TYTHERINGTON
BUSINESS VILLAGE

# A GROWING HUB FOR LIFE SCIENCE CREATIVITY

Head just two miles north along The Silk Road from Macclesfield town centre and you'll discover a fast growing life science community nestling in 43 acres of mature parkland. Welcome to Tytherington Business Village, an environment where conditions are perfect for business growth.

Consisting of nineteen individual buildings, the impressive business village offers a wide selection of lab capable office, retail and industrial 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:**

LUCiD GROUP
Transforming lives. Always.

Alderley Analytical

BIOSCRIPT GROUP

PEAK PROTEINS

THE PERFECT ENVIRONMENT FOR YOUR BUSINESS WITH A **GROWING LIFE SCIENCE COMMUNITY**

**0.5 MILES**
ASTRAZENECA MACCLESFIELD

**2 MILES**
MACCLESFIELD TOWN CENTRE

**10 MILES**
MANCHESTER AIRPORT

**17 MILES**
MANCHESTER

**10 MILES**
M6 / M56

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# OUR EXPANDING LIFE SCIENCE CAMPUS

## LUCID GROUP

We are a global healthcare consultancy. We deliver life-transforming value through pioneering solutions that change behaviour, improve clinical practice and advance health outcomes.

## ALDERLEY ANALYTICAL

Alderley Analytical is a GLP/GCP compliant bioanalytical Contract Research Organisation (CRO), based in Macclesfield, Cheshire, UK.

We offer a full range of bioanalytical services to support your discovery, pre-clinical and clinical drug development projects.

Founded in 2014, Alderley Analytical are now one of the leading bespoke providers of Bioanalysis in the UK, supporting clients' projects from all over the world.

## BIOSCRIPT GROUP

Bioscript Group are a scientific communications and market access consulting partner who can help navigate the most complex of diseases.

Their medical affairs, market access and regulatory writing specialists help get the right science to the right stakeholder at the right time.

Through deep domain expertise, tech-enabled insight and understanding global healthcare they enable to streamline scientific strategy and improve patient access to new treatments.

## LAB SPACE WITHIN A GROWING LIFE SCIENCE CAMPUS

We'll help you develop the perfect environment for all your life science needs.

Our buildings are capable of accommodating a range of lab requirements including:

- Bioscience
- Chemistry
- Pilot plant and small scale manufacturing
- R&D wet labs
- Dry labs
- Office space

Our buildings also offer a range of physical features including:

- Generous ceiling heights
- Ground floor loading areas
- Goods vehicle access
- Extract ductwork routes
- External storage & waste areas room for additional plant and back-up generators

Our experienced team can support you in developing bespoke space, designed to meet your operational needs.

PEAK PROTEINS
A SYGNATURE DISCOVERY BUSINESS

"Life Science laboratories are incredibly diverse, and will be very, very different from another Life Science lab, with very, very different requirements. So it was really necessary that Orbit clearly understood that and they were good at actually listening and taking that on board, and then helping us build into a plan that would actually work for us. Over the past 2 to 3 years we've grown really quickly and we needed lots of extra space. When we came round Tytherington Business Park, we were impressed with what was on offer. There was the potential there that we could turn the space into a lab based environment for something that would actually work for us."

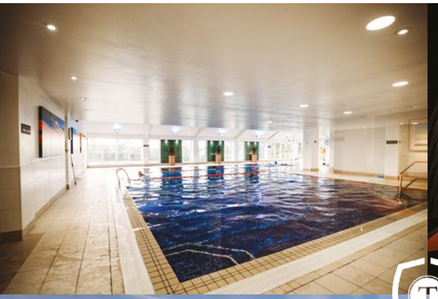
**Mark Abbot**
Managing Director

# BE PART OF A FLOURISHING COMMUNITY

**Combining its rural charm with easy connectivity to key destinations such as London Euston and Manchester Airport, Macclesfield is ideally placed for business.**

Just 2 miles from Tytherington Business Village is Macclesfield town centre, boasting a mainline train station, bus station and variety of high street stores such as Costa Coffee, Caffe Nero and Pizza Express as well as independent retailers such as Salvatore's, italian restaurant Fina and the Picturedrome foodmall.

