

THE PARK WAY 4

WORKSPACE FOR 20 - 100 PEOPLE



**ALL THE BENEFITS OF A RELAXED,
LANDSCAPED, BUSINESS SETTING WITHIN
A FEW MINUTES OF THE CITY CENTRE
AND THE COMMUNITIES OF DIDSBURY,
CHORLTON AND FALLOWFIELD.**



MEDIA CITY

MANCHESTER CITY CENTRE

CHORLTON

ALEXANDRA PARK

A PROMINENT AND ACCESSIBLE LOCATION



1

2

3

5

4

MANCHESTER AIRPORT

DIDSBURY

FALLOWFIELD



On-site car parking



Public transport access on your doorstep



Cycle and shower facilities



OUR ON-SITE CAFÉ AND POP UP SEASONAL FOOD TRADERS PROVIDE CHOICE AND VARIETY TO WORKLIFE

The café offers an ideal outdoor terrace seating area, perfect for summer months. It's fully equipped with wi-fi meaning it's the ideal location to take a break from your desk, catch up with a colleague or simply grab a coffee.



The café can also offer catering services and provides seasonal events and outdoor activities throughout the year.

In addition to the permanent offering within the café, artisan food traders bring a variety of food to the park on a monthly basis in their unique food trucks.



LOCAL AMENITIES

The Parkway is within a short distance of the thriving and affluent suburbs of South Manchester, from the hustle and bustle of West Didsbury, synonymous with independent & community-focused retailers, Burton Road is the focal point of this retailing and leisure destination, through to Didsbury Village one of Manchester's most desirable residential locations.

This puts an excellent range of amenities within easy reach including Tesco Express, RX Gym, The Metropolitan, Piccolini, Lime Tree Restaurant, The Boulevard Deli and Burton Road Bakery.

Alexandra Park is adjacent to The Parkway providing 60 acres of treelined pathways and open spaces, the park was re-developed bringing the original landscape and community facilities back to life and provides the perfect backdrop for a walk, run or simply to relax.

Manchester City Centre with all its amenity is within a 10 minute drive.



A TALENTED WORKFORCE WITHIN EASY REACH

Existing customers on the Parkway Estate benefit from a locally based talented workforce that can easily access the park. City centre dwellers and those in the local suburban areas of Chorlton, Stretford, Whalley Range, Withington, Didsbury and Fallowfield have the choice of an easy commute by car, bus, cycle or even walking.

The excellent parking ratio ensures staff that live further away and travel by car can easily park in a secure car park without the excessive parking costs of the city centre or the inconvenience of the increased delay and journey time that comes from inner city congestion.



TRANSPORT CONNECTIVITY

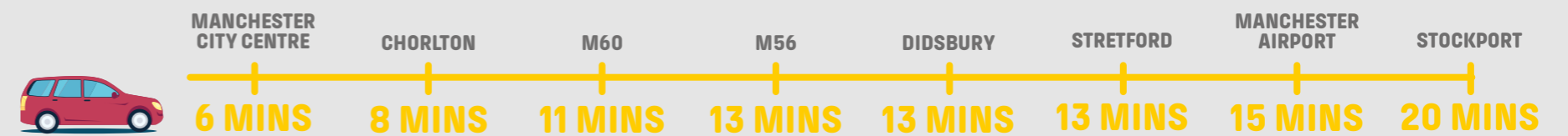
The Parkway is ideally located on Princess Parkway, well positioned between the city centre, Chorlton, Withington and Didsbury.

Heading North will take you to Manchester City Centre offering fantastic connections across the country. Manchester Piccadilly Train Station provides nationwide and local links and is a ten minute taxi journey away.

Heading South on Princess Parkway will take you towards Manchester Airport, which now offers flights to over two hundred destinations worldwide and growing. You will also be able to easily access the M56 and M60 motorways providing routes to Stockport, Warrington, Chester, Bolton and nationwide.



DRIVE TIMES



BUS ROUTES

85, 85A, 101, 102, 103 are accessible from the doorstep of The Parkway and serve the following locations:

- CHORLTON / METROLINK
- MANCHESTER CITY CENTRE
- MANCHESTER AIRPORT
- WYTHENSHAW HOSPITAL

The 150 bus route runs East - West from Stretford to Levenshulme and beyond.

All of these destinations feature transport hubs offering further connections.





