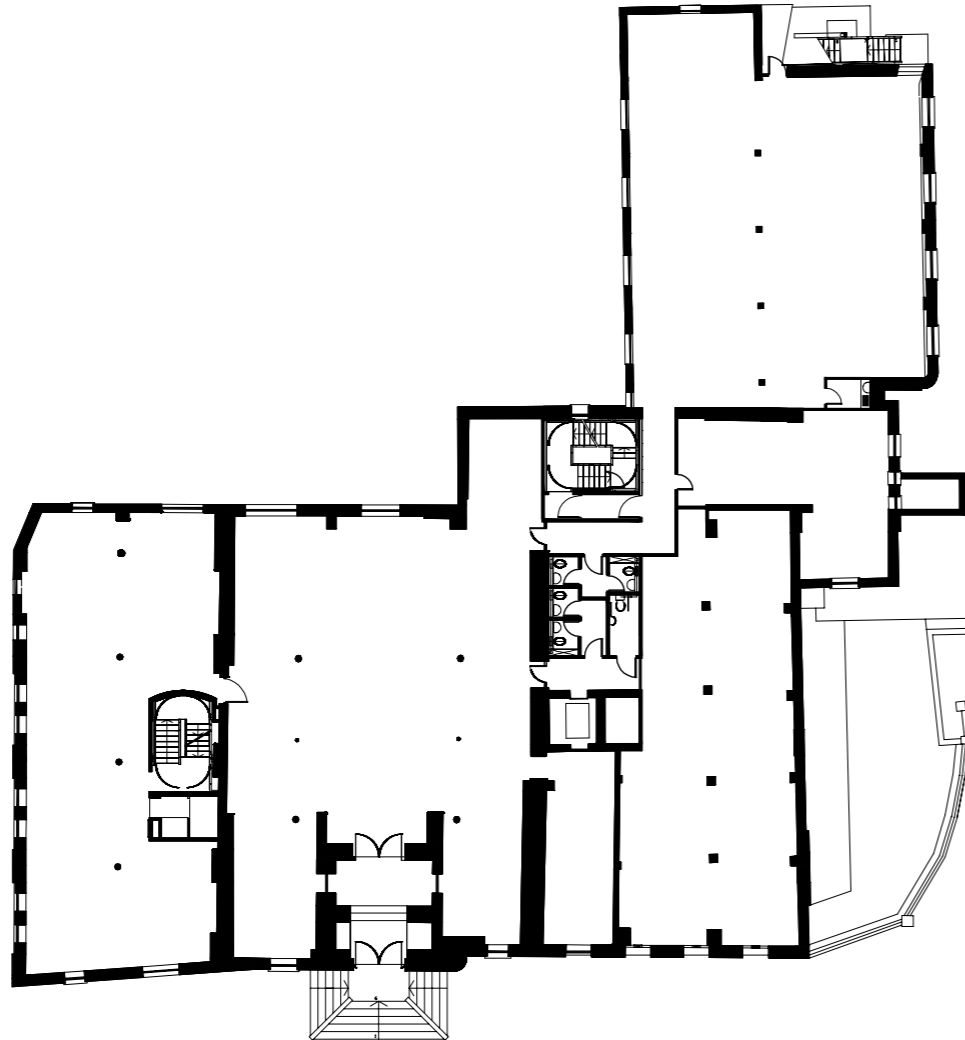


BREWHOUSE

Brewhouse is a commanding building which, like the Malt Building, still retains original architectural features including sash windows and exposed beams. Many of the interior features have been preserved and some of the suites have feature ceilings and original windows. With offices ranging from 300 to 33,000 sq ft, the building can accommodate a range of different requirements.

