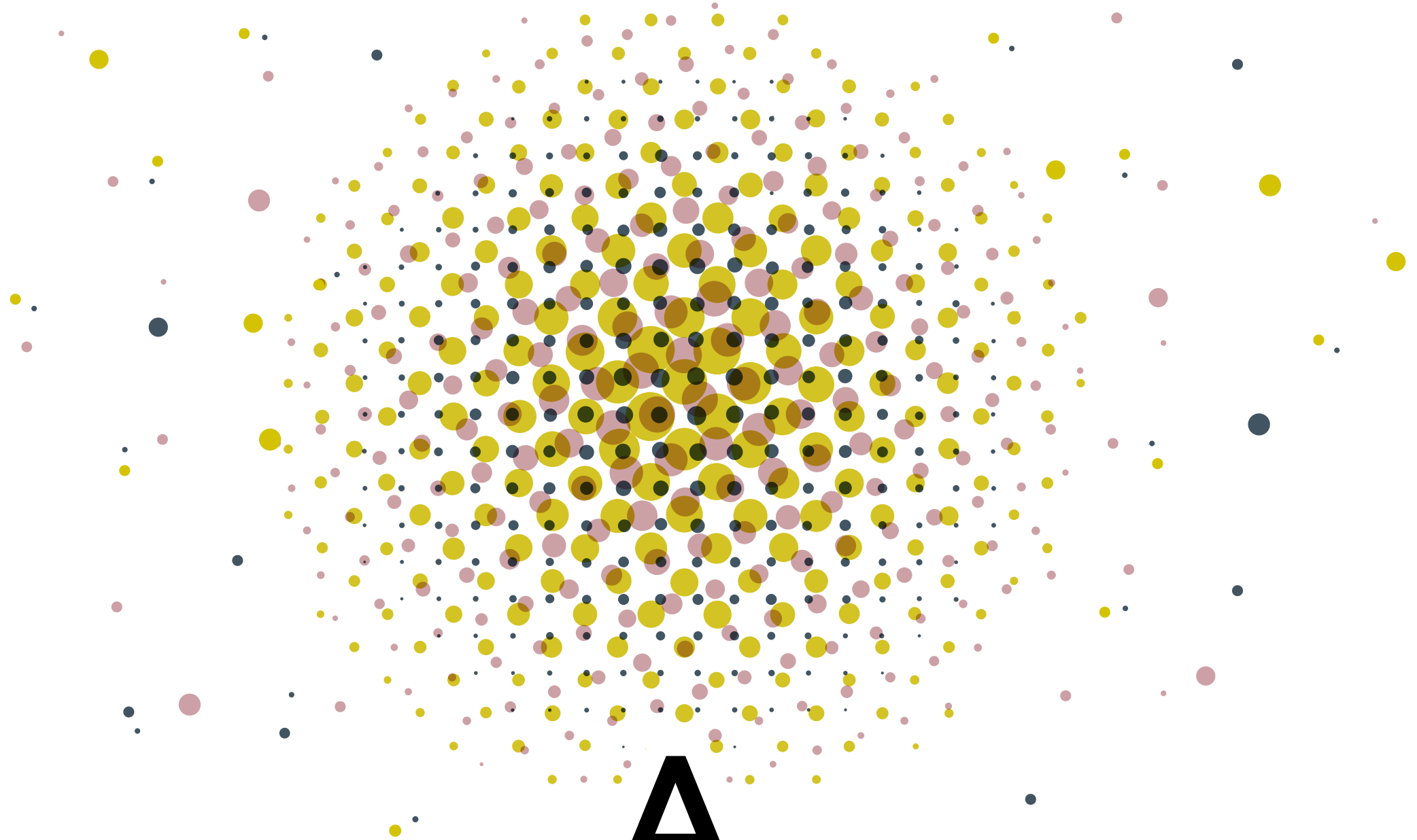


# GLASSHOUSE

*Where ideas are housed  
but never contained*



**A**

**ALDERLEY PARK**

*53° 16' 46" N 002° 14' 12" W*

02 *Discover Alderley Park –  
Nowhere else offers you so much  
room to breathe and space to think.*

