

# LIFESTYLE OFFICE SPACE

LANDMARK OFFICES IN A SUPERB LOCATION  
PROJECTED EPC A

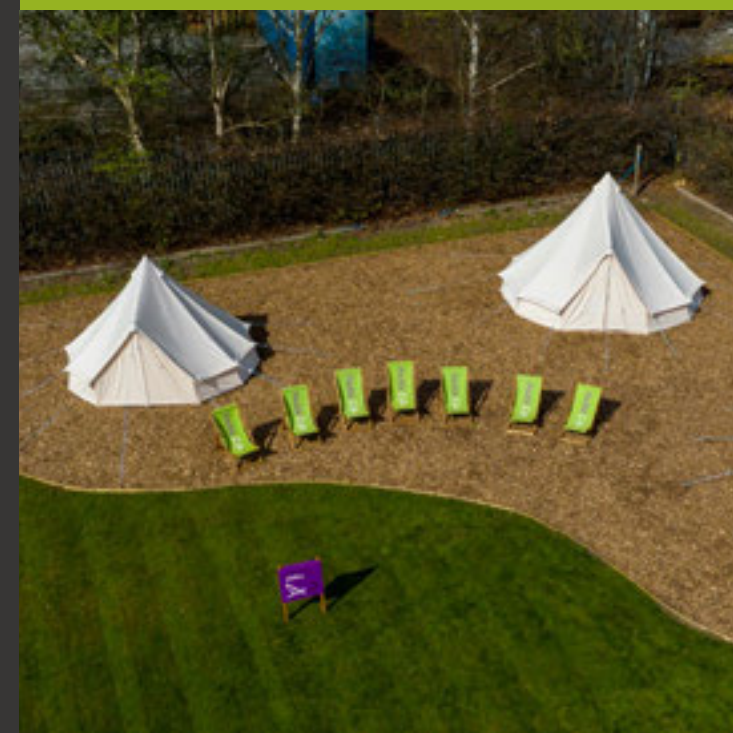
**PARK**  **SQ.**  
CHEADLE STOCKPORT



Today's most attractive workspaces extend far beyond the office walls. Smart workplace design is shaping new ways of working with flexible spaces that inspire employees and keep them healthy, happy and engaged. A great workplace doesn't just enhance wellbeing and productivity, it also has a positive impact on recruitment, retention and job satisfaction.

**“ WE ENJOYED WORKING WITH THE TEAM AT ORBIT, WHO WERE RESPONSIVE AND HELPFUL IN GETTING US MOVED IN. WE GOT A REAL SENSE THAT THEY WANTED TO BUILD A COMMUNITY AT PARK SQUARE AND INVEST IN IT, WHICH IS BRILLIANT TO SEE. ”**  
UK Biobank

## WELCOME TO A LANDMARK OFFICE CAMPUS IN SOUTH MANCHESTER



Park Square is a distinctive and impressive six-storey modern office building located in a well-established business destination, just minutes from the M60. One of South Manchester's largest office buildings, it accommodates single floor plates of 22,500 square feet. Intelligent floor plans that can be sub-divided to create bespoke suites of around 5,000 square feet.

Following a planned phased replacement of the buildings HVAC (AC) systems it is proposed that the EPC will achieve the score of an A.

It is the smart thinking behind this space that gives it such appeal. From superb conference suites and meeting rooms to a fully-refurbished café and Peloton studio. All set within a campus estate with a host of wellness features for residents to enjoy including garden games, a putting green and frequent barbeques.



WATCH THE PARK SQUARE VIDEO HERE









# PARK SQ.

# YOUR STAFF WILL LOVE PARK *Life*

Our flagship development has transformed the way people work. We've created a community campus with inspiring and inviting spaces that enhance health, wellbeing and productivity. This is work life in perfect balance. Where you can hold a meeting in an ultra-cool and connected office space, or take a breather on a deck chair in the landscaped garden.