SPECIFICATION

- OPEN PLAN OFFICES
- HIGH CEILINGS
- DDA COMPLIANT ACCESS
- ORIGINAL FEATURES
- EXPOSED BRICKWORK
- WOODEN BEAMS
- AIR CONDITIONING
- LIFT ACCESS
- RAISED ACCESS FLOORS
- 24 HOUR ACCESS



OFFICES FROM 300 – 33,000 SQ FT

Assura, Brewhouse



QUAYSIDE

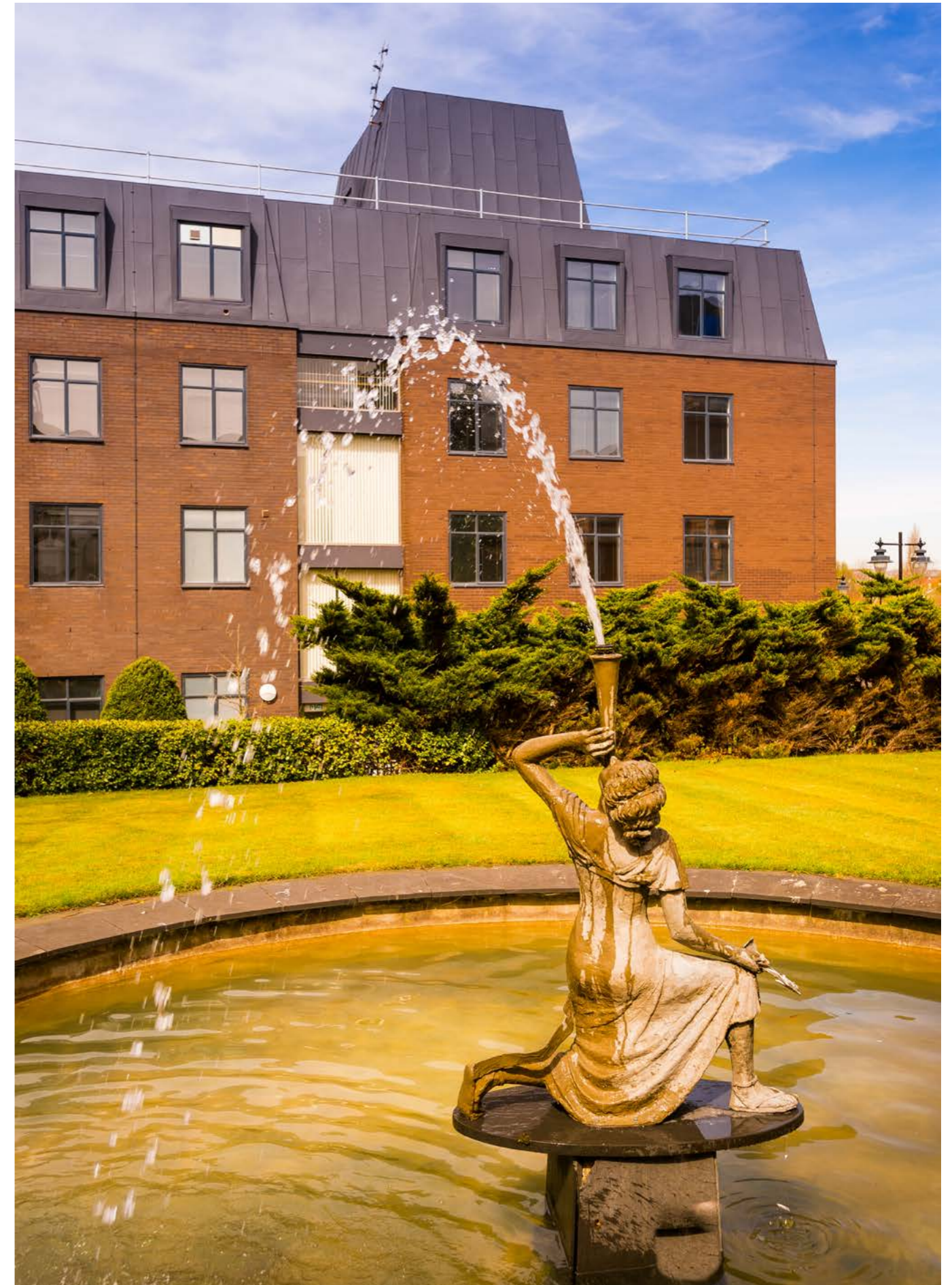
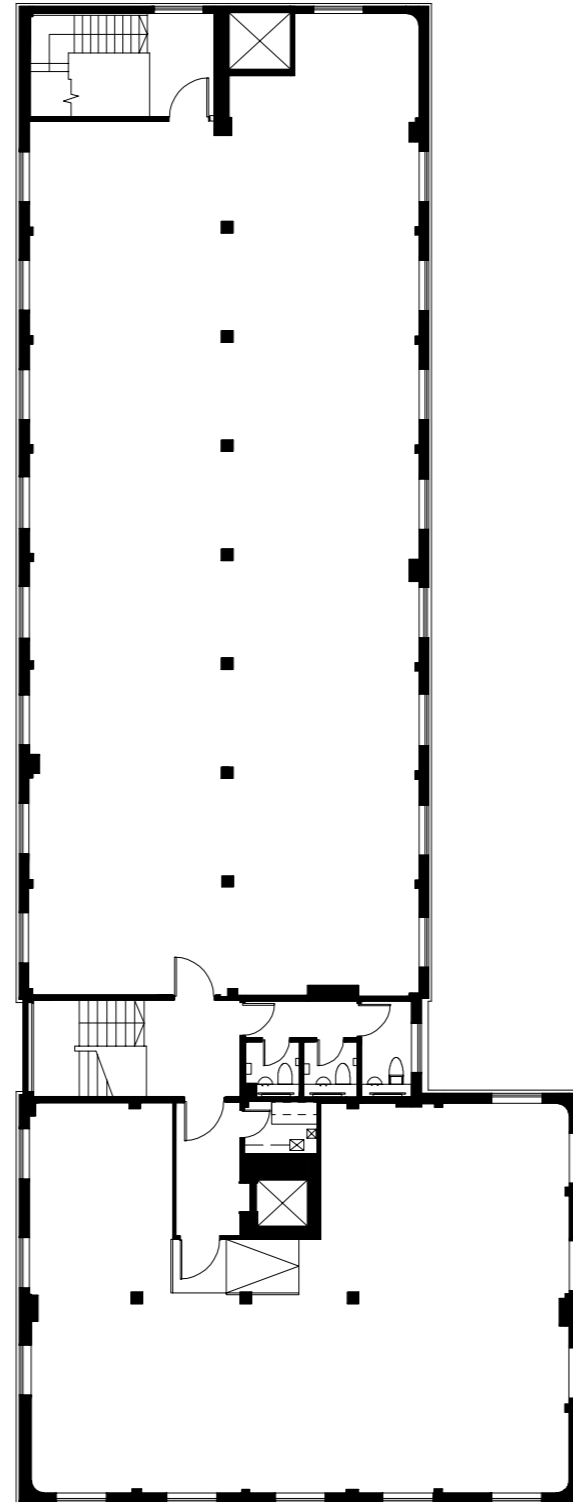