04 *Become part of the ever-growing  
community of innovators that are  
shaping the future of business.*

06 *An overview of Alderley Park and  
where Glasshouse sits within this  
innovative community.*

08 *An introduction to Glasshouse,  
the place for like-minded,  
future-facing businesses.*

10 *An overview of the thriving  
community of innovative businesses  
who call Glasshouse home.*

12 *An in-depth view of the features  
that make Glasshouse the place  
to build your business.*

14 *Take a look at the range of spaces  
available – everything from  
coworking to long term leases.*

22 *Discover how Alderley Park connects  
you seamlessly with Manchester  
city centre and beyond.*



*View from balcony of managed space*



Co-working space within the atrium

*A place like no other,  
where community  
and collaboration  
flourish*

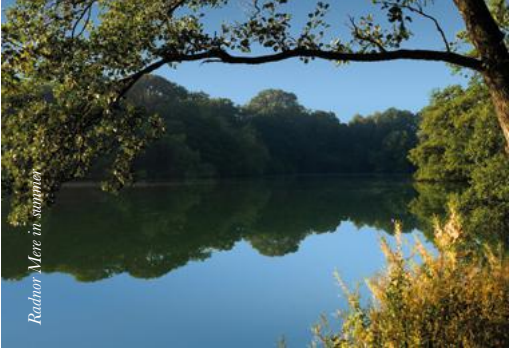
*Alderley Park is a place to make new connections and partnerships; to be inspired by the people and the setting around you.*

*At Alderley Park you will join a community of 2000 innovators. With a variety of business support, networking and wellbeing events, we ensure you regularly come together with this community of like-minded people. Join your neighbours for drinks, pilates or a breakfast briefing and see how ideas can be shared.*

*Alderley Park offers a new and exciting way to do business, a canvas for creativity, and a breath of fresh air.*



Trail race events



Recharge here in summer



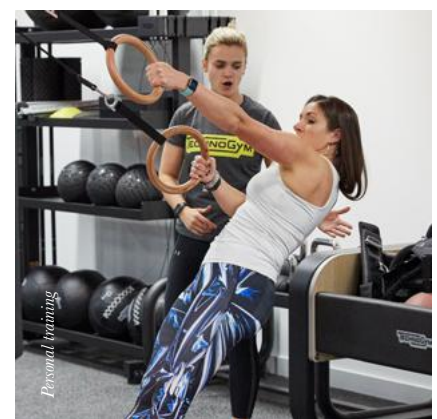
Pub and Restaurant



Fitness class



Pub and Restaurant



Personal training

*A dynamic*  
**COMMUNITY**  
*energised through*  
*collaboration*



Walking, running and cycling paths



Family Farm Day

Within Alderley Park you'll find an extensive range of amenities including a new gym and fitness centre, football and cricket pitches, scenic cycle and running trails through woodland glades, even cafés and a restaurant for those times when you want to relax and unwind.

# ALDERLEY PARK

## GLASSHOUSE

*brings together a vibrant, thriving community of like-minded, forward-thinking businesses*

- Walking, running and cycling trails
- Cafe
- Showers
- Tennis courts
- Gym
- Cycle racks
- Lockers
- The Churchill Tree Pub and Restaurant



## **GLASSHOUSE**

*Where ideas are housed but never contained*

*Glasshouse is a rare haven for innovative, hi-tech companies, offering a range of contemporary office space.*

*In a crowded, hectic world, where space is scarce, Glasshouse bucks the trend, with generous workspaces set in beautiful, extensive grounds, surrounded by exceptional facilities — how many people can say they have a full-sized football pitch at work?*

*More than this, it's home to a collaborative community. A place where like-minded, future-facing businesses live, breathe and participate under one roof. Glasshouse is more than a workspace... it's a platform for ideas and success.*

*Because at Glasshouse, ideas are housed, but never contained.*



# BE PART OF A THRIVING COMMUNITY

Thanks to its state-of-the-art facilities and sought-after location, Glasshouse is the ideal place for forward-thinking businesses to thrive.

