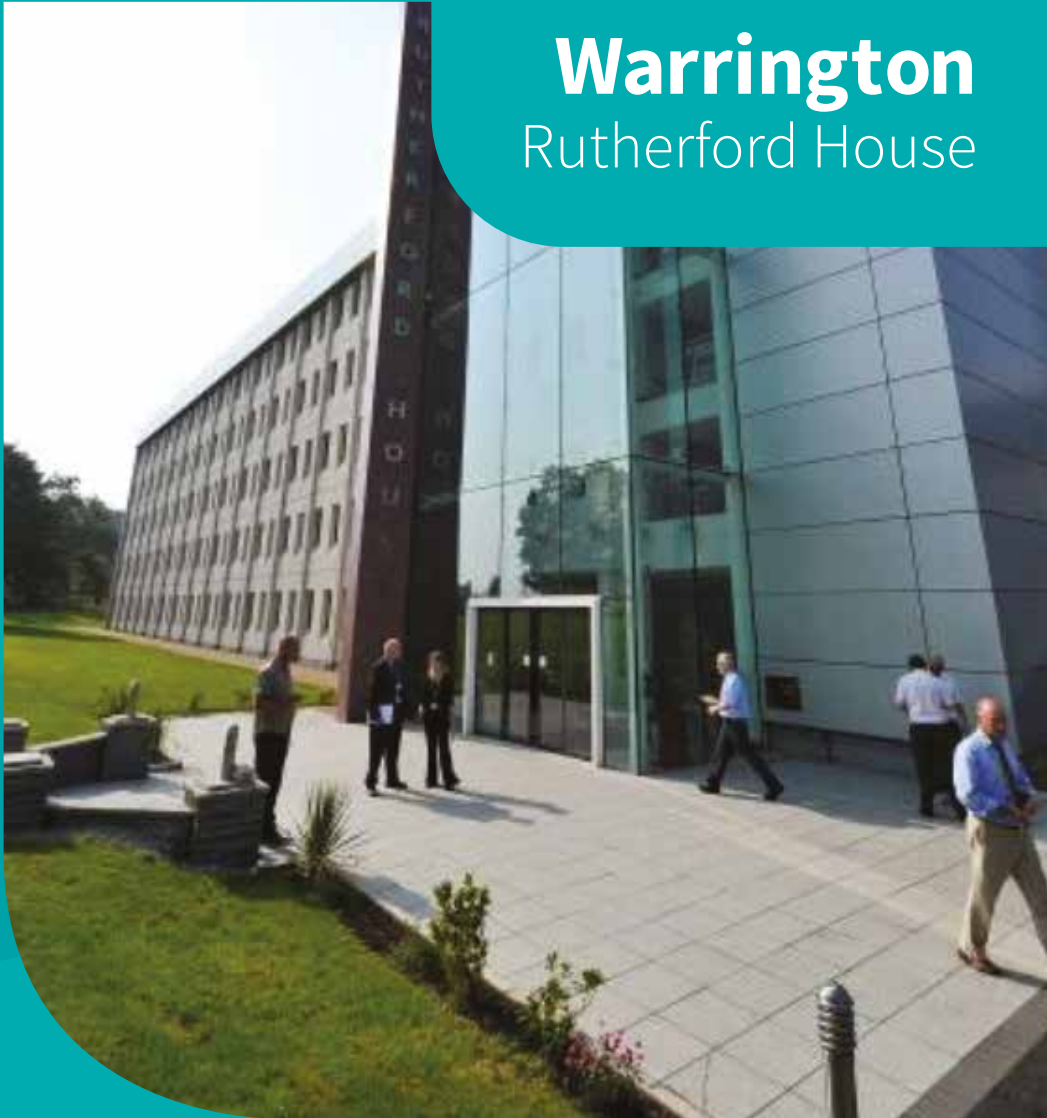


# Warrington

## Rutherford House



Fully serviced office environments  
designed to help you succeed

UBC<sup>UK</sup> offers you flexible, all-inclusive serviced office space, meeting rooms and virtual office services. Our high quality, modern office spaces are in prime business locations across the country with excellent local, national and international transport links.

Our friendly, professional service helps you get up and running quickly, and our flexible agreements allow you to decide how long you stay. Plus, our service can expand and contract with your business, so you're only ever paying for the space you need.

## Serviced Offices

Our prestigious serviced offices suit businesses at all stages of their lifecycles, whether it's a professional space for a new business, regional expansion or a short-term space for a project team. You can even create a bespoke office layout and design to ensure your workspace reflects your business personality.

