ELMWOOD COURT

TYTHERINGTON BUSINESS VILLAGE

You will be in good company...

Consisting of nineteen individual buildings, the impressive business village offers a wide selection of retail, industrial and lab capable office space to meet your business requirements perfectly.

The unique nature of the business village means we can provide flexible office space from the beginning of your business journey and support you as your company grows into larger suites, whole floors and even into entire, self-contained buildings.

HOME TO:

Bodycote

Certus CARD GROUP™

Alderley Analytical

SYGNATURE™ DISCOVERY

Fourth

Office Specifications

- 24 Hour Access
- Fully Accessible Raised Floors
- 8 Person Passenger Lift
- Kitchen Breakout Area
- All-inclusive Packages
- On Site CCTV Provision
- Suspended Ceiling
- On-site Parking

FLOORPLAN & SPACE PLAN

Ground Floor

FLOORPLAN & SPACE PLAN

First Floor

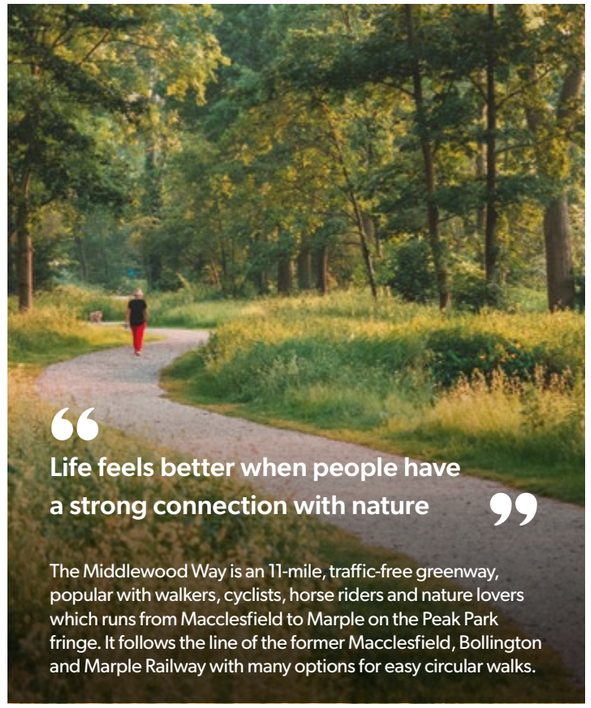
Availability

PART GROUND FLOOR	2,109 SQ.FT.	196 SQ.M.
FIRST FLOOR SUITE D	581 SQ.FT.	53 SQ.M.

Elmwood Court is a well-presented property that provides a range of small suites which are available on all-inclusive packages and ideal for growing and start-up businesses looking for flexible workspace in Macclesfield and East Cheshire.

Elmwood Court is one of the smaller properties at Tytherington Business Village, set in a secluded part of the scheme and benefitting from on-site parking on the doorstep.

Half a mile away is The Tytherington Club which features a 4-star hotel, spa, gym and 18-hole golf course.



Life feels better when people have a strong connection with nature

The Middlewood Way is an 11-mile, traffic-free greenway, popular with walkers, cyclists, horse riders and nature lovers which runs from Macclesfield to Marple on the Peak Park fringe. It follows the line of the former Macclesfield, Bollington and Marple Railway with many options for easy circular walks.

Nature is encouraged here at Tytherington with bird boxes, bug hotels and wildflowers.

Business Village Benefits

TYTHERINGTONBUSINESSVILLAGE.CO.UK

WORK — CONNECT — DISCOVER

We're proud of the service we offer our customers and we love to go the extra mile. Here at Tytherington Business Village, our on-site events are a key part of building customer engagement. Throughout the year we run yoga and well-being classes, food trucks and networking events.

- Secure Bike Storage
- 100% Renewable Electricity
- Landscaped Grounds & Walking Routes
- On-site Parking
- Regular Events
- Nursery
- Premier Inn hotel
- Café & Outdoor Seating Area

TRAIN
Macclesfield's mainline train station benefits from frequent and direct Avanti Train services allowing you to arrive at London Euston station with ease in just under 2 hours or Manchester Piccadilly in less than 25 minutes.

BUS
Services run on a frequent basis from Macclesfield town centre and train station to Tytherington Business Village for ultimate convenience.

AIR
Manchester Airport provides over 200 direct flights to destinations across the world – ideal for global companies looking for a HQ in the North West.

CYCLE
Employees and visitors alike can enjoy our onsite cycle hubs.

LOCATION	DISTANCE	TRAVEL TIME
Macclesfield	2 miles	3 minutes
A34	6.8 miles	12 minutes
Manchester Airport	10 miles	19 minutes
M56	10.7 miles	20 minutes
M60	11 miles	22 minutes
M6	16.5 miles	33 minutes
Manchester	17.7 miles	33 minutes

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Images are for illustrative purposes only and may not represent the exact office space available.

Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property (1026)