Our growing community of like-minded people and businesses are inspiring one another to achieve even greater things.

Companies currently based in Glasshouse work in areas of:

- AI
- Digital health
- Digital Animation
- Ecommerce
- Software development
- Fintech

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**Gendius**

**veramed**

**Regit**

**Venn**



*The atrium is the heart of our* **COMMUNITY**

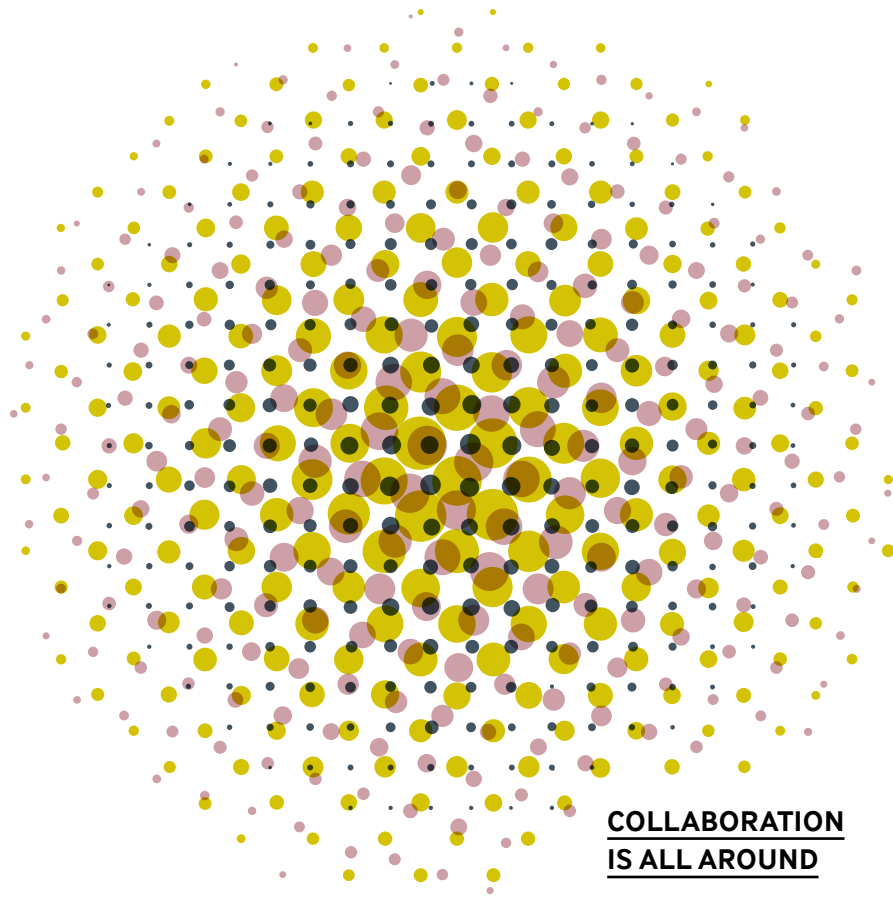




# MADE TO WORK FOR WORK

*Different businesses have different needs, especially when it comes to workspaces. At Glasshouse, the environment that is right for your business will be created for you, with you.*

