

For Egerton

Egerton House
Towers Business Park
Didsbury
M20 2DX



High Quality Refurbished
Offices, Connected
and Ready For Immediate
Occupation.



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 and open green spaces as well as being in close proximity to city life to provide the perfect office location.

Highlights and features:

24-hour security & CCTV surveillance

Passenger lift

Bicycle racks

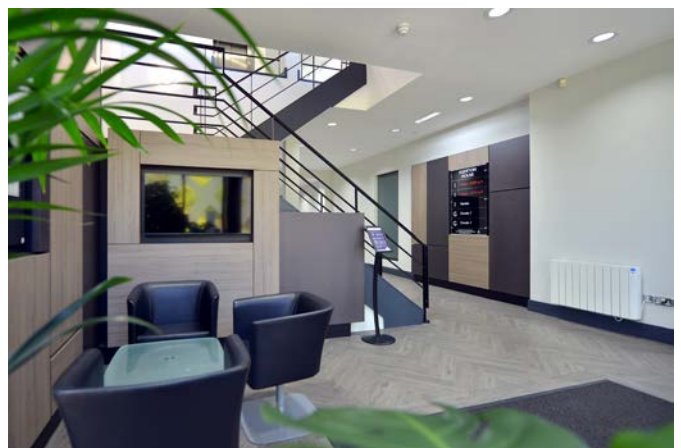
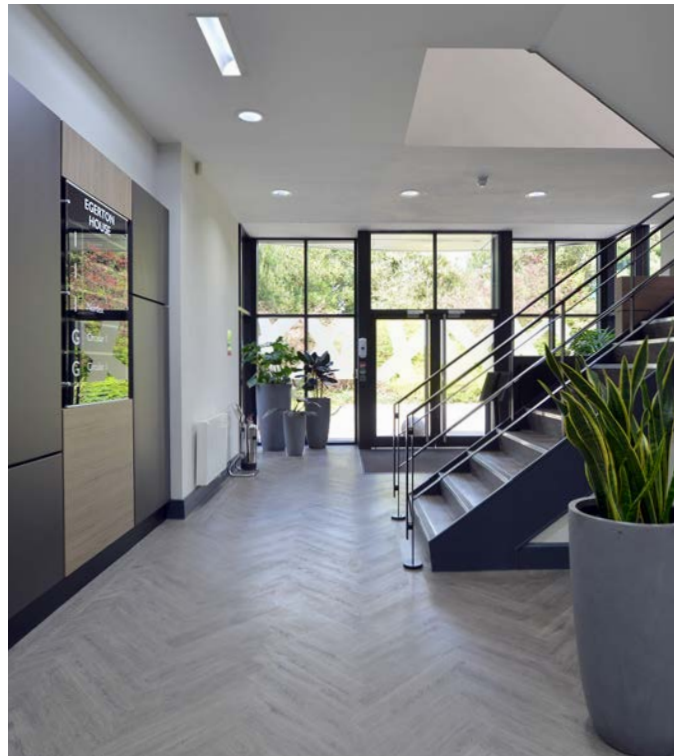
Landscaped gardens

Shower facilities

On-site cafe

Public WiFi

Electric Vehicle Charging Points



The Opportunity.

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

Remodelled entrance and reception area

Open-plan fully refurbished offices

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

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













With Didsbury
Village On Your
Doorstep.



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](#)





Egerton
HOUSE

West Didsbury
Metrolink

Didsbury
Metrolink

Northenden
Golf Club

Didsbury
Golf Club

East Didsbury

NANDO

NUFF
HEA

Wythenshawe Rd

Parrs Wood

M60 - J5

M60

M60 -

Altrincham Rd

M60 - J4

M56 - J2

M56 - J3

M56

M56 - J4

M56 - J5

WYTHENSHAW
HOSPITAL



Browley Road

Gatley

Styal Rd - B5166

Kingsway - A34

Bruntv
Par

Simons Way

Heald Green

Manchester
Airport

Ringway Rd West

MANCHESTER AIRPORT

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



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
First Floor	Suite 2&3	3,433 / 318
First Floor	Suite 7	1,121 / 104
First Floor	Suite 8 (Fully Fitted Turnkey Office)	1,135 / TBC



