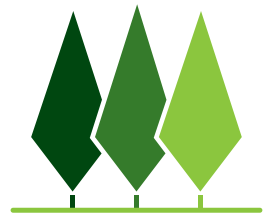


WINTERTON & BEECHFIELD OFFICES

High Quality Office Space



LYME GREEN
BUSINESS & RETAIL PARK
MACCLESFIELD | SK11 0LP

A place to grow your business

“Working at Beechfield House has given us a great space to develop our business and a new sense of purpose. It’s convenient, bright and comfortable and the Emerson and Orbit team couldn’t be more helpful.”

TRACEY O’KEEFE
MANAGING DIRECTOR,
HOSPICE QUALITY PARTNERSHIP
BEECHFIELD HOUSE

Head just two miles south along the A523 London road from Macclesfield town centre and you’ll discover an established, mixed-use business and retail park. Welcome to Lyme Green Business Park, an environment where conditions are perfect for business growth.

A TRUE COMMUNITY

Boasting convenient on-site amenities including Burger King, Pets at Home, Currys/PC World, Matalan, Bensons for Beds, Next, Home Bargains and Superbowl UK.

As well as boasting convenient on-site amenities including well known high street brands, Lyme Green Business Park has a lot to offer in terms of a friendly business community.

Beechfield House provides a range of 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.

We can also support you as your company grows or if you’re looking for larger workspace on more conventional lease agreements. Both Beechfield House and Winterton House have space for a team of 15 to 25 people.

Combined with 24/7 access to the park and an on-site building manager to assist with any queries, it’s clear to see why Hospice Quality Partnership have chosen Beechfield House as their base.

You’ll be in good company at Lyme Green Business Park, home to companies such as Zuto, Axon IT, Things 3D and Blaze Networks.



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Macclesfield Town Centre

Sat Nav: **SK11 0LP**



PICTUREDROME
MACCLESFIELD



Winterton House

Wings from: 1,733 sq.ft. (161 sq.m.)

WINTERTON HOUSE



Winterton House

SPECIFICATION

The accommodation is finished to a modern standard and incorporates the following features:

- Perimeter heating & double glazing
- LED lighting
- Full access raised floors
- Quality carpeting throughout

ADDITIONAL BENEFITS

- On-site building manager
- On-site parking
- 24-hour monitored access control system
- Male/female & disabled WCs
- 8-person passenger lift

EPC

Wnterton House has an Energy Performance Certificate rating of C68.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Beechfield House

Offices from: 119 sq.ft. (11 sq.m.)