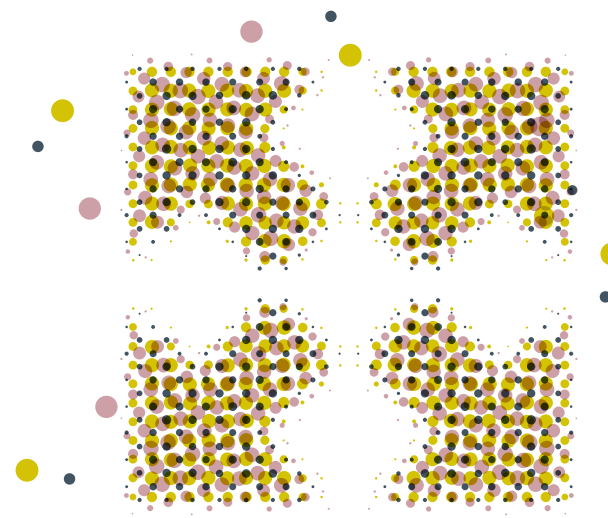
*Placing you in the perfect surroundings for your ideas to blossom, and your talent to thrive within.*



## COLLABORATION IS ALL AROUND

*Glasshouse is a place to make new connections and partnerships; to be inspired by the people around you.*

*With ideas and creativity flowing through the corridors into the central atrium, Glasshouse embodies a spirit of innovation.*



## ALL THE GROWING SPACE YOU NEED

*Businesses evolve and grow... that's why at Glasshouse, workspaces are entirely flexible.*

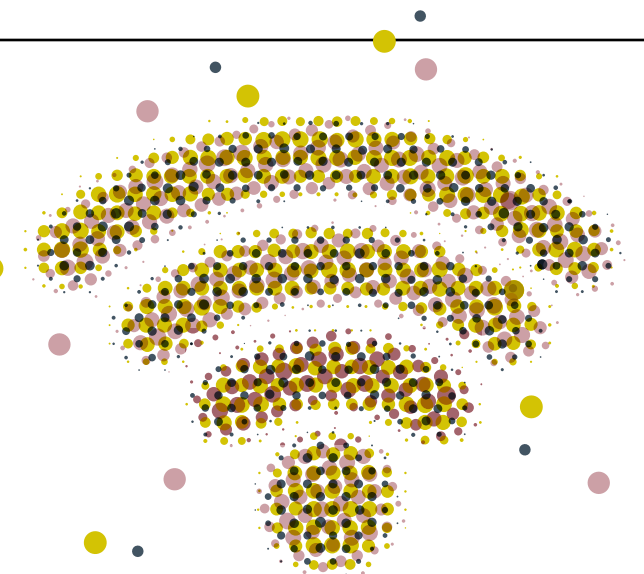
*You can choose as much or as little space as you like, in a choice of layouts and configurations.*

*Whether you are looking for coworking, serviced, Made and Managed or leased spaces, Glasshouse allows you the space to flourish.*

## CAPACITY OF GLASSHOUSE

*With next generation, ultra-fast WiFi and up to 100GB connectivity available throughout Glasshouse, efficiency is effortless - nothing can trip you up or slow you down.*

*We believe that technology should always keep up with your rate of thought.*



## CONNECTIVITY OF GLASSHOUSE

*Leave the car at home, we'll pick you up from the station. At Glasshouse you'll have access to regular shuttle buses from two nearby rail stations.*

*Provided exclusively by Alderley Park, just hop on board, and you'll be at your desk in no time. It's one less thing to think about.*



*Leased*

## **A SPACE THAT'S YOURS FOR THE LONG-TERM**

*Your own office space to secure the long term future of your business. This option offers you a blank canvas to reflect your brand's personality and create the space that works for your business.*



*Leased space*



*Team of managed space*

*Design and fit out your space*

*Made and Managed*

## **A SPACE TO MAKE YOUR OWN**

*Your own office on a flexible lease, expertly designed. Suitable for any business that needs an office with a team of industry experts in place to look after the basics.*

*Our Made and Managed product spreads the cost of your fit out over the lease, putting you in the driving seat, with sought-after addresses and high quality buildings. You take care of business, we'll take care of everything else. Your flexible lease includes a huge range of benefits. Design and fit out your space, make the most of facilities including shower, changing and bike store, and enjoy discounts and offers from our hand-picked local partners.*