GROUND FLOOR SOUTH
2,443 SQ FT
227 SQ M

Illustrative specification

THE PARKWAY 4

PARKWAY 4 OFFERS A FANTASTIC OPEN PLAN OFFICE SPACE IN AN ICONIC BUSINESS LOCATION

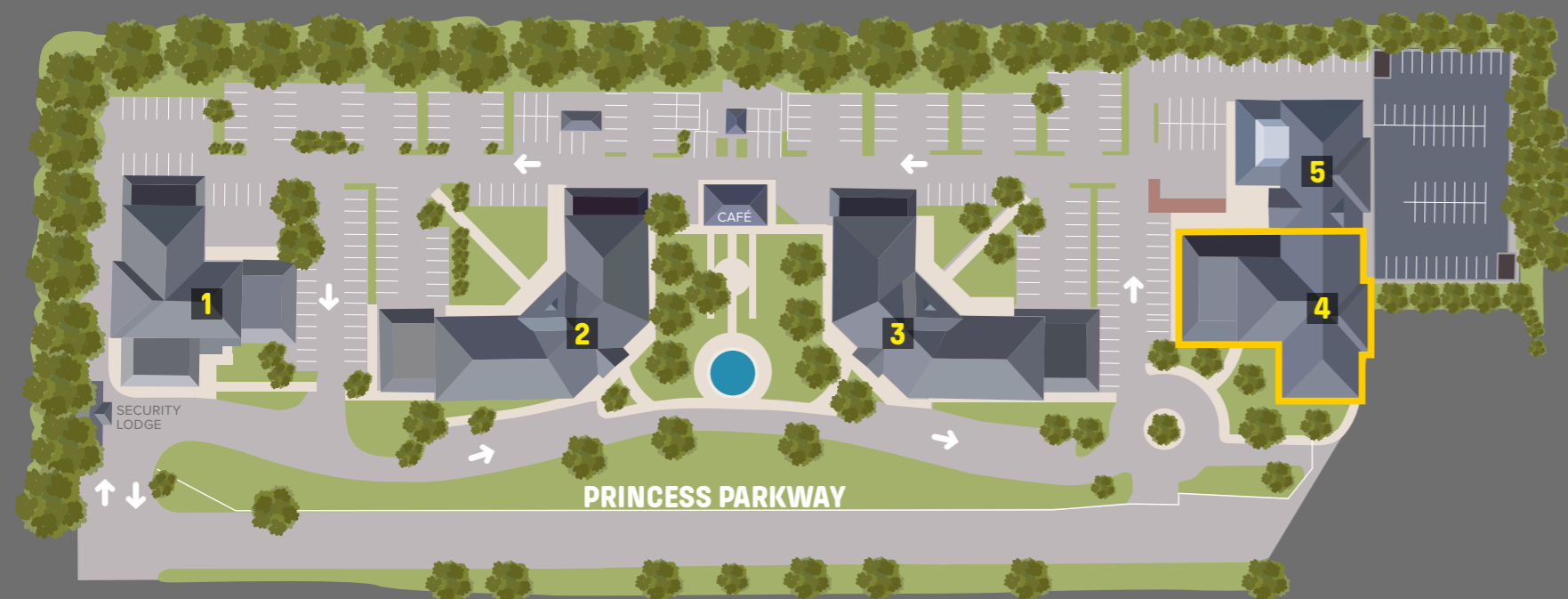
The suites have been refurbished to a high standard with new LED lighting and the accommodation benefits from air-conditioning. These high quality finishes run throughout the building.

The ground floor south suite has the benefit of an existing fit out, which can be retained in full or part, helping to reduce fit out costs for customers.

The modern reception area provides a welcome greeting to customers and staff alike.