BEECHFIELD HOUSE



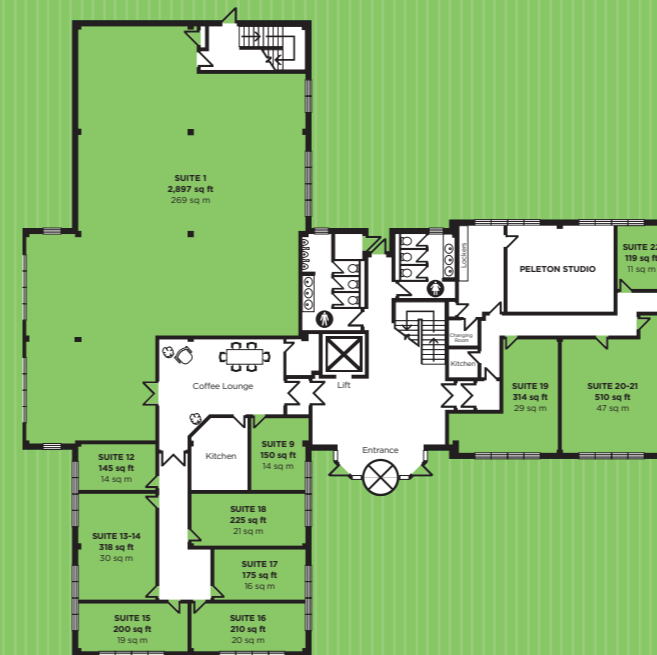
← Beechfield House

SPECIFICATION

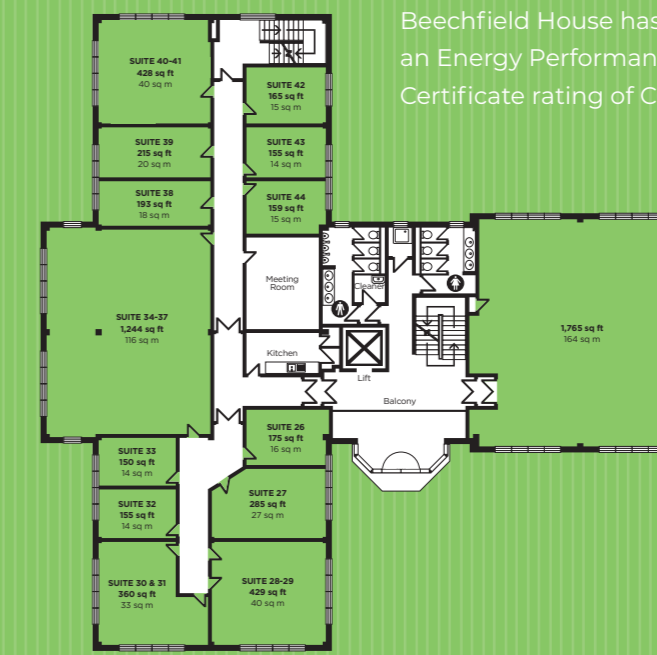
- Refurbished to a high standard
- Perimeter heating
- Meeting room available to hire
- Suspended ceilings
- LED lighting
- 8 person passenger lift
- Male, female, disabled WC's and shower facilities
- Modern fully fitted kitchen facilities
- Carpeted throughout
- Double glazed
- On-site parking
- Monitored 24-hour access control with CCTV
- High quality fixtures, fittings and finishes
- Peloton Studio

EPC

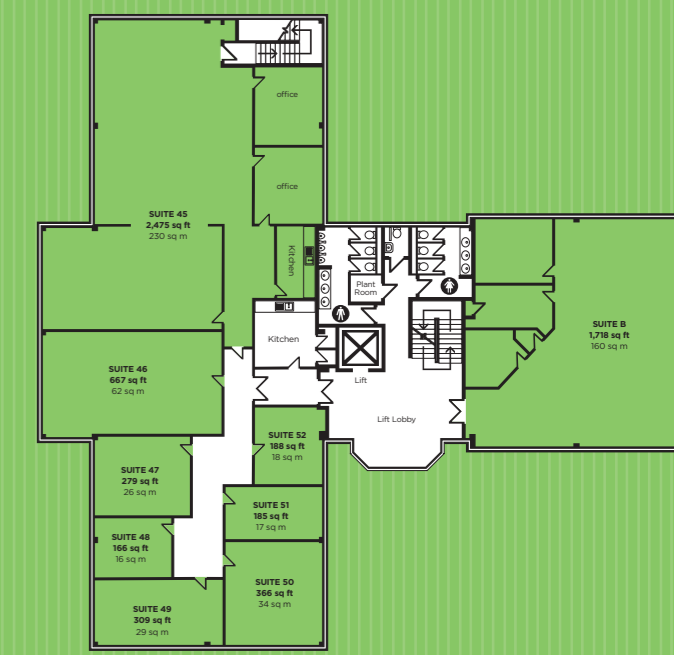
Beechfield House has an Energy Performance Certificate rating of C68.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

A thriving business & retail park

Winterton & Beechfield House are modern 3-storey office buildings with excellent on-site car parking, located on Lyme Green Business & Retail Park, Macclesfield.

Offering modern refurbished and fully fitted office accommodation, providing space for 1 to 25 persons, set within an established, well landscaped, mixed-use environment.

LOCATION

Both buildings are situated in an excellent position on Heather Close in Lyme Green Business Park. The properties lie within close proximity to the A523, the main arterial route into Macclesfield from Stockport to the north and Congleton to the south. The A523 links to the A54 which leads onto Junction 18 of the M6 motorway.