Serviced office space

*Serviced*

## **A SPACE TO FLEX AND GROW**

*Fully serviced, private offices, where our professional on-site team takes care of your every need, allowing you to focus on what is important to your business. Our flexible contracts enable you to grow with us as your needs change.*

*A serviced office provides maximum flexibility for growing businesses whose needs are changing. Whether you need a private space or room to expand into for a temporary period, serviced offices are the solution. These spaces are supplied complete with the wide range of services that you would expect. From cleaning to WiFi to high quality communal lounges, phone booths, kitchen areas, and much more.*



### **Business Support**

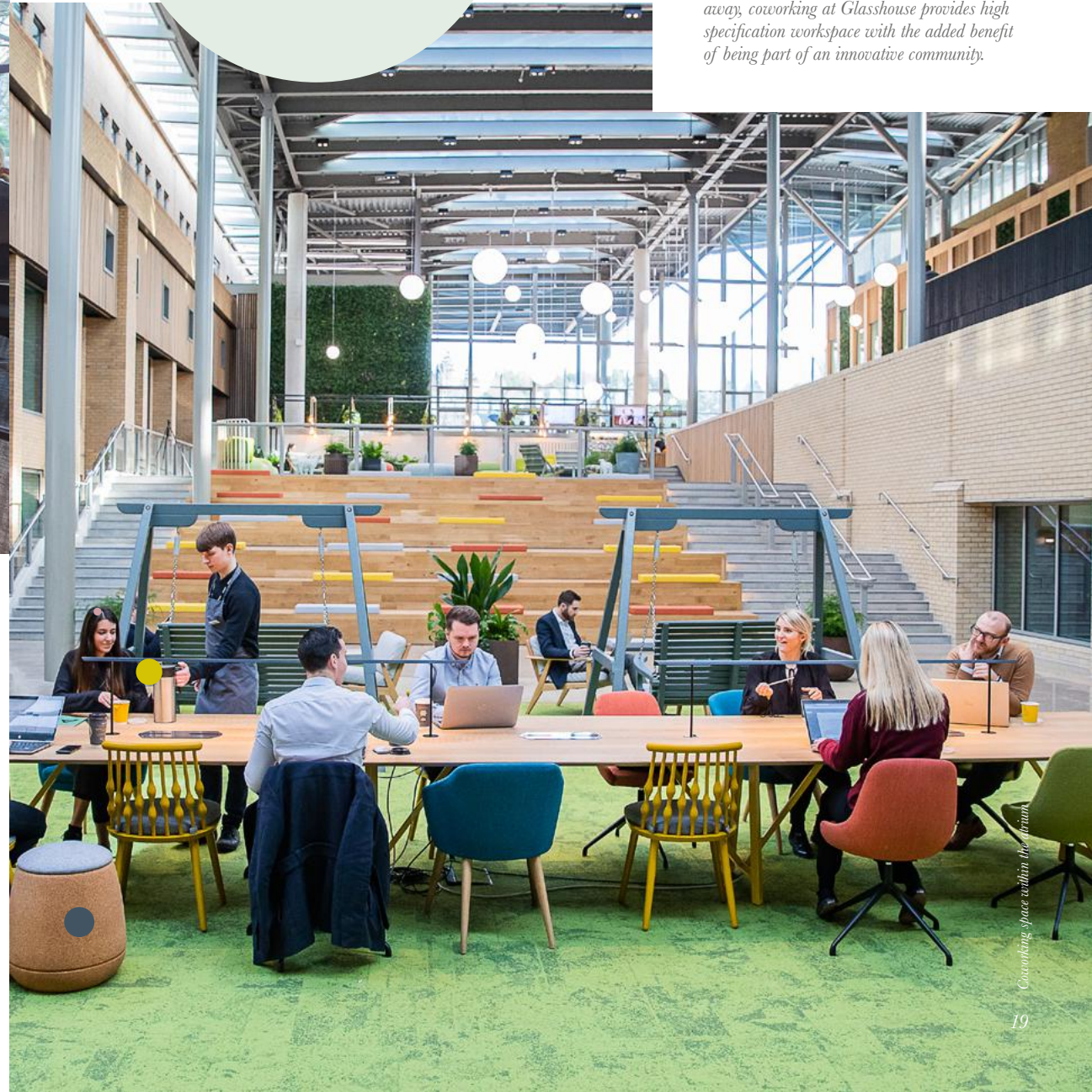
*The Alderley Park Accelerator team will support your business, enabling it to grow and secure investment more quickly and successfully, through start-up and scale-up courses and access to an extensive mentor network.*

