



Welcome to the **BE Bulletin**, our company Newsletter which aims to keep you up-to-date with the vast array of projects being progressed by our **Commercial Agency** and **Economic Development** teams.

Commercial Agency

COUNTRYSIDE MOVE TO BIRCHWOOD PARK

A successful start to 2019 has seen Birchwood Park welcome brand-new occupier Countryside Properties onto the site. Countryside, a leading UK home builder, are the first company to occupy the newly refurbished 301 Bridgewater Place, taking 20,000 sqft of 'Grade A' office space.



BE Group currently have individual options available at Bridgewater Place from 3,376 sqft to 11,831 sqft! Newly refurbished buildings boast air conditioning, as well as large, well-specified floor plates enabling a greater degree of flexibility and impressive floor to ceiling windows.

4 WEBSTER COURT SOLD TO 360 RESOURCING

BE Group, on behalf of client Gladman Developments, has sold the 10,070 sq ft 4 Webster Court in Warrington to local recruitment business 360 Resourcing Solutions.



Thomas Coulter, Founder at 360 said "I am thrilled to be relocating 360 to my hometown Warrington. The move will give us the space to expand and create up to 250 highly skilled jobs in the area and the significant investment into the building will give our team the best place to work in the UK. Sam and the team at BE have been great at helping us find the right property and helping us through the process."

FONTWELL HOUSE GETS A REFURBISHMENT

Fontwell House on Trident Business Park in Birchwood has recently undergone a complete refurbishment. The 7,170 sqft office building has been fully refurbished to a high standard, with new specification including LED lighting, carpeting and air-conditioning. The building sits in a prominent position on the edge of Trident Business Park, just 1.5 miles to Junction 11 of the M62.



10,876 SQFT LETTING AT THE LINKS IN BIRCHWOOD

BE Group, on behalf of client Regional REIT, has let a 10,876 sq ft office to an undisclosed global service provider at Birkdale House, The Links Business Park, Birchwood, Warrington.

The Links is an established estate consisting of 7 self-contained office buildings, and is home to the likes of Dassault Systems, Sonomatic, and The Breeze Serviced Offices.

Joint letting agent Simon Roddam of BE Group commented, "This is a significant letting for Birchwood and testament to The Links Business Park for its quality accommodation and working environment."

Simon commented further, "Whilst it would appear the regional market is seeing a slowdown in occupier decision making since the turn of the year, we are still seeing a very good level of activity in the Warrington market. Birchwood is prospering with a recurring annual average of 65% of office transactions coming from existing occupiers in the area."

The undisclosed tenant committed to a 10 year lease and were unrepresented.



NEW INSTRUCTIONS...

Since the start of the year, BE Group has received several new instructions, including:

261 Europa Boulevard, Gemini
20,558 sqft
Warehouse in prominent roadside location.



Ravenhurst Court, Birchwood
1,951—50,319 sqft
Quality refurbished warehousing.



8 The Parks, Newton le Willows
1,750—3,680 sqft
Two-storey, fully fitted office building.



Go to www.begroup.uk.com for more info

LOOKALIKE

We think our very own Jos Baxendell looks like Manchester City's own Manager extraordinaire Pep Guardiola... Minus the frown lines of course!

Can you suggest a lookalike for one of our team?



Pep from Man City



Jos from BE

Economic Development

BE Group is now completing a major Economic Development Needs Assessment for the City of Leicester. This updates historic work completed for the City, by BE Group, in 2006 which has been guiding the City's protection of local industrial estates and office parks for the last 13 years. This new Study provides an updated look at the need for and supply of employment land and property in the larger East Midlands city, including consideration of demand and viability issues.



We are part of the team providing masterplanning advice to **Scarborough Council**, investigating opportunities for Eastfield, south of Scarborough. This is an area with pockets of significant deprivation and long-term unemployment, despite significant employment assets close by. BE Group's role has been to investigate potential employment opportunities and explore ways of improving connections between the business sector and local residents to improve access to employment.

BE Group continues to provide property market advice to masterplanning in Bolton Borough. Masterplans are currently being developed for the District Centres of Horwich, Westhoughton and Little Lever. Meanwhile, recommendations put forward by BE Group in the original 2017 Bolton Town Centre Masterplan are being implemented by Bolton Council. In 2018, Bolton Council acquired the



Crompton Walk Shopping Centre and in November 2019 it announced £100 million plans for the regeneration of that Centre which could be renamed Bolton Victoria Square, a strategically important step in the £1.5bn masterplan which BE Group helped to develop.

BE Group has been busy working in Wales, providing Larger than Local (regional) employment studies for **South East Wales** and **Mid Wales**. Parallel to the South East Wales study, BE Group has recently completed individual employment studies for **Monmouthshire, Torfaen** and **Blaenau Gwent** Councils, which have provided more detailed, localised assessment for these areas. The Mid Wales study is looking to bring together the needs of disparate areas, such as Aberystwyth, Brecon and Welshpool into an integrated business case to advance the Mid Wales Growth Deal.

BE Group has just been appointed to prepare the Growth Sites Delivery Strategy on behalf of **North Norfolk District Council**. This study will identify the key employment sites in the district and assess the obstacles to development on the sites. The study will provide an action plan to guide development of the key employment sites, including information on delivery mechanisms, partners and potential funding sources.



👍 This is just a snapshot of our current work, with the Economic Development team working continuously throughout all areas of the UK. We are always looking for new and exciting places to work across the country, so please get in touch to discuss any upcoming projects.

A big BE welcome to **Charlotte Hatton** who has joined the Planning and Regeneration team. She has recently completed her undergraduate degree in Geography from the University of Liverpool and is working towards her Masters in Planning.



“Out of Office...”

THE BE-AKE OFF 2019!

For the last couple of months BE have been taking part in their very own Bake Off, with everybody taking a turn each week to bring in something delicious to be scrutinised by their colleagues.

The competition has been fierce but, as the saying goes, “there can be only one!” and the winner of the Bake Off was....



CHARLIE



CHECK OUT OUR BAKES!



We are very proud of Simon who took part in the **Grand Depart**, completing 129 miles of cycling in Belgium to raise funds for Prostate Cancer UK. Simon is still accepting donations via his JustGiving page [here](#).

Charlie raised a total of £280 for St. Rocco's Hospice by walking 13.1 miles in the **Starlight Walk**. Starting at midnight, Charlie walked with her daughter Magen along with 600 other ladies around the town.

