



# TYTHERINGTON BUSINESS VILLAGE

Macclesfield's leading business village





# A place to grow your business

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

## A TRUE COMMUNITY

Boasting convenient onsite amenities including a Premier Inn hotel and adjoining Beefeater restaurant and Springwood pub and Bright Horizons nursery, Tytherington Business Village provides the perfect environment for your business needs.

Home to Fourth, Momentum, Bodycote's global HQ and Peak Protein and Illingworth Group, the business village offers a variety of space solutions starting from 1 person suites ranging to self-contained properties to suit all types of businesses.

Customers can enjoy an abundance of onsite car parking, cycle facilities and public transport options with bus services connecting directly to Macclesfield town centre and the surrounding areas. And that's not all, the nearby Tytherington Club with a championship golf course is the perfect venue for offsite, informal business meetings in their restaurant and bar, whilst it also provides a state-of-the-art gym and spa.

**“It's a pleasure to work here. The onsite amenities are well kept and welcoming. The hotel is extremely convenient for business stays and having a children's nursery on the park is perfect for our employees”**

**NEIL FROST,**  
UK GROUP OPERATIONS  
DIRECTOR

**AUTOROLA**  
MARKETPLACE



TYTHERINGTON  
BUSINESS VILLAGE





# Perfect for start-ups, ideal for blossoming businesses

Consisting of nineteen individual buildings, the impressive business village offers a wide selection of 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.



## A HAPPY, PRODUCTIVE WORKFORCE

As employee satisfaction becomes increasingly important for businesses, you can keep your team happy at Tytherington Business Village. Enjoy easy commutes, plenty of on-site amenities including the Bright Horizons nursery, ample on-site parking and cycle hub with shower facilities, and gym and spa facilities at the neighbouring Tytherington Club for a relaxing work/life balance.

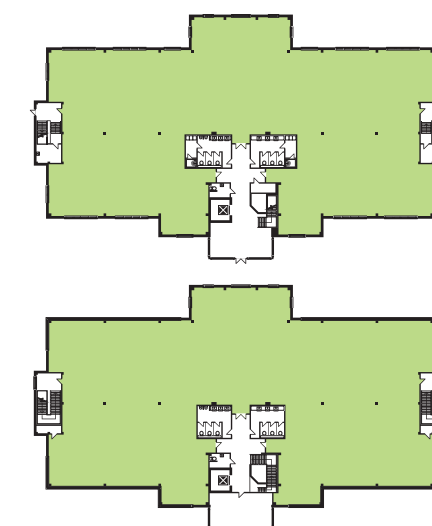
## MAKE VALUABLE CONNECTIONS

Take in the outstanding rural views, whilst enjoying our superfast broadband connections that rival the city centre to enable your business to run smoothly; all day, every day.

Combined with 24/7 access to the business village and an on-site building manager to assist with any queries and it's clear to see why cloud based hospitality company Fourth have chosen Tytherington Business Village as the location for their global HQ and customer contact centre.



## INDICATIVE FLOOR PLATES



“Our business is a growing cloud based business so it was important to find space that could provide fast and reliable broadband connections to allow our business to grow further. Since relocating to the park in 2015, we have more than doubled in size increasing our Bureau, Finance and global Customer Support teams here on the park”

STUART GOLDBLATT, CHIEF FINANCIAL OFFICER 



## BUILDINGS BENEFIT FROM

- Impressive ground floor entrance/reception area
- Cycle hub with shower facilities
- 8-person passenger lift
- Full VRV air-conditioning
- Ample on-site car parking
- 24-hour access
- On-site CCTV provision
- Fully tiled male, female and disabled toilets
- Carpet tile floor covering
- Fully accessible raised floors
- 3-compartment floor outlet boxes
- Suspended ceilings and LG3 lighting
- Double glazing