QUAYSIDE

Spread over four floors, the offices at Quayside offer flexible, high quality space suited to a range of requirements. The open plan suites benefit from raised access floors and have been refurbished to an excellent standard. With space available from 300 to 18,000 sq ft, the building is suited to a range of businesses – large or small.

SPECIFICATION

- OPEN PLAN OFFICES
- DDA COMPLIANT ACCESS
- AIR CONDITIONING
- LIFT ACCESS
- RAISED ACCESS FLOORS
- 24 HOUR ACCESS



OFFICES FROM 300 – 18,000 SQ FT

WHITEHOUSE



WHITEHOUSE

If you're looking to set up straight away in an office that's ready to go, then there is a selection of serviced offices available at Whitehouse. There's an on-site customer service team and a range of meeting rooms, meaning you'll have everything you need to get on with running your business.

SPECIFICATION

- FULLY FURNISHED
- FLEXIBLE LEASES
- TELEPHONE ANSWERING SERVICES
- BROADBAND PACKAGES
- KITCHEN FACILITIES
- MEETING ROOMS





MAKING A HOUSE INTO A HOME

Our proposal for Whitehouse is to transform it into a vibrant, contemporary workspace that has all the benefits of working from home but without the distraction.

Once home to the Greenall family, the Grade II listed building still retains its characterful features including sash windows, ceiling roses and ornate staircases.

With this in mind, our scheme will draw inspiration from the Georgian home and incorporate soft furnishings and snug seating areas. There are also plans to include retail space within the building.



IN GOOD COMPANY

“WE MOVED INTO A SERVICED OFFICE AT WILDERSPOOL AND SINCE THEN HAVE EXPANDED OUR SPACE TWICE. THE TEAM AT WHITEHOUSE ARE EXTREMELY HELPFUL AND MADE OUR MOVE REALLY EASY.”

ANDREW EDWARDS
DIRECTOR
AXON RESOURCING LTD



“WILDERSPOOL PARK IS SUCH A GREAT LOCATION AND IT IS REFRESHING TO BE ABLE TO WORK IN A BUILDING WITH SO MUCH CHARACTER. IN THE 13 YEARS WE HAVE BEEN ON THIS SITE, BRUNTWOOD HAS ALWAYS MET OUR REQUIREMENTS IN A PROFESSIONAL WAY AND IN PARTICULAR DURING A PERIOD OF MAJOR GROWTH FOR THE BUSINESS.”

CHRIS GRAYSON
OFFICE SERVICES MANAGER
OMBUDSMAN SERVICES



Wilderspool Park



Stockton Heath

Q & A

SHARON JOHNSON
HEAD OF SALES
BRUNTWOOD



TELL US ABOUT WILDERSPOOL PARK?

Wilderspool Park is a unique business setting which combines historical architecture with a modern working environment. There are four distinctive office buildings on the park which are home to a range of different companies, so there's a real sense of community on-site.

WHAT TYPE OF BUSINESSES DOES THE OFFICE SPACE APPEAL TO?

The office space isn't really aimed at specific sectors as it can accommodate a range of requirements, from businesses looking for a creative setting to those requiring a more corporate office.

IS THERE ANYTHING UNIQUE ABOUT THE PARK?

The site was bought by the Greenall family in the eighteenth century and became one of the North West's major breweries. One of the buildings, Whitehouse, was once the family home and the Malt Building and Brewhouse still retain many original features from when they were part of the working brewery.

HOW HAVE WORKSPACE REQUIREMENTS CHANGED SINCE BRUNTWOOD ACQUIRED THE PARK IN 2001?

Mobile working is a key trend that has developed over the past few years. Businesses now find themselves working in different locations thanks to technology and don't necessarily need one desk per person anymore. This means that companies are looking more towards shared desk policies and incorporating more break-out spaces and collaborative working areas.