Alternatively, employees can enjoy a lunchtime walk on one of the many routes close to the business village. Take a breath of fresh air on a canal-side walk or head down Middlewood Way for an afternoon stroll.



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

ALDI PUREGYM M&S Premier Inn Beefeater THE TYTHERINGTON BY THE CLUB COMPANY

## TWICE

voted the best place to live in the North West.

## 2.1m

people of working age living within a 45 min catchment.

## 30 min

drive from Manchester Airport which operates 50 flights per week to the USA.

## 2 hours

on the train to London.

## 847,000

people qualified to NVQ4 or above.

# CHESHIRE EAST - ONE OF THE UK'S FINEST SCIENCE LOCATIONS

### RECIPHARM

450 employed at the Holmes Chapel drug manufacturing site. One of Europe's largest aerosol drug manufacturers.

### JODRELL BANK

HQ of international Square Kilometre Array Project.

### CHESHIRE SCIENCE CORRIDOR

£20m Life Science investment funds available. 7 x national average employed in pharma production.

### WATERS

500 employees and a global leader in spectrometry.

### SIEMENS

400,000 drives produced at the Congleton plant PA. Each device saves approx 900g $CO_2$ each year.

### ASTRAZENECA

101 acres and the UK's largest pharmaceutical manufacturing site. £120m invested in new facilities. Employing over 1800 people on site.

**5.5x**
national average employed in scientific R&D.

**7x**
national average employed in pharma production.

**3.3m**
people living in a 45 minute drive time from Macclesfield.

**15**
major universities located just over an hour drive from Macclesfield.

**42%**
qualified to degree level and above.

OVER
**6000**
people employed in life sciences within 30 minutes of Tytherington.

# WELLBEING & PRODUCTIVITY - NATURALLY

**Why not pick up a copy of our walking routes brochure.**

**2.5 KM | 30 MINS**

COLD ARBOUR FARM WALKING LOOP

1. Walk up the driveway for Cold Arbour Farm until you get to the brown gate at the top. This stretch of road is a public right of way.
2. When you reach the gate, go through a small pedestrian gate on the left-hand side onto a sandy path.
3. Turn right and follow the path until you reach Livesley Road. The brown fencing should be on your right.
4. As you approach the road, you will see the footpath continues on the other side of the road. Cross Livesley Road and continue straight over onto the sandy path.
5. Again, follow the path until you reach the road. Continue straight over following the sandy path towards the direction of the bypass.
6. Follow the footpath until you reach a set of steps on your left-hand side.
7. Pass the steps and continue along the footpath as it bends to the left.
8. Follow the path onto Livesley Road, walk straight ahead and carry on walking until you reach Tewkesbury Drive.
9. When you reach the fork in the road, turn right on to Tytherington Drive and continue along the road until you reach Marlborough Drive.
10. Turn right onto Marlborough Drive and follow until you reach the end of the road.
11. Turn right onto Manchester Road and follow until you reach the roundabout for The Tytherington Club.
12. Continue straight over the roundabout until you reach Tytherington Lane on your right-hand side.
13. Follow Tytherington Lane until you reach the end of the road where you will see the entrance to Tytherington Business Village.
14. Turn into the business park and follow Springwood Way past Beefeater and Premier Inn on your left-hand side until you arrive back at the starting point of Cold Arbour Farm on the left.

“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.**

## GET CONNECTED

Tytherington Business Village sits within easy reach of the main motorways of the M6, M56 and M60, providing access to the rest of the country and Manchester Airport, offering a network of global connections to over 200 destinations.

### 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.

### 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.

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

### CYCLE
Employees and visitors alike can enjoy our onsite cycle hub complete with shower facilities and storage lockers.

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

TYTHERINGTON
BUSINESS VILLAGE

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