



EGERTON HOUSE

HIGH QUALITY OFFICE SUITES TO LET

From 1,121 sq.ft to 7,940 sq.ft

Egerton House
Towers Business Park
Didsbury
M20 2DX



HIGH QUALITY REFURBISHED OFFICES, SURROUNDED BY LIKEMINDED OCCUPIERS.



Right in the heart of South Manchester's fashionable Didsbury suburb and on the doorstep of Manchester City Centre, Egerton House is set within the prestigious Towers Business Park.

Fully connected and ready for immediate occupation, the offices combine functionality and style, and benefit from a combination of woodland environment and proximity to city life that provides the perfect office location.

Highlights and features:

24-hour security & CCTV surveillance

Air conditioning

Passenger lift

Bicycle racks & landscaped gardens

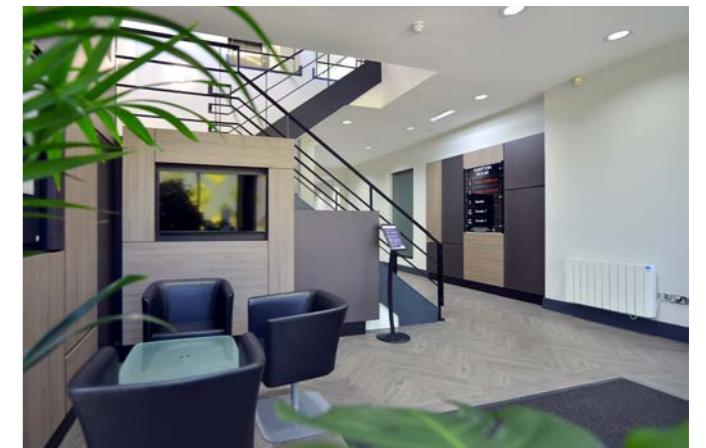
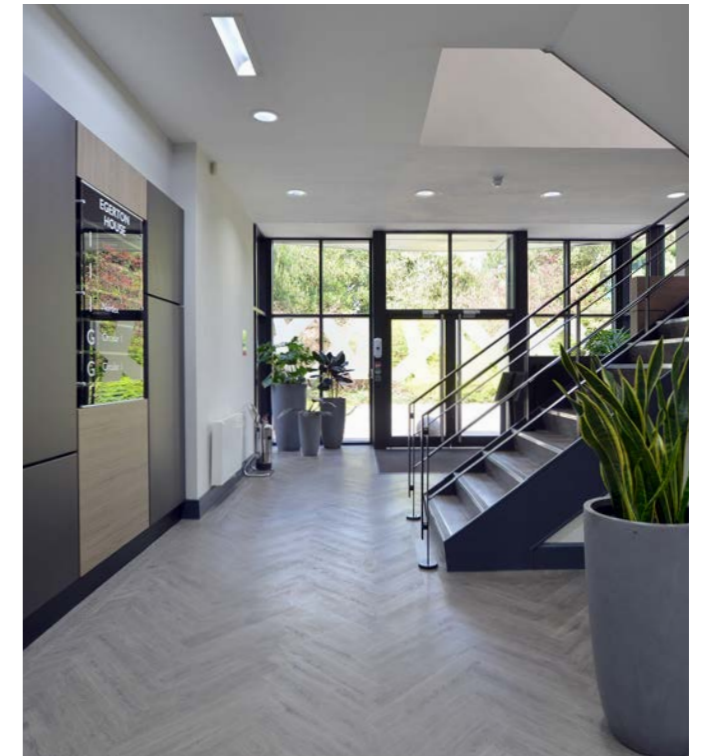
Shower facilities

On-site cafe

Public WiFi

102 on-site car spaces (1:230 sq ft)

Electric Vehicle Charging Points





A DESIRABLE AND VIBRANT LOCATION



Didsbury high street is just a few minutes walk away offering ample bars, restaurants, supermarkets, shops and banks, along with Parrs Wood leisure complex.

Nuffield Health Gym

Fletcher Moss Park

Tesco

Boots

Marks & Spencer

The Deli Didsbury

Bisous Bisous

Cafe Nero

Albert's

Gusto

The Didsbury Pub



DIDSBURY VILLAGE





PERFECTLY SITUATED

Egerton House, located within Towers Business Park, is situated in an attractive, established yet quiet setting off Wilmslow Road (A5145). Just minutes away from Junctions 2, 3 & 4 of the M60 motorway that provides fast road links to the North West and beyond.

Towers Business Park is also situated centrally in the South Manchester life science ecosystem with fantastic on-site amenity and public transport to help occupiers attract and retain

the very best talent. The Oxford Road Corridor is easily accessible and home to organisations including the University of Manchester, Manchester Metropolitan University and Manchester University NHS Foundation Trust.

The site is well served by bus, East Didsbury Metrolink and rail services (all fewer than 10 minutes' walk away). Manchester city centre is a 30 minute drive away, and Manchester Airport is easily accessible via the motorway network.

