



**EDEN
POINT**

A UNIQUE OFFICE SPACE
FOR SOUTH MANCHESTER



EDEN POINT

WELCOME TO EDEN POINT.
HIGH QUALITY, CONTEMPORARY
OFFICE SPACE TO HELP YOUR
BUSINESS THRIVE.



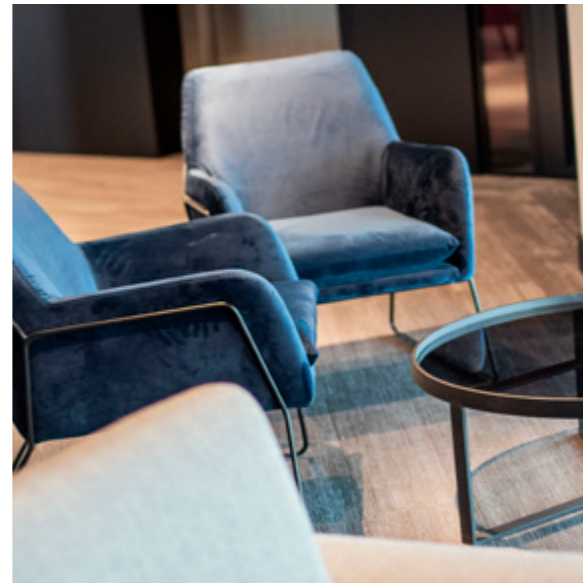
AN INTRODUCTION TO EDEN POINT



Eden Point is a unique office space for South Manchester. The building has undergone a comprehensive refurbishment / remodelling to create contemporary workspaces with personality to meet the needs of the modern business.

Every detail has been thought through to create an environment where professional, creative and start-up businesses can thrive.

The new spaces are designed to offer opportunities for interactions with informal seating areas, landscaped outdoor spaces and Eat@Eden, our fantastic on site café.



UP TO 14,000
SQ FT AVAILABLE



CONTEMPORARY MEETS INDUSTRIAL.

Eden Point has benefited from an extensive refurbishment, from the impressive entrance to all the interior spaces.

The workspaces have been stripped back and exposed to give a bright, modern feel. Steel framed glass doors and contemporary high end light fittings have been used throughout.





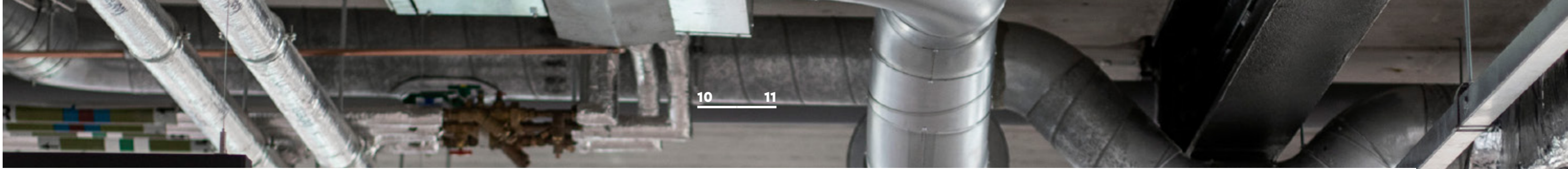
OUTSTANDING FACILITIES

Eden Point boasts a wealth of facilities. Our café Eat@Eden has an extensive menu offering fresh food, snacks and drinks, and is a perfect venue for breakfast and lunch. The café booths provide display screens with multiple connections, perfect for informal meetings and presentations. We have also created lounge areas and privacy rooms throughout the building, including our dramatic reception area.

To complement our enviable transport links, we have facilities for cyclists with a bike store and showers. We also have extensive parking spaces available for drivers.

We know that 9-5 working hours are a thing of the past, and therefore offer secure, 24 hour access to our occupiers.