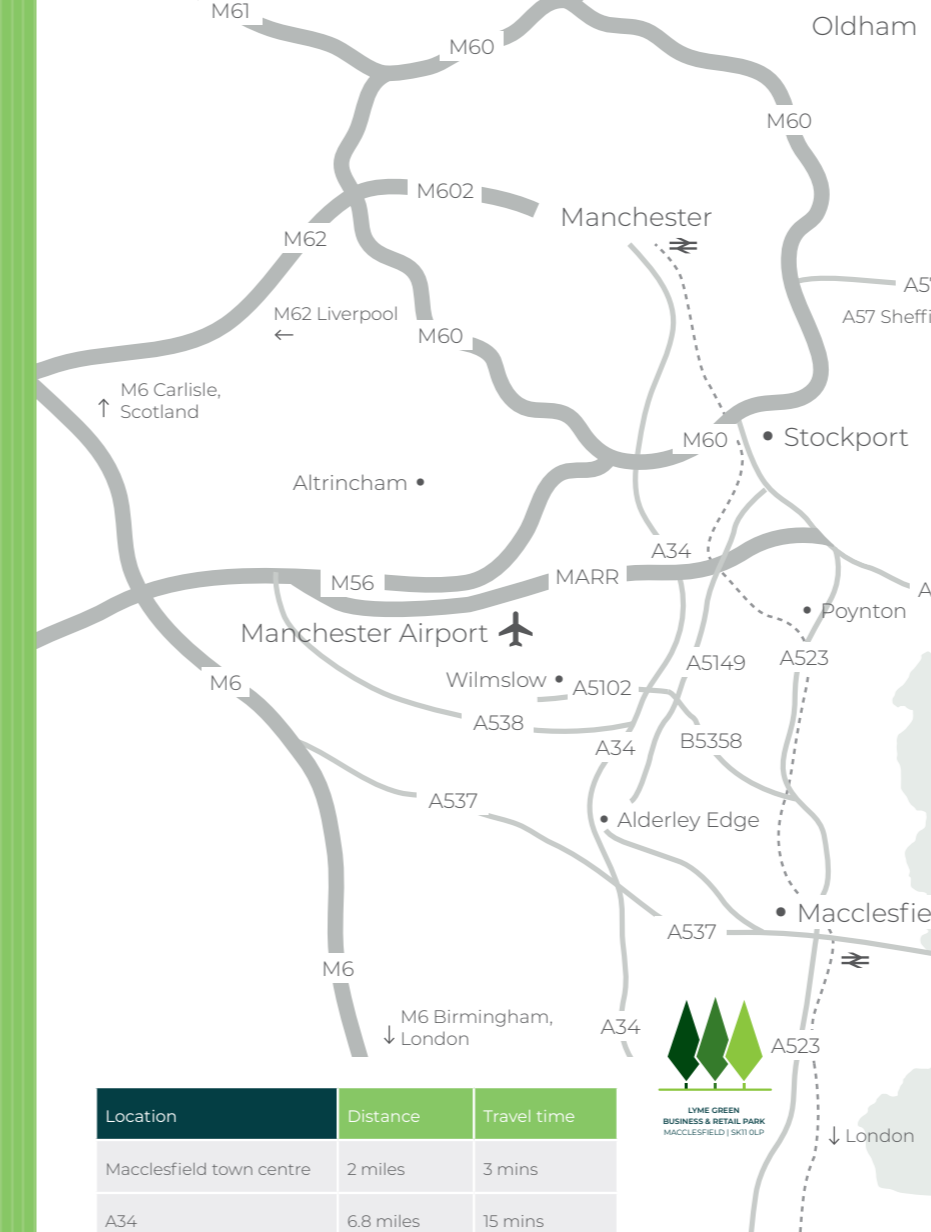
Manchester Airport is located 13.5 miles north west of Macclesfield and can be accessed by car in approximately 30 minutes. The town is well served by public transport, benefiting from direct hourly rail services to London Euston, and regular connections to Manchester.



NEARBY AMENITIES

Lyme Green Business Park is an established location that is home to various manufacturing, office, car dealerships and trade counter units. Occupiers include Volkswagen, Ford, Burger King and Broadstock Furniture. Lyme Green Retail Park is situated to the south of the subject property and is home to a variety of retailers including Home Bargains, The Food Warehouse, Next, Matalan and Pets at Home.

As well as lunchtime options such as Burger King and Home Bargains, employees can also spend their lunchtime enjoying a breath of fresh air on the nearby canal-side walk. Employees can also take advantage of a coffee van and food trucks provided by Orbit.d



Location	Distance	Travel time
Macclesfield town centre	2 miles	3 mins
A34	6.8 miles	15 mins
Manchester Airport	10 miles	25 mins
M56	10.7 miles	25 mins
M60	11 miles	22 mins
M6	16.5 miles	33 mins
Manchester city centre	17.7 miles	33 mins

Sat Nav: SK11 0LP

Hassle-free transport connections

TRAIN

Macclesfield's mainline train station benefits from frequent and direct 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 Lyme Green for ultimate convenience.

