



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:



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



TYTHERINGTON
BUSINESS VILLAGE

OUR EXPANDING
LIFE SCIENCE CAMPUS

AstraZeneca
MACCLESFIELD
CAMPUS

TO MACCLESFIELD,
STOKE-ON-TRENT & M6

TO STOCKPORT, M60
& MANCHESTER



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.



ILLINGWORTH RESEARCH GROUP

Illingworth Research Group provides a range of patient focused clinical services to the pharmaceutical, healthcare, biotechnology & medical device industries. These include mobile research nursing, patient concierge, medical photography and clinical research services. At Illingworth we are experts, with experience across all study phases and in a diverse range of therapeutic areas. We have grown organically over our 20+ year history, and now offer our services in over 45 countries globally.

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.



“

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, Caffè Nero and Pizza Express as well as 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.



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

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 CO₂ 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.

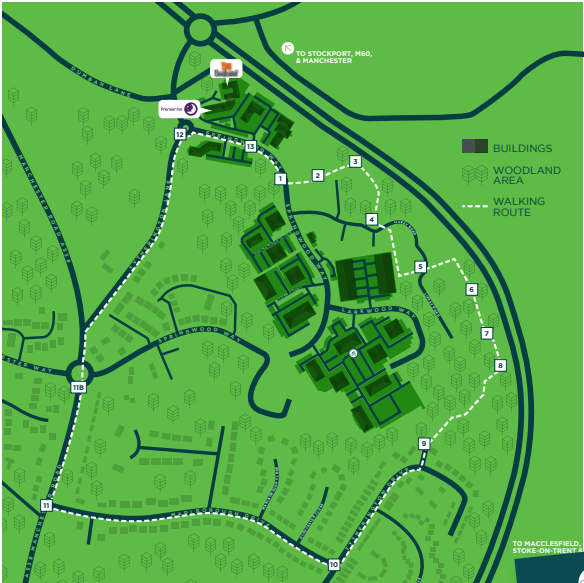
42%

qualified to degree level and above.

OVER
6000

people employed in life sciences within 30 minutes of Tytherington.

WELLBEING & PRODUCTIVITY - NATURALLY



2.5 KM | 30 MINS

COLD ARBOUR FARM WALKING LOOP



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

- 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 Livesey 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 Livesey 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. Cross the stile and turn right, following 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. Cross the stile on your right-hand side and the follow the path through the field.
- 9. You will enter a residential estate on a road called Tewkesbury Drive. 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.
- 11b. Continue straight over the roundabout until you reach Tytherington Lane on your right-hand side.
- 12. Follow Tytherington Lane until you reach the end of the road where you will see the entrance to Tytherington Business Village.
- 13. 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.

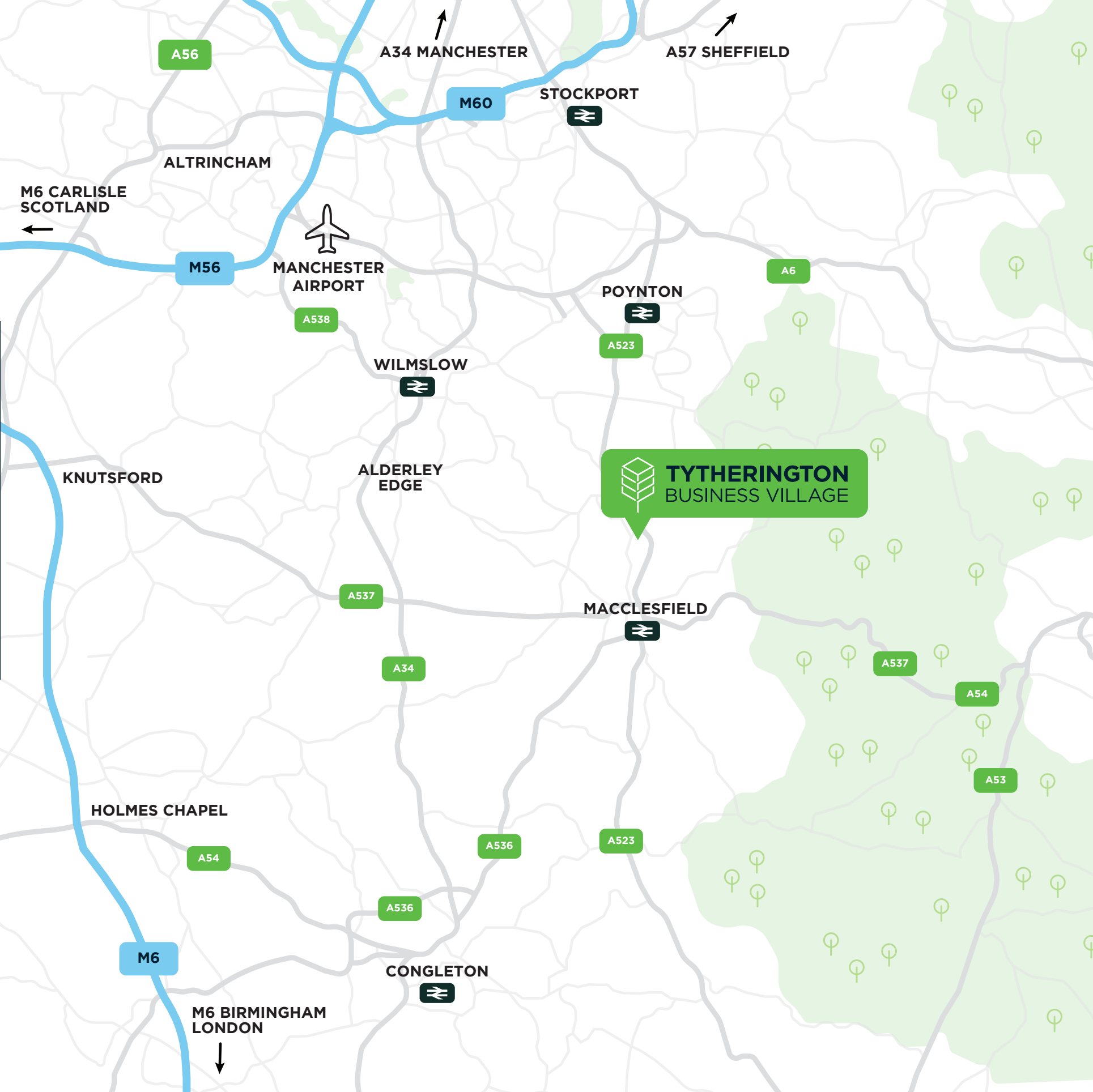


BUS
Services run on a frequent basis from Macclesfield town centre and train station to Tytherington Business Village for ultimate convenience.



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





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