### Fixed costs and low risk

- Know your total occupancy costs right from the outset
- No nasty surprises – UBC<sup>UK</sup> looks after all the overheads, everything from rents, business rates, water rates, utilities, cleaning, buildings insurance, maintenance and security
- Professionally managed facilities and on site customer support team to look after your people, your visitors, the offices, IT and telecoms Infrastructure

### State of the art offices

- Fully featured plug and play telecoms and IT infrastructure
- Robust internet services and VPN technology
- Advanced phone system with web-based management system
- Teleconferencing and voicemail options
- Voice recording optional
- Use of hot desks and informal break out space at some UBC<sup>UK</sup> locations

### Meeting rooms

Welcoming and well-equipped, our modern meeting room facilities provide the ideal venue for business meetings and client presentations. Our meeting rooms include:

- Wired or wireless high speed Internet
- Audio-visual and presentation facilities on request
- Visitor parking
- Support staff
- Catering and refreshments

### Virtual office service

Our virtual office service provides flexible support and a prestigious address without the need to relocate your business. You'll also get added extras including access to hot desks, meeting rooms and administrative support.

- Postal service – use of a business address with mail handling and forwarding service
- Telephone service – a dedicated telephone number, call forwarding and voicemail
- Postal and telephone service – a combination of the above

# Rutherford House – superior office space in beautiful park surroundings

UBC<sup>UK</sup> is based on the first floor of this impressive office building, which has been fully refurbished and features a stunning full height glazed atrium. Rutherford House offers a pleasant environment overlooking Birchwood Park with its attractively landscaped grounds including lakeside walk. The Centre is easy to access being conveniently located between Liverpool and Manchester, just minutes from Central Warrington and the M6 and M62 motorways.

On entering the building you can't fail to be impressed by the warm welcome and tastefully styled reception. UBC<sup>UK</sup> offers a variety of contemporary offices on the first floor, suitable for all types of businesses from new startups and SMEs to large corporate firms. All offices are bright and well-appointed, finished in a contemporary style with natural daylight and a fresh airy feel.

The Centre offers fully-equipped meeting facilities for up to 15 people, plus comfortable break-out areas with refreshment points. There are fitted kitchens for clients' use and on-site shower facilities. Ample car parking is provided with allocated visitor spaces to the front of the building. Birchwood Park has many amenities including a restaurant and gym, and a shuttle bus operating between Birchwood Station and Birchwood Park.





## Location

**By Car:** **From East or West:** Take M62 J11 exit and follow signs for Birchwood A574 (Daten Way). At first roundabout turn right on to Daten Ave (A574 Leigh). At next roundabout take second exit on to Daten Ave (Science Park North). Continue straight across third roundabout . At next roundabout take first exit onto Warrington Rd.

**From the North:** Leave the M6 southbound at J21a (signposted M62 Manchester). Exit from M62 J11. At roundabout turn right (Birchwood A574) onto Daten Way. Follow directions as for East and West above.

**From the South:** Leave the M6 at J21. From slip road continue straight across the roundabout onto B5210 (Birchwood), continue for approx 1.8 miles crossing four roundabouts. At next roundabout turn right onto A574 Birchwood Way. At next roundabout turn left onto Birchwood Park Ave (Science Park North). Continue straight across three more roundabouts turning right at the fourth onto Warrington Rd. Rutherford House is a short distance along Warrington Rd on the right.

**By Train:** Warrington's Central and Bank Quay Stations connect Birchwood to the rest of the UK with regular train services from Virgin Trains and Central Trains running from and to destinations such as Glasgow, Birmingham, North Wales and London Euston.

**By Air:** Manchester Airport and Liverpool John Lennon Airport offer international and domestic connections and are both within 30 minutes drive from the Centre.

**By Bus:** Birchwood Station has a regular service from Manchester and Liverpool. There are regular buses between Birchwood Park and the local area including: Birchwood Station, Warrington Central Station and Warrington Bank Quay Station.

### Distances

Distances	Miles
M62 (J11)	1.7
M6 (J21a)	2.9
M56 (J9)	7.3
John Lennon Airport	21.7
Manchester International Airport	19.7
Liverpool	23.6
Manchester	15.2
Chester	29.1

### Address

Rutherford House  
Warrington Road  
Birchwood  
WA3 6ZH

**For prices and availability,**  
please call 0800 169 9822 or email [info@ubcuk.com](mailto:info@ubcuk.com)

**For general enquiries,**  
please call 01925 594 4994 or email [warrington@ubcuk.com](mailto:warrington@ubcuk.com)

For details on all our serviced offices please visit  
[www.ubcuk.com](http://www.ubcuk.com)