SPECIFICATION OVERVIEW



**IN HOUSE
CAFE**



**DOUBLE HEIGHT
RECEPTION**



**MANNED
RECEPTION**



**AIR
CONDITIONING**



**FULL ACCESS
RAISED FLOOR**



**MALE, FEMALE &
DISABLED WC**



**EXPOSED
SURFACES**



**LED
LIGHTING**



**SHOWER
FACILITIES**



**SECURE OFFICE
SPACE**



**LANDSCAPED
GARDENS**



**EXTENSIVE CAR
PARKING**



**BIKE STORE
FACILITIES**



**2X 10 PERSON
PASSENGER LIFT**



**GRADE A
SPECIFICATION**



**24 HOUR
ACCESS**



**SOCIAL AND
PRIVATE SPACES**



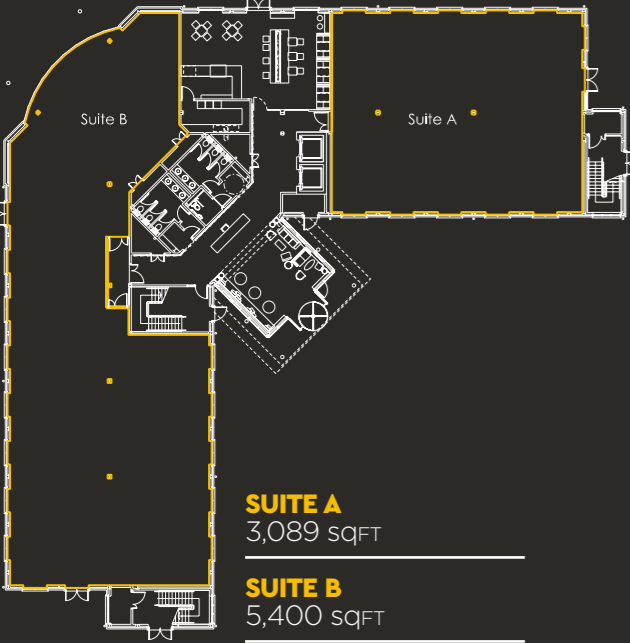
**MAIL
HANDLING**



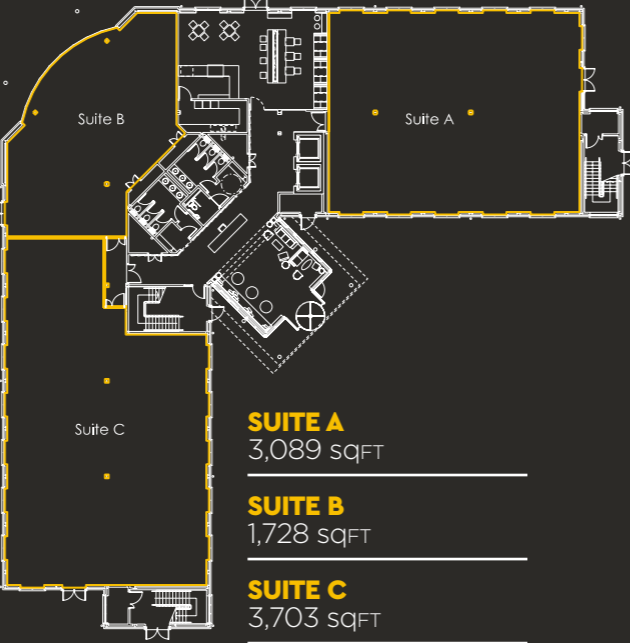
GROUND FLOOR

FIRST FLOOR

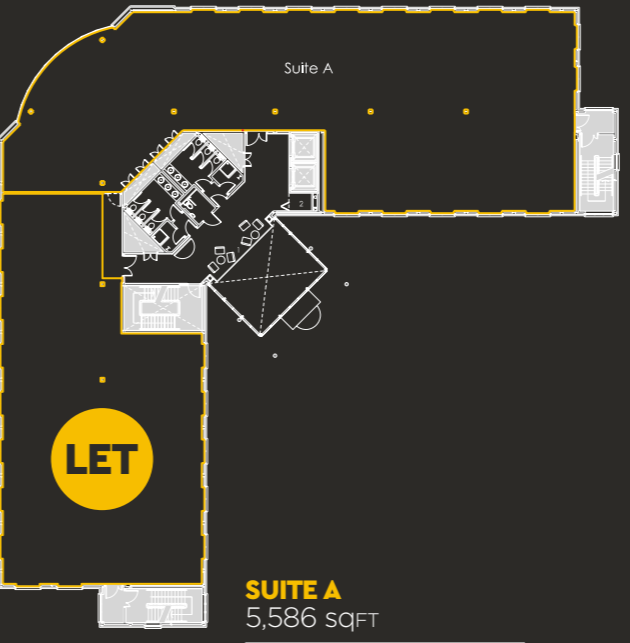
GROUND FLOOR, OPTION 1



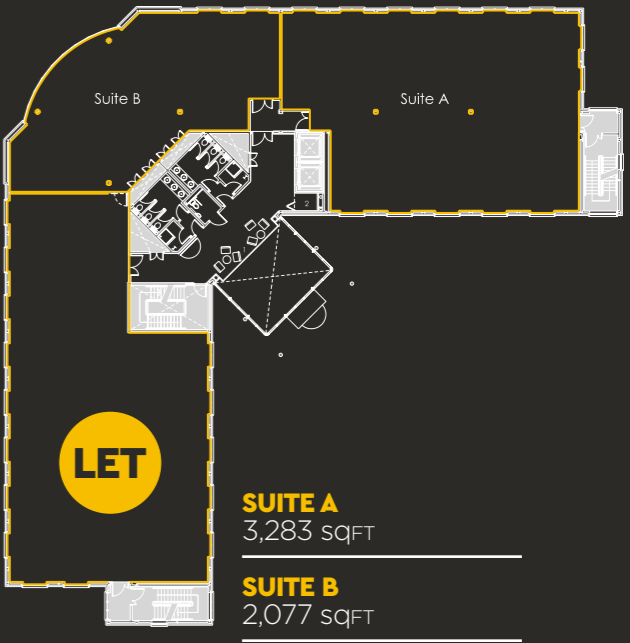
GROUND FLOOR, OPTION 2



FIRST FLOOR, OPTION 1



FIRST FLOOR, OPTION 2



UNRIVALLED LOCATION

Eden Point is located on the A34, one of the main arterial routes to Manchester from Wilmslow and South Manchester.

Located eight miles south of Manchester city centre. Manchester International Airport is approximately two miles away.

Cheadle Hulme railway station is within two miles of Eden Point. Wilmslow railway station is just over three miles away.

Stockport railway station is approximately five miles away, all providing regular train services to London.

AMENITIES

There are excellent local shopping facilities which include Tesco and Marks and Spencer at Handforth Dean together with Sainsburys and John Lewis at Cheadle Royal. Handforth, Cheadle, Cheadle Hulme, Bramhall and Wilmslow town centres are all within a short distance.



- a) David Lloyd
- b) Sainsburys
- c) John Lewis
- d) Oddfellows On The Park Hotel (Bruntwood Park)
- e) Waitrose
- f) Asda
- g) Bramall Park Golf Club
- h) Bramall Hall
- i) Marriott Hotel
- j) Hilton Manchester Airport
- k) Clayton Hotel Manchester Airport
- l) Styal Golf Club
- m) Hallmark Hotel Manchester
- n) M&S
- o) Quarry Bank Mill
- p) Total Fitness Wilmslow
- q) Manchester Rugby Club



Manchester Airport terminals & train station	5 minutes
Manchester City Centre	16 minutes
M56	7 minutes
Wilmslow	8 minutes
Heald Green	5 minutes
Didsbury	10 minutes
Altrincham	15 minutes



KEY

- A Roads
- Motorway
- Manchester Airport Relief Road
- Rail network



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