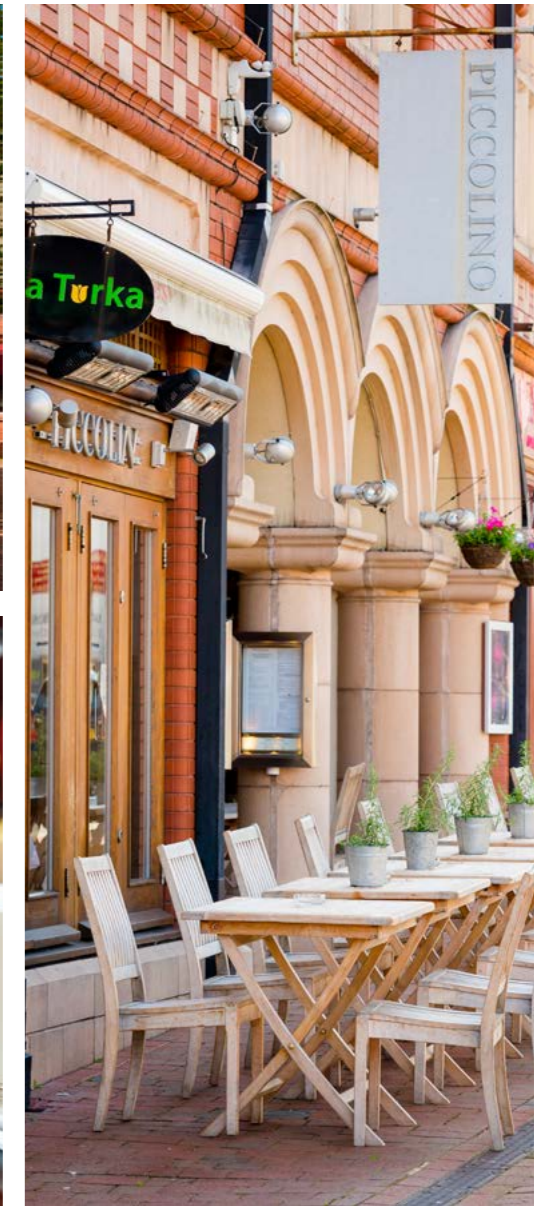
Staff wellbeing is also really important for businesses looking for new workspace. They want to make sure that their staff can get to work easily, have plenty of local amenities and to ensure that the space encourages effective work practices and promotes wellbeing.

WHAT BENEFITS ARE THERE FOR STAFF WORKING ON-SITE?

Wilderspool is in a well-connected location, close to motorway links and just a short drive away from Warrington town centre, making commuting for staff easy. There's plenty of green space on-site and it's just a short walk from Stockton Heath where there are a range of great independent retailers and places to eat.

The park also benefits from on-site meeting rooms, parking and we have a friendly customer service team who are there to help with day-to-day requirements.





THE VILLAGE

Located just a stone's throw from the vibrant village of Stockton Heath, Wilderspool Business Park is close to a great selection of shops, bars and restaurants.

The attractive streets are lined with independent boutiques, homely cafes and sophisticated restaurants. You'll also find the local post office, banks and a great selection of bars; perfect for entertaining staff or clients after work.



10 MINS DRIVE TO WARRINGTON TOWN CENTRE



10 MINS DRIVE TO WARRINGTON BANK QUAY



WHAT'S ON THE HIGH STREET?

HERE'S A SELECTION OF WHAT'S
ON OFFER IN STOCKTON HEATH.