	MCR Airport - 11 mins	Knutsford - 29 mins	Alderley Edge - 24 mins	Manchester City Centre - 30 mins	
	MCR Airport - 10 mins	Piccadilly - 11 mins	Wilmslow - 30 min	Alderley Edge - 40 min	Crewe - 1 hr
	Chorlton - 17 mins	Cornbrook - 18 mins	Deansgate - 31 mins	Victoria - 33 mins	Rochdale - 45 mins



IN GOOD COMPANY

Towers Business Park is already home to a vibrant community of knowledge economy businesses.

Syngenta

Cisco

Towers Business Park

SPX Flow

Oracle

Honeywell

Stryker

Didsbury Cricket Ground

RTI Health Solutions

EGERTON HOUSE



THE OPPORTUNITY

An opportunity has arisen to provide various self-contained suites on the first floor.

Remodelled entrance and reception area

Open plan offices soon to be fully refurbished

Private kitchen

Separate glazed office/meeting space

High quality carpet, vinyl and wall decoration

Fully refurbished toilets

Suspended ceiling and LED lighting

Fully air-conditioned

Raised floors

On-site secure car parking

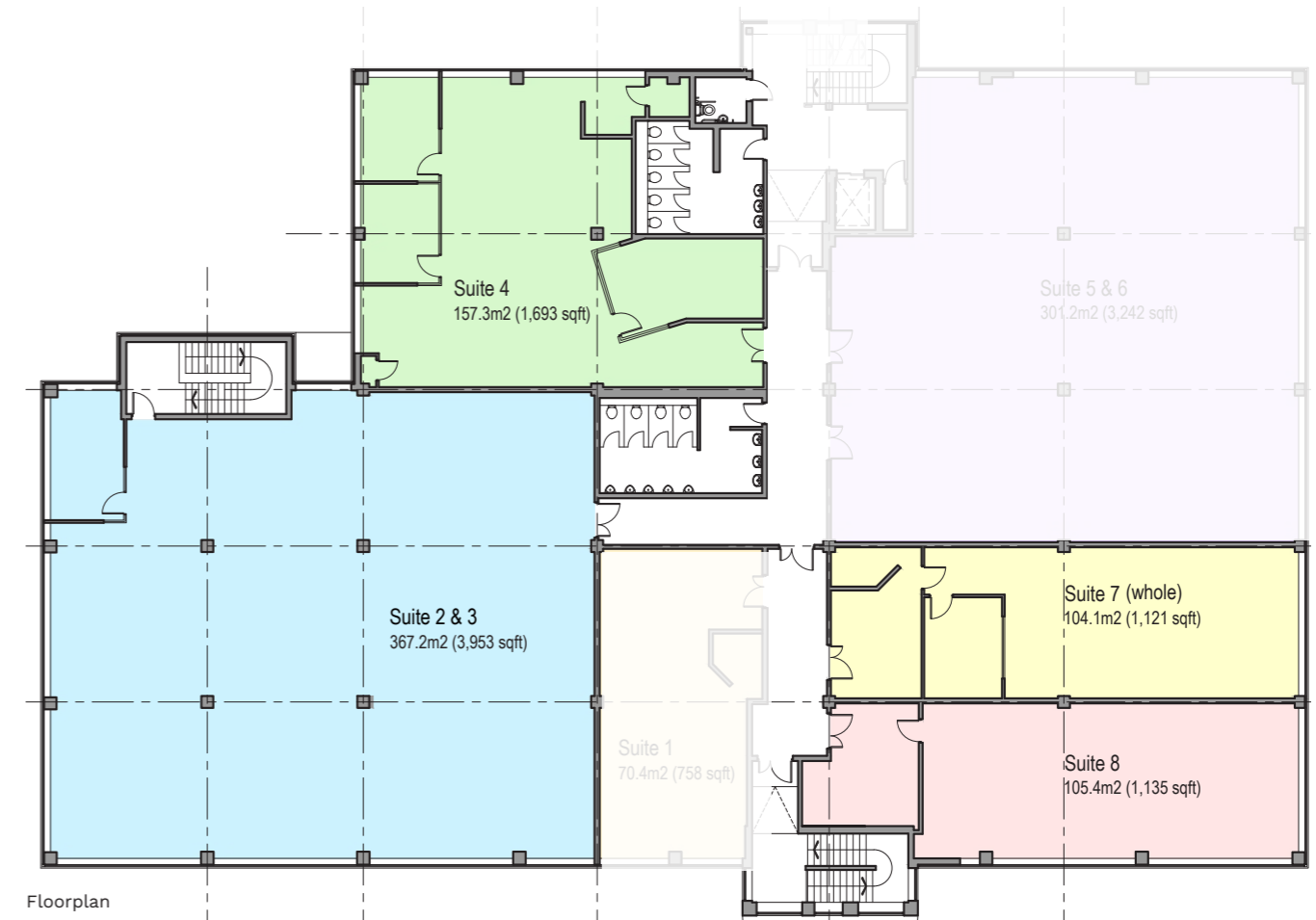




YOUR SPACE, YOUR WAY

Egerton House is a unique opportunity, the following suites are available now:

LEVEL No.	Availability	Floor Area sq ft / sq M
FF	Suite 2&3	3,953 / 367
FF	Suite 4	1,693 / 157
FF	Suite 7	1,121 / 104
FF	Suite 8	1,135 / 105



SHOWERS



COMMON AREAS



SECURE PARKING WITH
EV CHARGING



OUTDOOR SPACE



BIKE STORAGE



WHY EGERTON HOUSE?