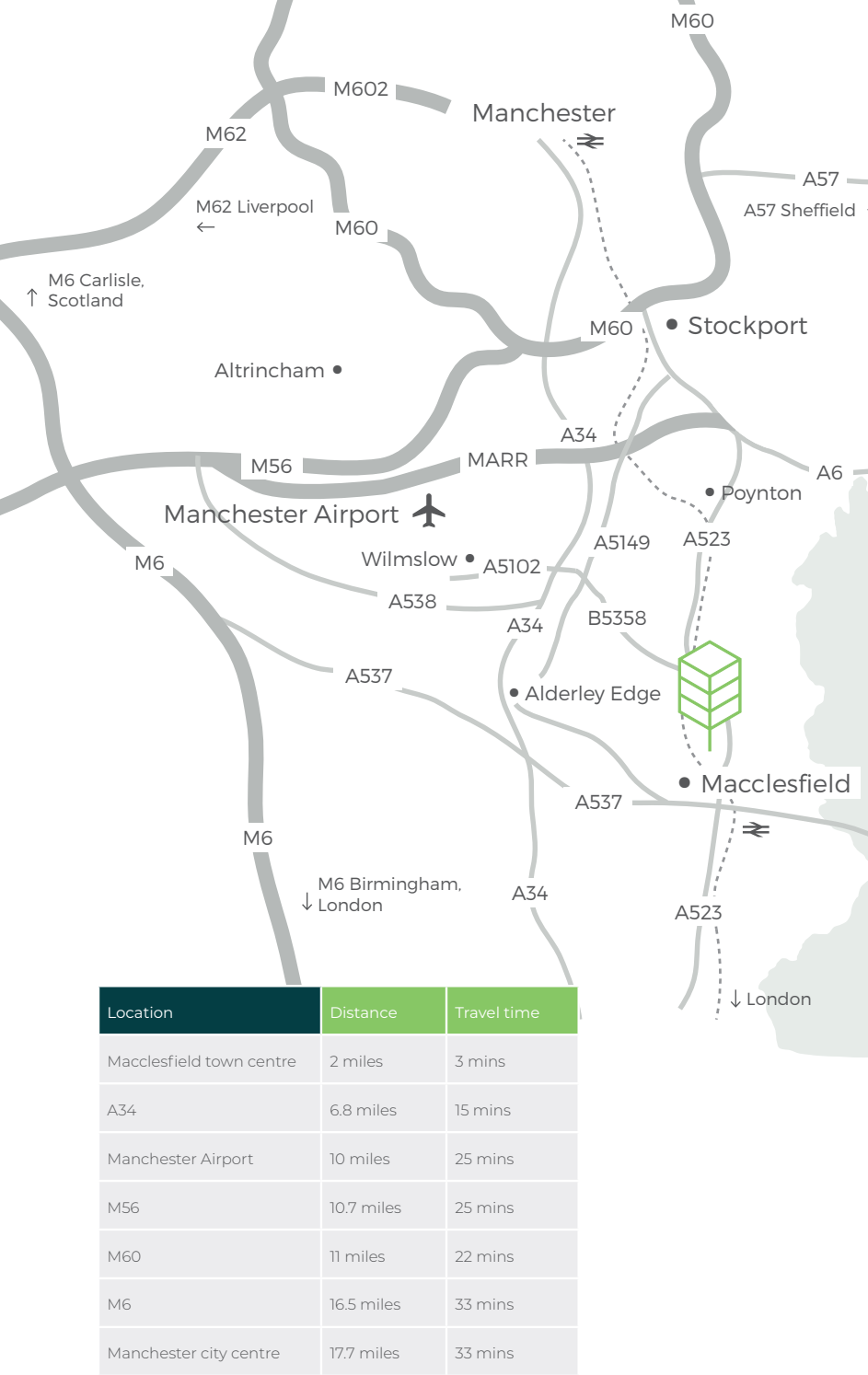
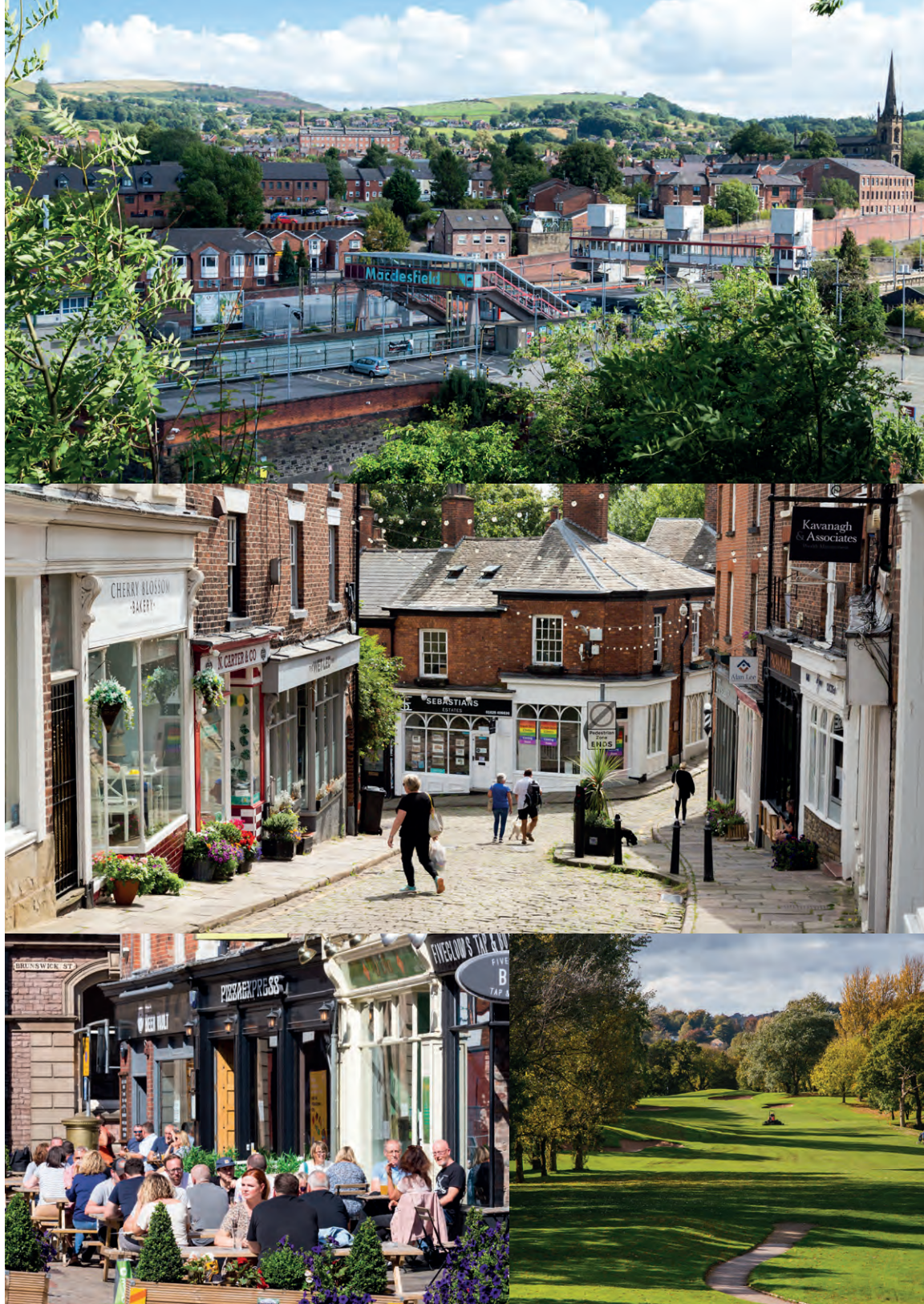


# Beauty and convenience on your doorstep

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 Tytherington Business Village is Macclesfield town centre, boasting a mainline train station, bus station and variety of high street stores such as Costa Coffee, Café Nero, and Pizza Express and independent retailers such as The Salt Bar, 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.



“The added convenience of nearby motorway links and direct train services to London Euston is also a huge benefit to companies looking to relocate to Tytherington Business Village”

NICK HINTON, FINANCE DIRECTOR **instore** momentum

## Hassle-free transport connections



### TRAIN

Macclesfield’s mainline train station benefits from frequent and direct Virgin 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.





**TYTHERINGTON**  
BUSINESS VILLAGE

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