Exercising at work has never been easier. Take a spin class in our fitness studio equipped with Peloton bikes, or join a variety of our group classes led by professional instructors. With on-site shower and changing facilities, you can leave refreshed.



-  Café on the Park
-  Peloton bikes and fitness studio
-  Event space for up to 150 delegates
-  Secure indoor bike store
-  Outside seating areas and games
-  Meeting rooms from 1-24 people
-  Shower and changing facilities
-  Bee hives



## THERE'S AN APP FOR THAT!

Need to book a meeting room, spinning session or gym class? Simple. Tap the Park Square app.

## A PLACE TO CALL YOUR OWN



All our suites offer superb workspaces with quality specifications throughout and a range of internal fit-out options. We can also provide bespoke interior design/space planning so you can tailor a space that meets your exact requirements.



Openreach is present and available to service tenants with fibre connectivity



Standard Wayleave Agreement on file to help streamline future installations

Example layout of the ground floor

## SUPERB WORKSPACE, A QUALITY SPECIFICATION THROUGHOUT

### KEY FEATURES OF OUR OFFICE SPACE:



BMS controlled air conditioning throughout



Larger spaces can be split to provide suites from 5000 sq ft



Over 1,000 car parking spaces



CCTV & gated entry



Offices / lab space / R&D



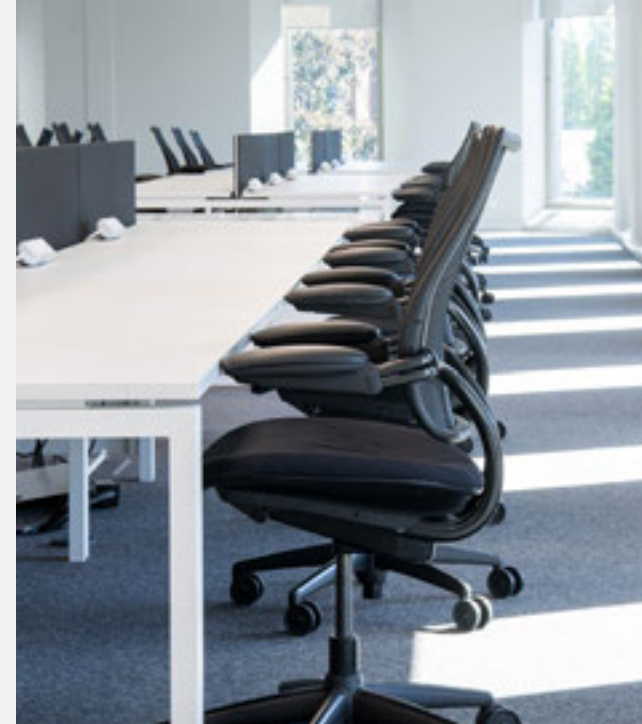
4 lifts with access to all floors



Full access raised floor



Building manager based at reception



# A PLACE TO EXPRESS YOURSELF

Orbit Developments provides space for businesses to grow. Where you can grow and develop the space, bring your own furniture or ask us to fit it out with a bespoke design solution. Whatever it takes to make the space your own.



Example CGI



Park Square is for companies that want to build a truly personal work environment that reflects their brand values. Our office spaces flex with you, so you can meet the needs of your people today and tomorrow.

“ MOVING INTO PARK SQUARE HAS PROVIDED OUR TEAM WITH THE KIND OF ACCOMMODATION YOU WOULD EXPECT OF A GLOBAL MEDICAL RESEARCH CHARITY.”

UK Biobank

# YOUR SPACE, YOUR WAY

# A PLACE TO CHAT

Both indoors and outdoors Park Square provides inviting spaces where you can collaborate with colleagues. From professional meeting and conference rooms to training rooms, event spaces and even tepees.

MEET. COLLABORATE. GROW.



## TAKE IT OUTSIDE...

Make your meetings less ordinary. Within the grounds of Park Square, our tepees are perfect for cosy collaborations with outdoor privacy.



