

# Sycamore House



TYTHERINGTON  
BUSINESS VILLAGE

Macclesfield's leading business village



## SELF-CONTAINED HYBRID UNIT

Suitable for a variety of uses including lab & office space

8,349 Sq Ft (775 Sq M)

**Orbit**  
Developments



# A PLACE TO GROW YOUR BUSINESS

DESCRIPTION

Sycamore House is a grade A office building within the prestigious mixed-use business and residential community of Tytherington Business Village. Situated in the secluded area of the business village, Sycamore House offers a variety of space solutions for businesses with larger floorplates requirement ranging from 2,233 to 4,508 sq.ft. Each solution tailored to your specific business requirements, in a peaceful and professional environment.

Boasting convenient on-site amenities including a Premier Inn hotel and adjoining Beefeater restaurant, Springwood pub and Bright Horizons nursery, Tytherington Business Village provides the perfect environment for your business needs.

YOU'LL BE IN GOOD COMPANY



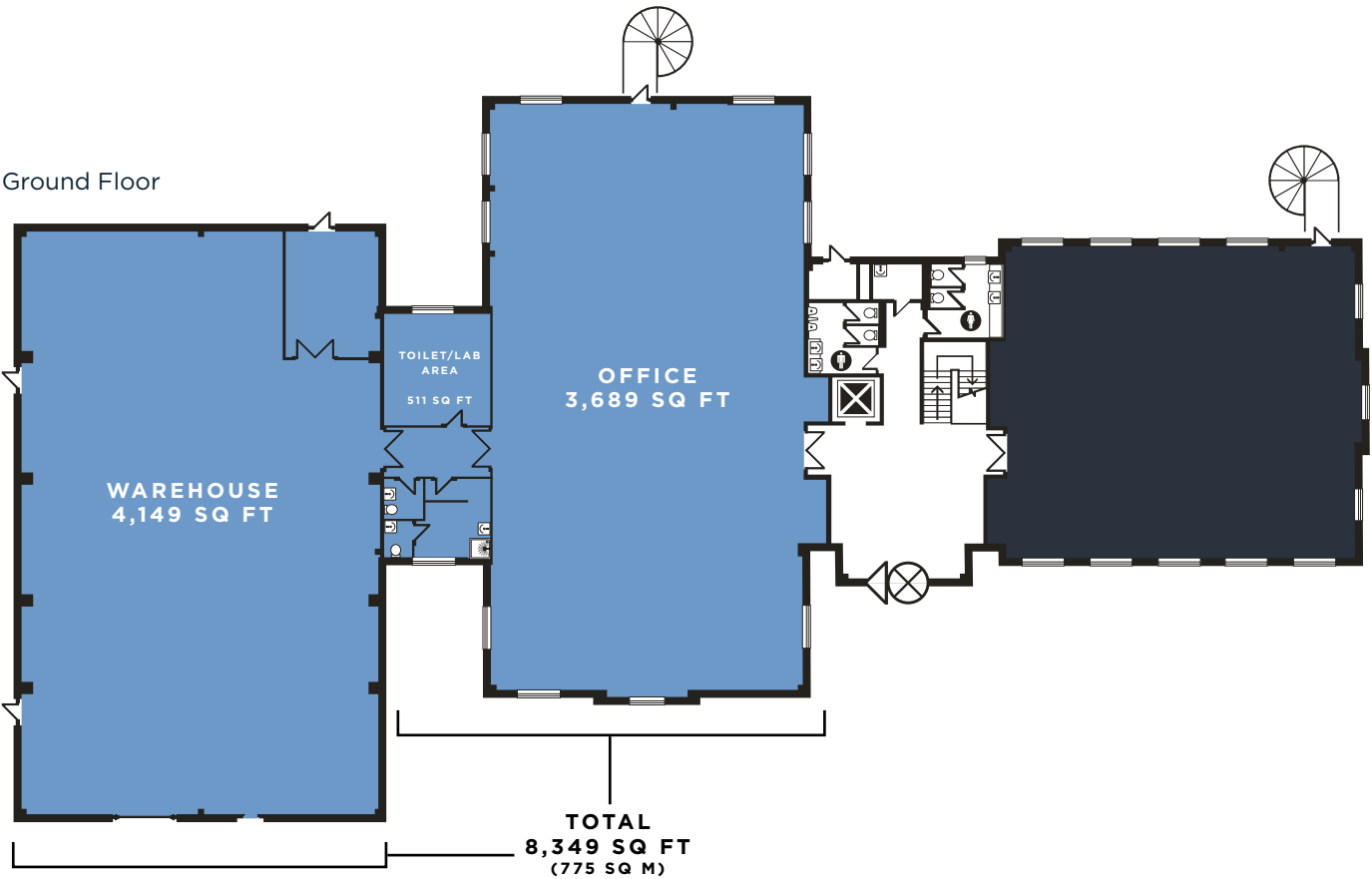
Indicative Office Fit-out



Indicative Office Fit-out



FLOOR PLAN



# AVAILABILITY

DESCRIPTION

Sycamore House is a two-storey office development at Tytherington Business Village, set in a secluded part of the scheme and benefitting from on-site parking on the doorstep of the property.

Full availability

GROUND	8,349 Sq Ft	775 Sq M
--------	-------------	----------

OFFICE SPECIFICATIONS

- LED Lighting
- Suspended Ceiling
- 24-Hour Access
- 8-Person Passenger Lift
- Fully Accessible Raised Floors
- BT Broadband Connection Available







WAREHOUSE SPECIFICATIONS

- Apex height - 9.9m
- Eaves height - 5.85m
- Loading door - 3.3m (w) x 4.2m (h)





# BUSINESS VILLAGE BENEFITS

-  Secure Bike Storage
-  100% Renewable Electricity
-  Landscaped Grounds With Walking Routes
-  On-site Parking
-  Outdoor Seating Area
-  On-site Customer Events



We're proud of the service we offer our customers and we love to go the extra mile. Here at Tytherington Business Village, our on-site events are a key part of building customer engagement. Throughout the year we run well-being classes, networking events and visiting food trucks.

MACCLESFIELD

# BEAUTY AND CONVENIENCE ON YOUR DOORSTEP

**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. Macclesfield also benefits from independent retailers such as Salvatore's, Fina Bar & Grill, The Fountain, All Things Nice and the Picturedrome foodhall.



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.







# TYTHERINGTON BUSINESS VILLAGE

TO MACCLESFIELD,  
STOKE-ON-TRENT & M6



THE SILK ROAD A523

TO STOCKPORT, M60,  
& MANCHESTER



TO TYTHERINGTON GOLF CLUB



## LOCATION

Tytherington Business Village lies adjacent to the A523 Silk Road, 2 miles north of Macclesfield. The M6, M60 & M56 motorways are within a short drive and provide excellent connectivity to Macclesfield town centre, Manchester Airport and surrounding areas.



MANCHESTER  
AIRPORT  
22 Mins



MACCLESFIELD  
STATION  
6 Mins



M60, M56 & M6  
30 Mins

**SYCAMORE HOUSE**, Tytherington Business Village  
Springwood Way, Macclesfield, SK10 2XH

For full details call us on  
**01625 588 200** or email  
[orbit@emerson.co.uk](mailto:orbit@emerson.co.uk)

[orbit-developments.co.uk](http://orbit-developments.co.uk)  
[tytheringtonbusinessvillage.co.uk](http://tytheringtonbusinessvillage.co.uk)

**Orbit**  
Developments

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 maybe subject to VAT in addition. (1224)