Showers



Common Areas



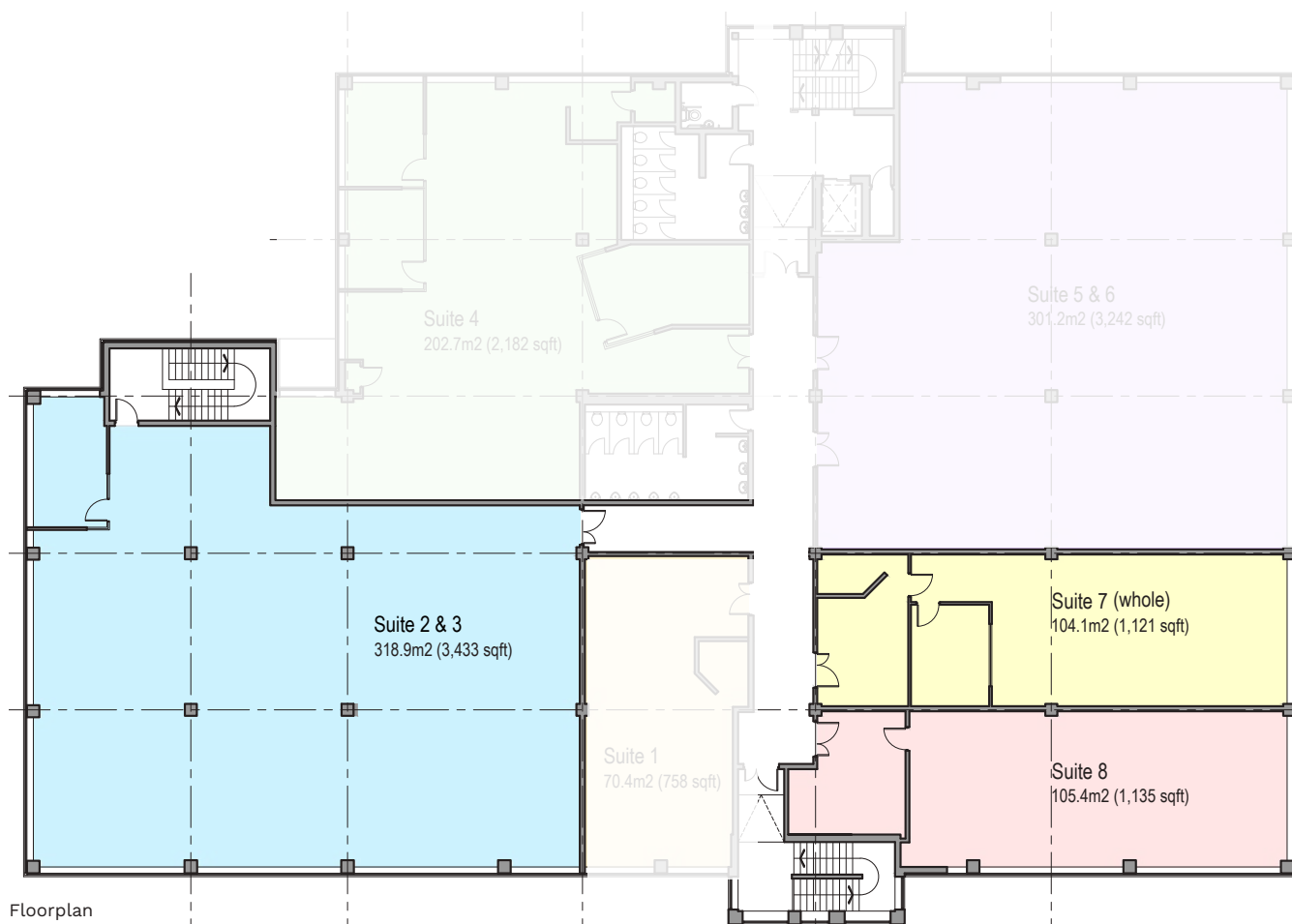
Secure Parking & EV
Charging



Outdoor Space



Bike Storage



Why Egerton House?

At Egerton House, style complements functionality. The offices benefit from a combination of woodland and open green spaces, as well as being in close proximity to city life, to provide 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 that make for 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





A Trusted Landlord.

Alliance is a highly renowned developer with a successful track record, spanning over three decades of development and investment. Our experience in the office sector is unparalleled, earning us a reputation for delivering first-class, sustainable, and flexible spaces that prioritise the needs of the occupier..

We fully understand and respond to the evolving requirements of businesses, serving as a trusted partner throughout their journey, whether during periods of growth or consolidation. We carefully select tenants to foster a dynamic business ecosystem, equipping them with all the resources necessary for success. This approach has allowed us to build long-standing relationships with a wide range of companies across our portfolio of office buildings.

With an exciting development pipeline in residential, industrial, office, hotel, and student accommodation sectors, and with a GDV of £925M, Alliance's core strength lies in its brand, which is recognised by the market for trust, partnership, and professional excellence.



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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