# A PLACE TO **PRESENT**

For those important meetings, you can hire our newly-refurbished conference space. Whether it's a full-day presentation to clients or half day team training exercise, we've got you covered.



**ON SITE EXHIBITION  
SPACE, CORPORATE  
EVENTS AND  
CONFERENCES FOR  
UP TO 150 PEOPLE.**

**"EVERYONE WAS SO ENGAGED AND WE HAD EVERYTHING WE NEEDED.  
THE CAFÉ AND OUTDOOR SPACE ALSO PROVIDED A GREAT BREAKOUT  
AREA FOR FURTHER NETWORKING OPPORTUNITIES"**

Richard Higginson - Marketing Stockport



**OUR FULLY  
REFURBISHED  
CAFÉ ON THE PARK  
HAS BECOME THE  
SOCIAL HUB OF  
THE PARK SQUARE  
CAMPUS**

## A PLACE TO **EAT**

Boasting a contemporary, yet cosy interior, the café also extends into the garden with outdoor seating leading out to the games lawn.

A space where everything is on the menu, from informal meetings to catching up with colleagues or entertaining clients.



## A PLACE TO **PLAY**

From open plan offices to outdoor spaces, Park Square helps you design your perfect work life balance, tailored to your needs.

Take your meetings to the putting green or bat ideas about over a game of table tennis. Get strategic with a game of giant Jenga, or simply get together over coffee and cake.

At Park Square, business is always a pleasure.



### **THE PLACE TO BEE...**

Our landscaped areas are a nectar café for pollinating insects, planted with swathes of bee-friendly wild flowers and featuring our own beehives.

## WHAT COULD YOUR WEEK LOOK LIKE AT PARK SQUARE?

### **Monday**

**Take a fitness class in the studio.**

Ride through your lunch break on one of our Peloton bikes.

### **Tuesday**

**Enjoy a catch up with colleagues.**

Head to the café for coffee and cake to discuss your next team project.

### **Wednesday**

**Escape the four walls of your office.**

Pick a tepee in our landscaped grounds and your meeting will be a breeze.

### **Thursday**

**Inspire others.**

Use the facilities in the presentation theatre to host an event or unite your team with a team building exercise.

### **Friday**

**And relax...**

After a successful week, enjoy a yoga class in the studio and start your wind down for the weekend.



## A STRATEGIC LOCATION

Park Square is prominently located on Bird Hall Lane, Cheadle, South Manchester. Junction 2 of the M60 is approximately two miles (3 minutes drive time). A strategic location that provides excellent connectivity by road, rail and air – or even by bike.