**BESSIE'S
VILLAGE BAKERY**

5 LONDON RD,
WARRINGTON
WA4 6SG



CLARKS

46 LONDON RD,
WARRINGTON
WA4 6HN



CORK'S OUT

96 LONDON RD,
WARRINGTON
WA4 6LE



COSTA

59-61 LONDON RD,
WARRINGTON
WA4 6SG



**SAFFY'S
SANDWICH BAR**

18 WALTON RD,
WARRINGTON
WA4 6NL



**THE LAUNDRY
BOUTIQUE**

112 LONDON RD,
WARRINGTON
WA4 6LE



THE LEMON TREE

95 LONDON RD,
WARRINGTON
WA4 6LG



**THE ORIGINAL
BARBER'S SHOP**

1-1A LONDON RD,
WARRINGTON
WA4 6SG



NANDOS

109 LONDON ROAD,
WARRINGTON
WA4 6LG



PICCOLINOS

6, VICTORIA SQUARE,
LONDON RD,
WARRINGTON
WA4 6SG



PRETTY FLAMINGO

104 LONDON RD,
WARRINGTON
WA4 6LE



RIVA MENSWEAR

WALTON RD,
WARRINGTON
WA4 6NJ



LE BISTROT PIERRE

85 LONDON ROAD,
VICTORIA SQUARE,
WARRINGTON
WA4 6SG



LLOYDS PHARMACY

THE FORGE SHOPPING
CENTRE, LONDON RD,
WARRINGTON
WA4 6HW



WASABI TEPPAN-YAKI

19 LONDON ROAD,
WARRINGTON
WA4 6SG



TOM AT 101

101 LONDON ROAD,
WARRINGTON
WA4 6LG

AMENITIES

- 01 MORRISONS
- 02 THE ORIGINAL BARBER SHOP
- 03 BESSIE'S VILLAGE BAKERY
- 04 VILLAGE FLORIST
- 05 WAASABI TEPPAN YAKI
- 06 ALL THAT JAZZ
- 07 STOCKTON HEATH MEDICAL CENTRE
- 08 JASPER'S CATERING
- 09 JOHNSONS DRY CLEANERS
- 10 POST OFFICE
- 11 COSTA
- 12 LLOYDS PHARMACY
- 13 WOK2GO
- 14 CLARKS
- 15 MARKS & SPENCER
- 16 HSBC
- 17 THE RED LION
- 18 MULBERRY TREE INN
- 19 VICTORIA PARK
- 20 RIVA MENSWEAR
- 21 SAFFY'S SANDWICH BAR
- 22 A LA TURKA
- 23 PIZZA EXPRESS
- 24 PICCOLINO
- 25 LE BISTROT PIERRE
- 26 SAINSBURY'S LOCAL
- 27 CORK'S OUT
- 28 TOM @ 101
- 29 NANDOS
- 30 LEMON TREE
- 31 THE LAUNDRY BOUTIQUE
- 32 PRETTY FLAMINGO
- 33 THE VILLAGE HOTEL AND GYM

TRANS PENNINE TRAIL

PROPOSED NEW BRIDGE

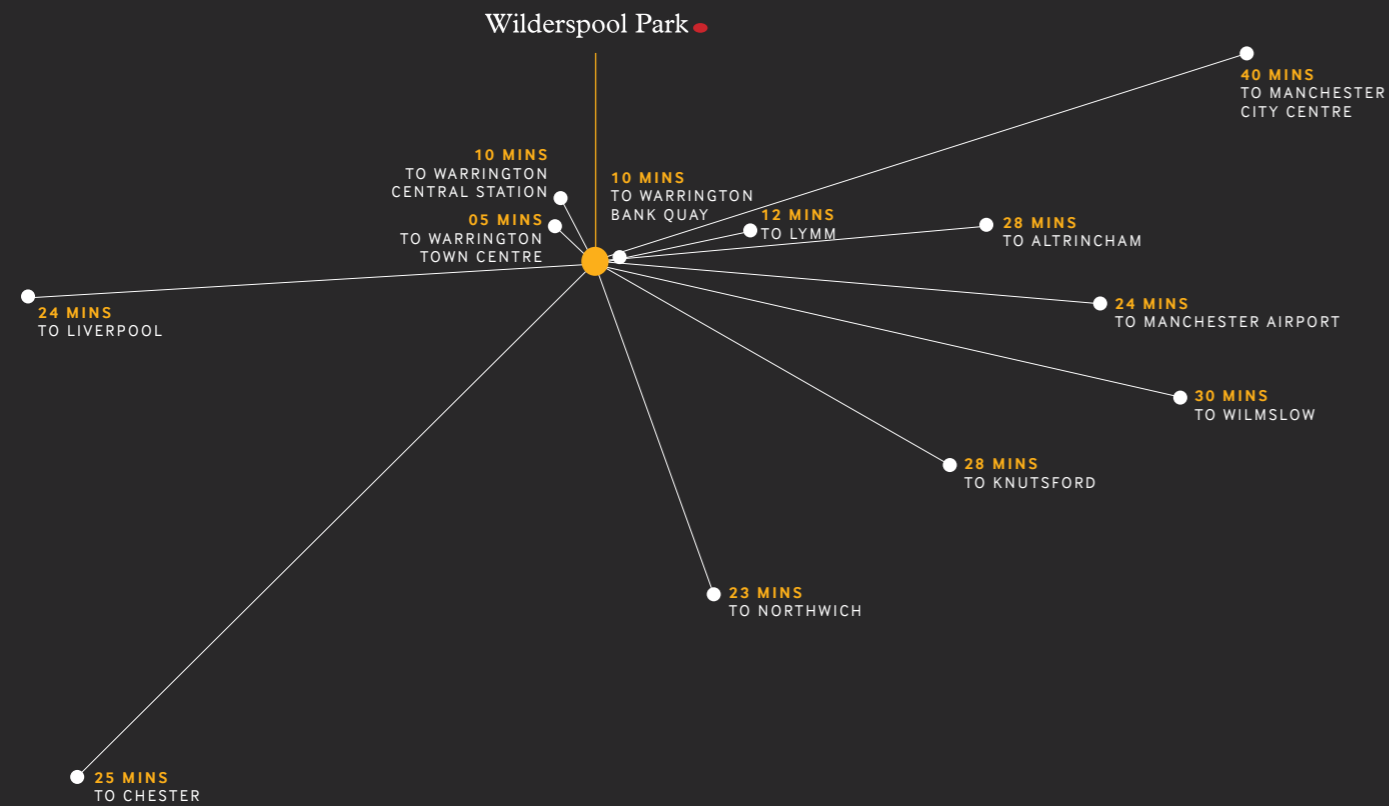
To help reduce traffic congestion and improve the town's transport infrastructure, Warrington Borough Council are proposing a £19.3m scheme which will see the creation of a new bridge over the river Mersey as labelled above.