At Egerton House, style complements functionality. The offices benefit from a combination of woodland environment and proximity to city life, providing the perfect working location.

At Alliance, our commitment to providing added-value to our clients is apparent through our place-making approach to asset management. At all our sites, we identify opportunities to create an improved environment with a range of added tenant amenities and engagements to create an enviable work-life balance. Egerton House is the perfect example of this approach.

By locating at Egerton House, you will have all the benefits of being alongside big names such as Oracle, BA and John Lewis, as well as being in the greenest space in the business park. The south entrance lawn and recreation area is directly outside Egerton House, providing the perfect space for your staff to breathe and take a break, improving health and wellbeing.

Intercom entry systems

Electric vehicle charging points

Outdoor space to breathe and take a break, improving health and wellbeing

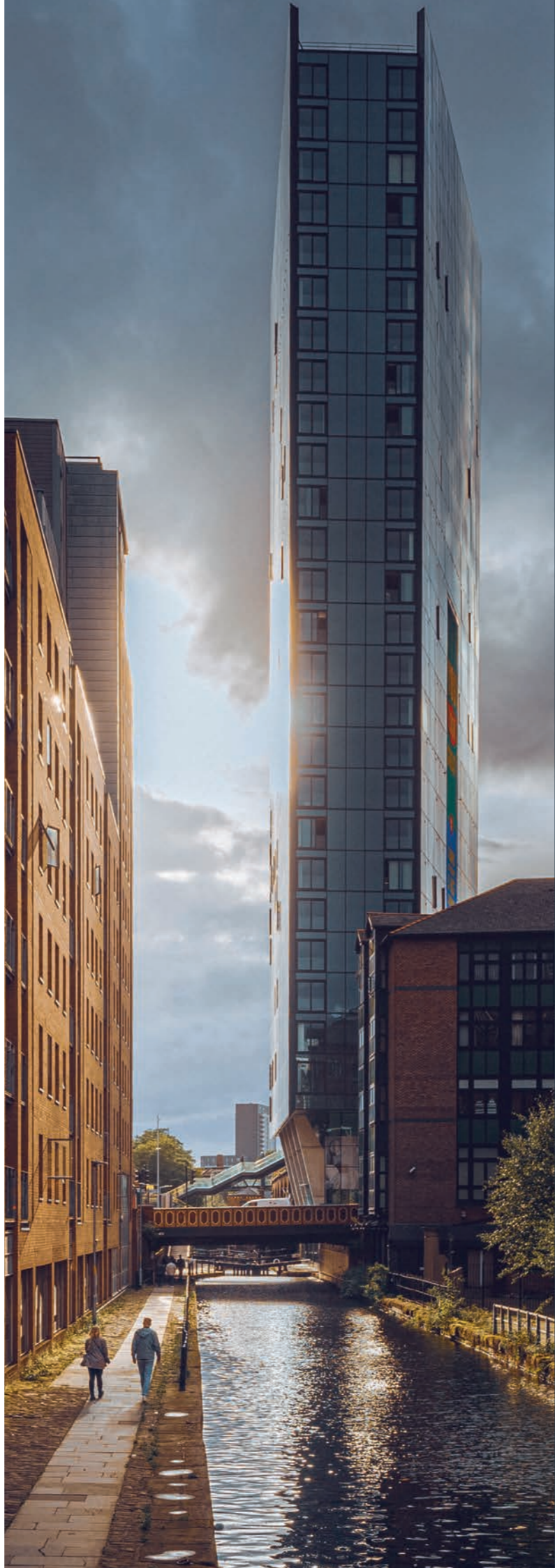


PROPERTY ALLIANCE GROUP

Alliance has a highly successful track record based over three decades of development and investment in the North West region, which is reflected in our exciting residential, industrial, office, hotel, and student accommodation development pipeline, with a GDV of £560M.

Alliance's core strength is its brand which the market recognises as one of trust, partnership and professional excellence. The brand has been forged through our unrivalled network of lasting relationships with occupiers, investors, agents, financiers, architects and planners. Alliance engages closely with public sector partners and has an excellent working relationship with Manchester City Council.

Our track record in the offices sector has been proven many times over and is second to none. We have a well-earned reputation for providing first class offices which are sustainable, flexible and managed for the benefit of the occupier. By providing everything that you need to succeed, we have developed longstanding relationships with companies across our portfolio of office buildings.



RENT

Available upon request.

PARKING

On site car parking spaces are available at a ratio of 1:230 sq ft and charged in addition to the rent.

SERVICE CHARGE

There will be a service charge payable to cover the upkeep and maintenance of the common areas.

LEASE

The premises are available for a term of years to be agreed incorporating rent reviews at appropriate intervals.

EPC

EPCs for the various suites are available upon request.



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ALLIANCE

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