

# PARKsq.



CHEADLE SK3 0XN

# the property

Park Square is one of South Manchester's landmark office buildings. This distinctive and imposing 6 storey modern office building is located in a well established business destination, minutes from the M60. \*Set within a secure landscaped environment, Park Square provides a tranquil parkland setting and a professional image for any business.

No.1 Park Square totals 133,000 sq ft of office accommodation, whilst the development as a whole has the capacity for further buildings and has the potential to extend to over 230,000 sq ft.

Ample car parking is provided on-site with a provision of 1:250 sq ft. Amenities including a large on-site café, meeting rooms, sports hall and putting course ensures occupiers and their staff have access to an array of amenities and facilities at Park Square or within easy reach.

As one of South Manchester's biggest office buildings, No.1 Park Square provides one of the largest single floor plates over 22,500 sq ft. Individual floors start from 19,500 sq ft, and certain floors have been sub-divided to provide space from 10,000 sq ft. This further increases the opportunity for companies to acquire a range of office accommodation but maintain occupation on a single floor.







## Additional Features

- Attractive hard & soft landscaping within a secure setting
- On-site café
- 9 hole putting green
- Sports hall & bowling green
- Cycle storage, showers and changing facilities



## On-site café & conference facilities

- Located within a dedicated building, the café offers a wide range of hot and cold snacks and meals.
- Catering for meetings and events can be provided and accommodated within a private dining setting, the restaurant or your own office.
- On-site conference/training facility capable of holding upto 150 delegates.
- BBQ's and themed events throughout the year.





# accommodation



With floor to ceiling height glazing that gives the space a feeling of openness and considerable natural light. The building wide BMS controlled air conditioning system helps to maintain a pleasant working environment, whilst the raised floor enables simple and efficient cabling of the majority of the floor plate.



Currently available is the 3rd floor suite of 10,170 sqft, with a minimum of 41 car parking spaces. The suite has been fully refurbished to present a modern open plan space, easily adaptable to accommodate a wide range of modern day customer fit-outs. The suite has two entrances to aid flexibility around the fit-out.

The suite is accessed via four, 16 person passenger lifts and the main staircase from the reception. The reception area and lift lobbies along with all core areas of the property have undergone considerable refurbishment works that often surprise visitors in terms of the quality of accommodation on offer. Our building manager provides a warm and professional welcome for both colleagues and visitors alike.

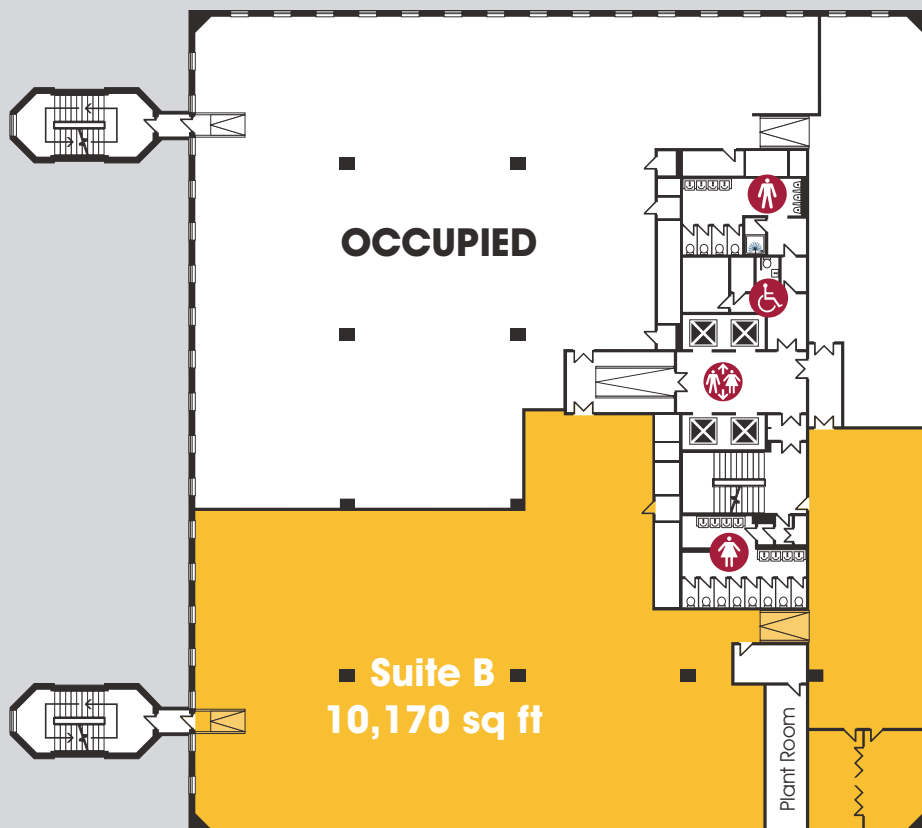


## Floor plate

The available space provides the following net internal floor areas:

Floor	sq ft	sq m
Third	10,170	712

A further floor of approximately 22,500 sq ft may also be made available if required.



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On the Beach are an expanding business and we needed a landlord that could provide flexibility and who understood our requirements. We looked at a number of properties in South Manchester but the facilities Park Square offers are something very few business parks can offer and Orbit have made the most of these.



Having occupied our former premises for over 100 years, moving office was a major operation. Orbit worked with us to make the move smooth and have continued to assist us where possible.

We've developed an excellent working relationship that is to the benefit of both tenant and landlord



## Local occupiers



THALES

JACOBS

BOSCH

”



## Location

Park Square is prominently located on Bird Hall Lane, Cheadle, South Manchester. Junction 2 of the M60 is approximately two miles (5 minutes drive time). Undoubtedly a strategic location and providing excellent connectivity by road, rail and air.

This business destination is home to a number of national and international companies including Thales, European Glass Group, Landis+Gyr, Allied Publicity Services, Bosch, On The Beach and Jacobs.

Manchester Airport is currently a 10 -15 minute drive away. The SEMMMS (South East Manchester Multi Modal Strategy) link, which will be completed in 2017 airport by dual carriageway, reducing travel time to approximately 6-7 minutes.

Stockport Train Station provides access to London Euston within 2 hours.

## Strategic location & excellent amenities

Morrisons Supermarket	1 mins drive
Cheadle Hulme Town Centre	5 mins drive
M60 & M56 Motorways	5 mins drive
Cheadle Royal (Sainsbury's, John Lewis)	10 mins drive
David Lloyd Leisure	10 mins drive
Stockport Town Centre	10 mins drive
De Vere/Village Hotel	10 mins drive
Premier Inn Cheadle Royal Hotel	10 mins drive
Stockport Train Station	10 mins drive
Manchester Airport	10 mins drive
Manchester City Centre	20 mins drive





Cheadle Village



Cheadle Hulme



## Road Links

- Access to M60 Junction 2 and M56 Junction 1 motorways both within 5 minutes' drive.
- A34 and A6 within 10 minutes' drive.

## Cycling

- Facilities for cyclists are provided including racks, shower and changing facilities

## Public Transport

- Bus stops located outside the main gates.
- Services run from Manchester Airport, Cheadle Hulme and Stockport.
- Services run to 3 local train stations: Gatley, Stockport and Cheadle Hulme.
- Cheadle Hulme can be reached within 5 minutes and Stockport within 10 minutes.

**SAT NAV: SK3 OXN**



OFFICE  
DEVELOPMENT  
**PARK SQUARE**  
BIRD HALL LANE  
**SOUTH MANCHESTER**  
SAT NAV: SK3 OXN

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