



QUEENS COURT



ALDERLEY EDGE
SK9 7QD

A premier business destination with essential staff amenity.



- Train Station
- Piccolino
- Yu
- Aldeli
- Waitrose
- Tesco Express
- Post Office
- Bubble Room
- Costa
- Parea
- The Alderley Bar & Grill
- The Merlin Hotel
- Library
- Pharmacy

On the doorstep

In the immediate vicinity, Alderley Edge provides all the essential amenities you and your staff could need, restaurants, a bakery, butchers, pharmacies, newsagents, travel agents, coffee shops, flower shops, a library, post office and hotels.

A short walk

- Alderley Edge Train Station (Trains to Manchester and London Euston) < 1 min
- Alderley Edge Park 1 min
- Waitrose 2 min
- Town Centre 3 min
- Post Office 5 min



Balancing business with pleasure.

Alderley Edge offers the perfect location for the conscientious employer seeking to attract employee talent who wish to maintain a healthy work / life balance.

Working hard and playing hard can be achieved at the same time with a location that caters for everyone. Staff have the opportunity to relax and socialise in the broad range of restaurants, bars and coffee shops many of which offer local produce. Those with a more active lifestyle are easily satisfied. Golf, cricket and excellent cycling on the flat Cheshire lanes or hills of the Peak District are but a few activities available with convenience.

Train, or recover with one of the numerous local personal trainers and gyms or find your 'edge' with a Dee does yoga class.

Living life on the edge



A location where the workplace benefits from village life, rural tranquillity and ease of access to the city of Manchester.



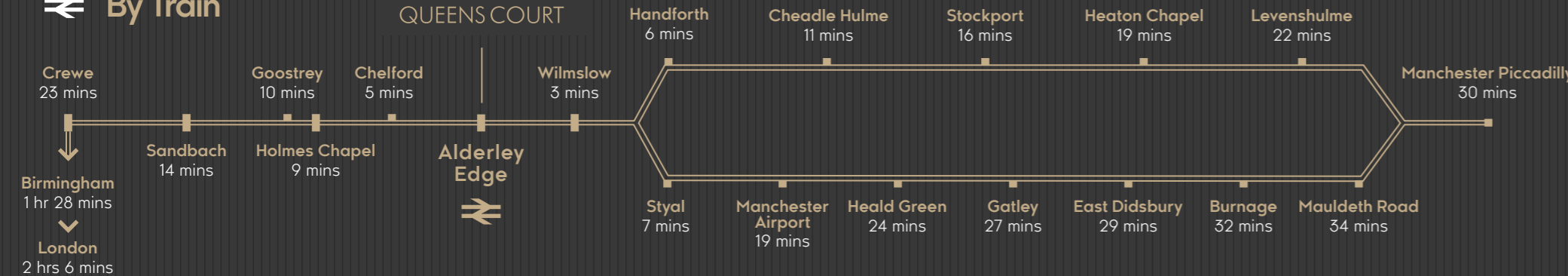
Stunning views from Alderley Edge Park

Commuting made easy – client access made simple

Located immediately next to Alderley Edge railway station and just a few minutes to the A34 by-pass. Queens Court is superbly positioned for your business.

Alderley Edge train station offers direct and frequent services to Manchester Piccadilly (28 minute travel time), Stockport (15 minute travel time) and London Euston (2 hour travel time).

By Train

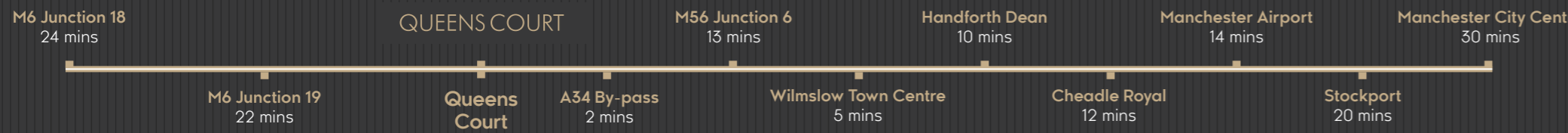


The A34 bypass provides a speedy connection to the M60 and Manchester City Centre, whilst the M6 and M56 are a short car journey away.

Manchester Airport, which offers flights to over 200 destinations worldwide, is within a 15-minute drive to Alderley Edge.

Bus services run from directly outside Queens Court, providing services to Manchester Airport, Altrincham, Macclesfield, Wilmslow, Knutsford, Cheadle & East Didsbury.

By Car



Second Floor

1,625 – 5,600 Sq Ft
(151 - 520 Sq M)

The 2nd floor comprises a modern refurbished workspace benefiting from;

- New suspended ceilings
- New LED lighting
- Gas central heating (option to air condition)
- Conference/meeting room facilities available
- On-site building manager
- On-site parking available

Whole Floor or Penthouse Suites

Example fit-out

- 1 x 12 person boardroom
- 2 x 8 person external meeting room
- 4 x Internal pods
- 52 x Desks open plan office (1600mm)
- 2 x Collaboration/information meeting area
- 2 x Print area
- 1 x Comms/store room
- 1 x Breakout area



CGI of indicative fit-out



Modern,
fully refurbished,
workspace



QUEENS COURT

A unique opportunity
to locate your business
In a striking building
full of character in the
heart of Alderley Edge,
Cheshire.

To discuss how your own requirements
can be accommodated at Queens
Court please contact a member of
the leasing team on

01625 588200

Orbit
Developments

www.orbit-developments.co.uk

**Williams
Sillitoe**
01625 800 066
willsill.co.uk

**CANNING
O'NEILL**
canningoneill.com
0161 244 5500

Developer reserves the right to change the scheme in the future.
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WILMSLOW ROAD
ALDERLEY EDGE
SK9 7QD