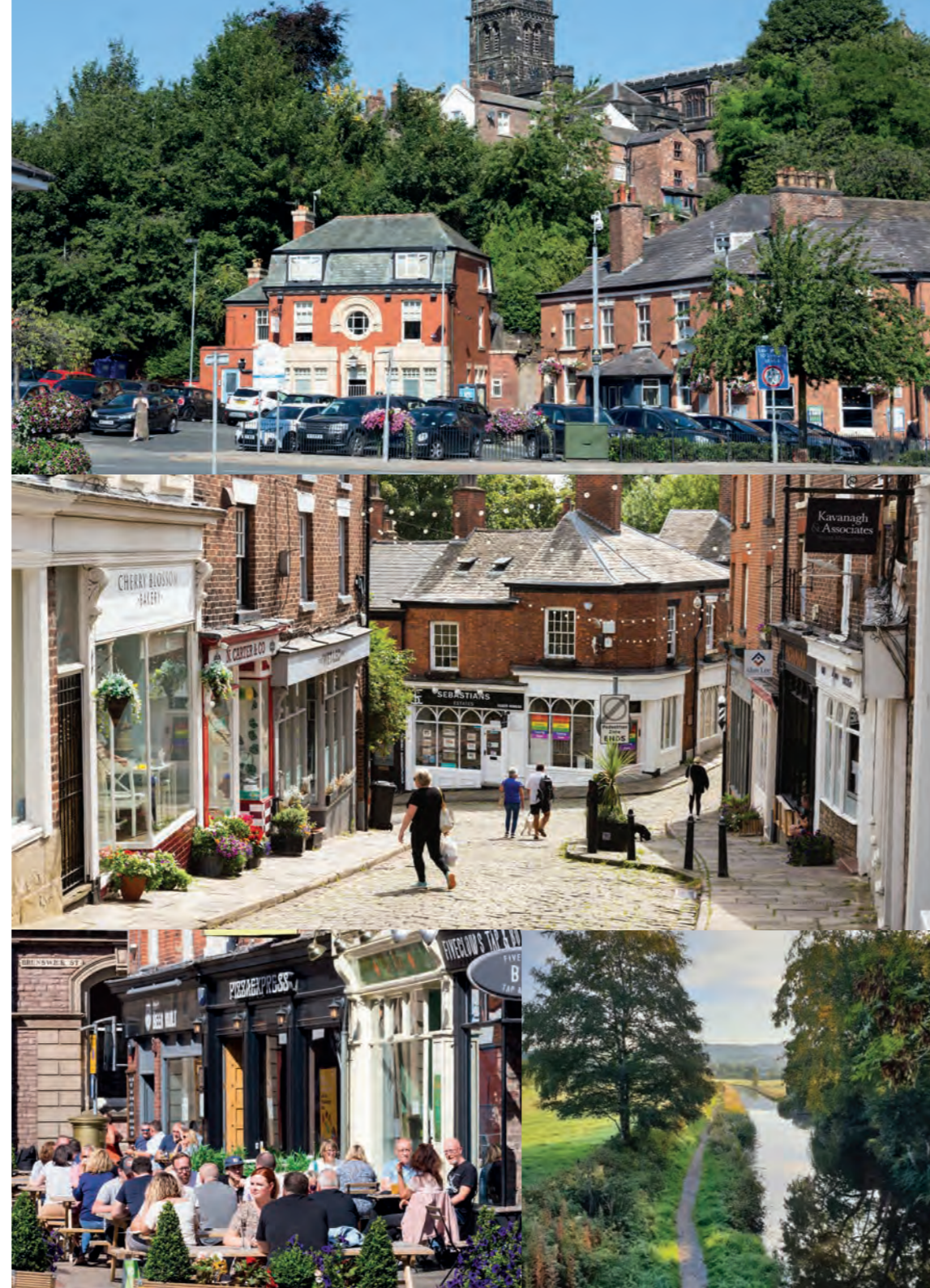


Beauty and convenience on your doorstep

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 Lyme Green Business Park is Macclesfield town centre, boasting a mainline train station, bus station and variety of high street stores such as Costa Coffee, Caffè Nero, and Pizza Express and independent retailers such as Salvatore's, Italian restaurant Fina and the Picturedrome Macclesfield food/marketplace.

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.



a sustainable future

Prioritising sustainability is a must, businesses can not only reduce their environmental impact but are key to building trust and demonstrating a commitment to a sustainable future. Here is what we're doing to help:



Zero Scope 2 Emissions

Our tenants have ZERO scope 2 emissions from our renewable energy products we supply, in accordance to the GHG Protocol Scope 2 Guidance.



Renewable Energy

We support our clients on their net-zero journey by supplying them with certified 100% renewable electricity across our entire 8 million sq ft portfolio.



Cycle Hubs

Introduction of cycle hubs across our portfolio, a safe and secure place to keep bikes under cover, helping to advocate for sustainable forms of transport.



LED & PIR Motion Detection Lighting

Installation of LED motion detecting, PIR lighting to reduce energy usage, eliminating the possibility of leaving the lights on.



Public Transport

Lyme Green has its own Bus Stop and is also within walking distance of Macclesfield Train station which is a mainline station. Therefore, Lyme Green is well served with public transport providing environmentally friendly options for office commutes.



Zero Landfill

We recycle the majority of our waste and separates non-recyclables to be used to generate electricity at a waste-to-energy facility producing ZERO landfill.



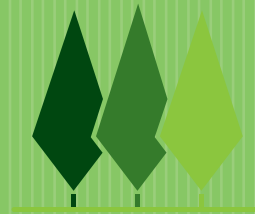
Showers at Our Offices

Installation of economically friendly showers. Ideal for encouraging green commuting options with trip-end facilities.



Zero Radioactive Waste

Zero Radioactive waste as a landlord.



LYME GREEN
BUSINESS & RETAIL PARK
MACCLESFIELD | SK11 0LP

Orbit
Developments

01625 588 200
orbit-developments.co.uk

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