TRAVELLING TO WILDERSPOOL PARK

Warrington, Manchester and Liverpool are easily accessible by train and car with nearby access to the M6, M56 and the M62 and there's on-site car parking, meaning your commute can be made as simple as possible.

BY CAR



BY TRAIN

FROM WARRINGTON BANK QUAY

1 HOUR 53 MINS TO LONDON

1 HOUR 19 MINS TO BIRMINGHAM

2 HOUR 47 MINS TO GLASGOW

FROM WARRINGTON CENTRAL

29 MINS TO LIVERPOOL

22 MINS TO MANCHESTER

BY MOTORWAY

11 MINS DRIVE TO THE M6

12 MINS DRIVE TO THE M56 VIA STOCKTON HEATH

18 MINS DRIVE TO THE M62



BY BUS

SERVICE 8A: 10 MINS TO WARRINGTON INTERCHANGE

SERVICE 8A: 5 MINS WARRINGTON TOWN CENTRE

SERVICE 8A: 8 MINS TO GRAPENHALL

SERVICE 8A: 13 MINS TO APPLETON

SERVICE 35 OR 5: 50 MINS TO ALTRINCHAM

SERVICE 35 OR 5: 25 MINS TO LYMM

SERVICE 5: 18 MINS TO THELWALL



BY FOOT

20 MINS TO WARRINGTON TOWN CENTRE

4 MINS TO STOCKTON HEATH

20 MINS TO WALTON



BY BICYCLE

12 MINS TO WARRINGTON CENTRAL STATION

8 MINS TO WARRINGTON BANK QUAY

16 MINS TO WARRINGTON TOWN CENTRE

17 MINS TO PENKETH
13 MINS TO SANKEY
7 MINS TO LATCHFORD
25 MINS TO LYMM

Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed.

With over 117 properties across four UK city regions, we provide office space, serviced and virtual offices, meeting rooms and retail premises.

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefit to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

bruntwood 

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Cheshire
WA4 6HL

For more information please call us or visit the website

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bruntwood.co.uk