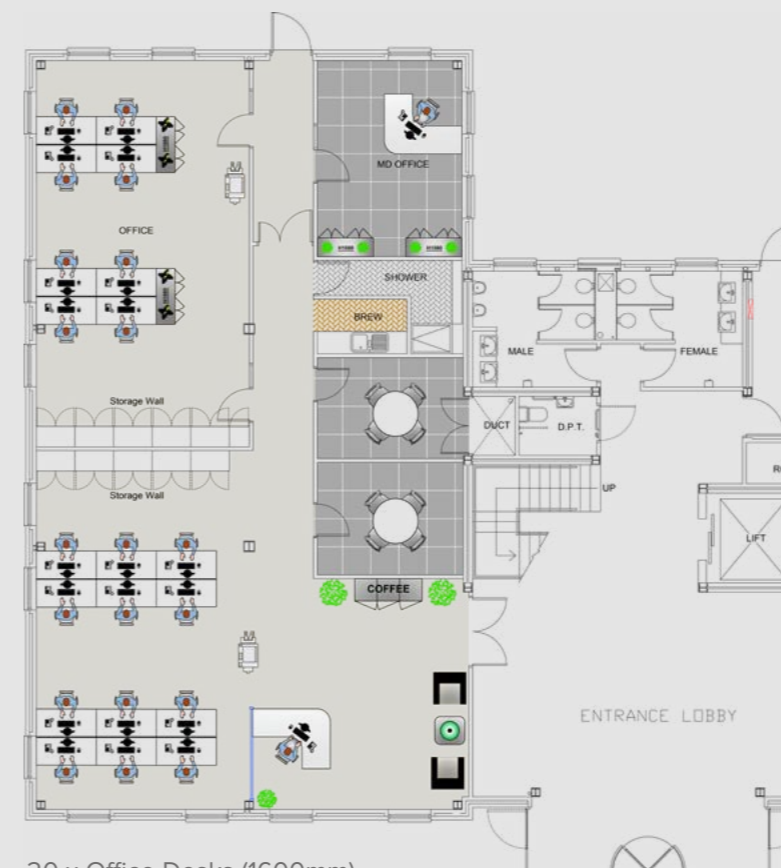
SPECIFICATION

- VRV air-conditioning system
- Full accessed raised floors
- Suspended ceilings with LG7 lighting
- Double glazed opening windows
- Shower and bike facilities
- Our telecoms & data partner 4Tech can connect you within 24 hours



OPTION ONE

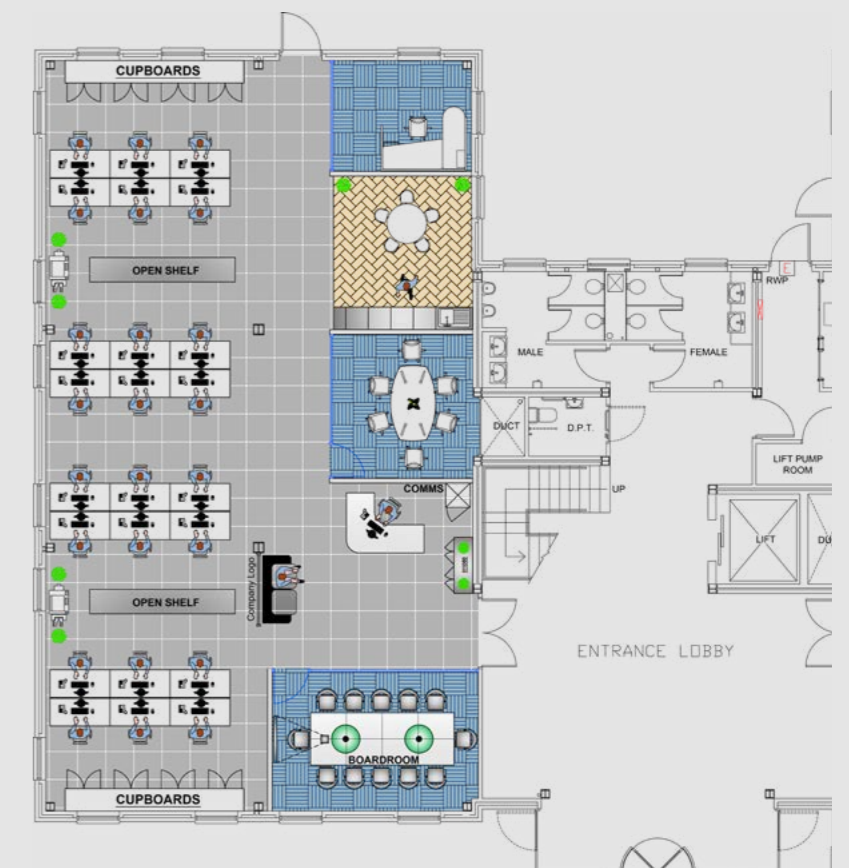
Shows Existing Fit-out.



- 20 x Office Desks (1600mm)
- Reception / Waiting Area
- Brew Area
- 2 x 4 Person Meeting Room
- Private Office

OPTION TWO

Illustrative New Fit-out.



- 24 x Open Plan Office Desks (1600mm)
- 12 Person Boardroom
- Private Office
- Kitchen / Breakout Area
- 6 Person Meeting Room

GROUND FLOOR NORTH

4,370 SQ FT
406 SQ M



INDICATIVE SPACE PLAN



- 36 x Desks Open Plan Office (1800mm)
- 12 person Boardroom
- Comms Room
- Kitchen / Breakout Area
- 6 Person Meeting Room
- Private Office
- Reception / Waiting Area
- Collaboration Area

FIRST FLOOR NORTH

4,542 SQ FT
422 SQ M



Illustrative specification

INDICATIVE SPACE PLAN



- 34 x Desks Open Plan Office (1600mm)
- 12 Person Boardroom
- 4 Person Meeting Room
- Comms Room
- Collaboration Area
- Kitchen / Breakout Area
- 2 x Private Office

THE PARK WAY

4

For more information or to arrange a viewing

T: **01625 588 200**

E: orbit@emerson.co.uk



Orbit
Developments

Emerson House,
Heyes Lane,
Alderley Edge,
Cheshire SK9 7LF
www.orbit-developments.co.uk

DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of this property give notice that : (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers-or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (4) Prices and rents quoted in these Particulars may be subject to VAT in addition. Orbit Investments (Properties) Limited Co. No. 2274745. Registered in England and Wales. (0819)

www.orbit-developments.co.uk