### Manchester Airport

Car: 6.5 miles, 10 minutes  
Bus: 40 minutes



### Manchester City Centre

Car: 9 miles, 22 minutes  
Bus: 52 minutes  
Cycle: 8.5 miles, 45 minutes



### Stockport Centre

Car: 2.4 miles, 7 minutes  
Bus: 20 minutes  
Cycle: 2 miles, 11 minutes



### Stockport Station > London Euston = 2hrs

Car: 1.8 miles, 7 minutes  
Bus: 20 minutes  
Cycle: 9 minutes



### Junction 1 M60

Car: 2 miles, 6 minutes



### Junction 2 M60

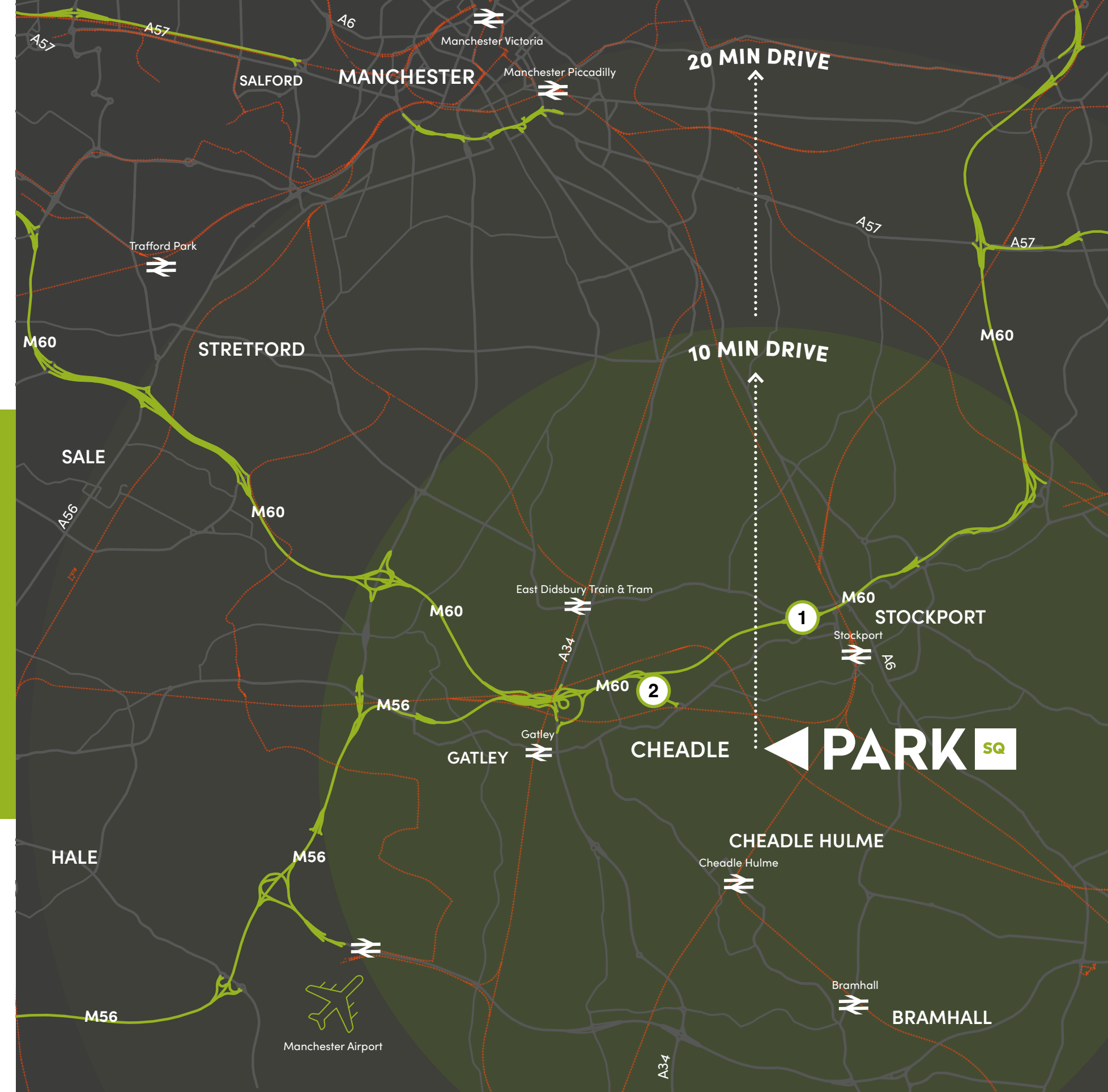
Car: 2.2 miles, 3 minutes



Secure access controlled indoor bike hub with repair facilities



1000+ car parking spaces available with on-site multi story facilities



**PARK** **SQ.**  
**CHEADLE, SK3 0XN**

---

**01625 588200**  
[www.park-square.co.uk](http://www.park-square.co.uk)

**Orbit**  
**Developments**

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely and do not constitute the whole or any part of an offer or contract. Orbit Developments cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Space planning contained in this brochure is indicative only and may require modifications to the building design. All floor plans are not to scale and are for identification purpose only. (0824)