*Coworking*

## **A SPACE TO COLLABORATE**

*The coworking spaces at Glasshouse provide desks within the central atrium for individuals and small businesses.*

*With everything you need to get started straight away, coworking at Glasshouse provides high specification workspace with the added benefit of being part of an innovative community.*



Coworking space within the atrium

# FLOORPLAN AND SPECIFICATION

## No.1 Glasshouse

Suites of 3,700 to 8,400 sq ft

Floors of 12,000 to 19,000 sq ft

Buildings of 18,000 to 30,000 sq ft

## No. 2 Glasshouse

Coworking 2 to 10 desk serviced offices

1,200 to 2,000 sq ft offices

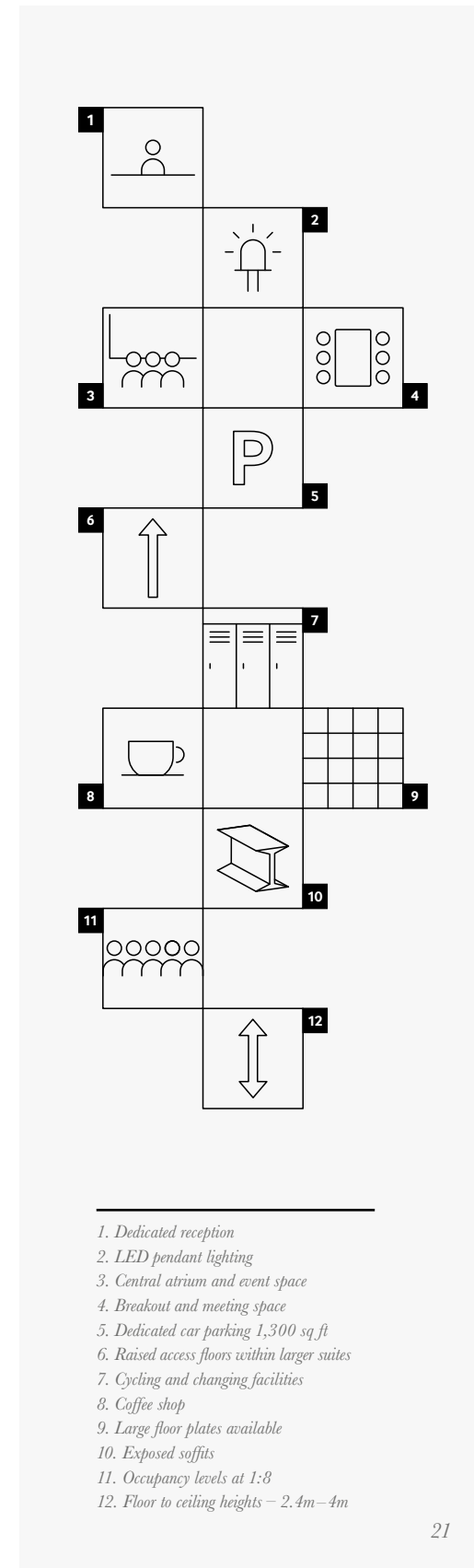
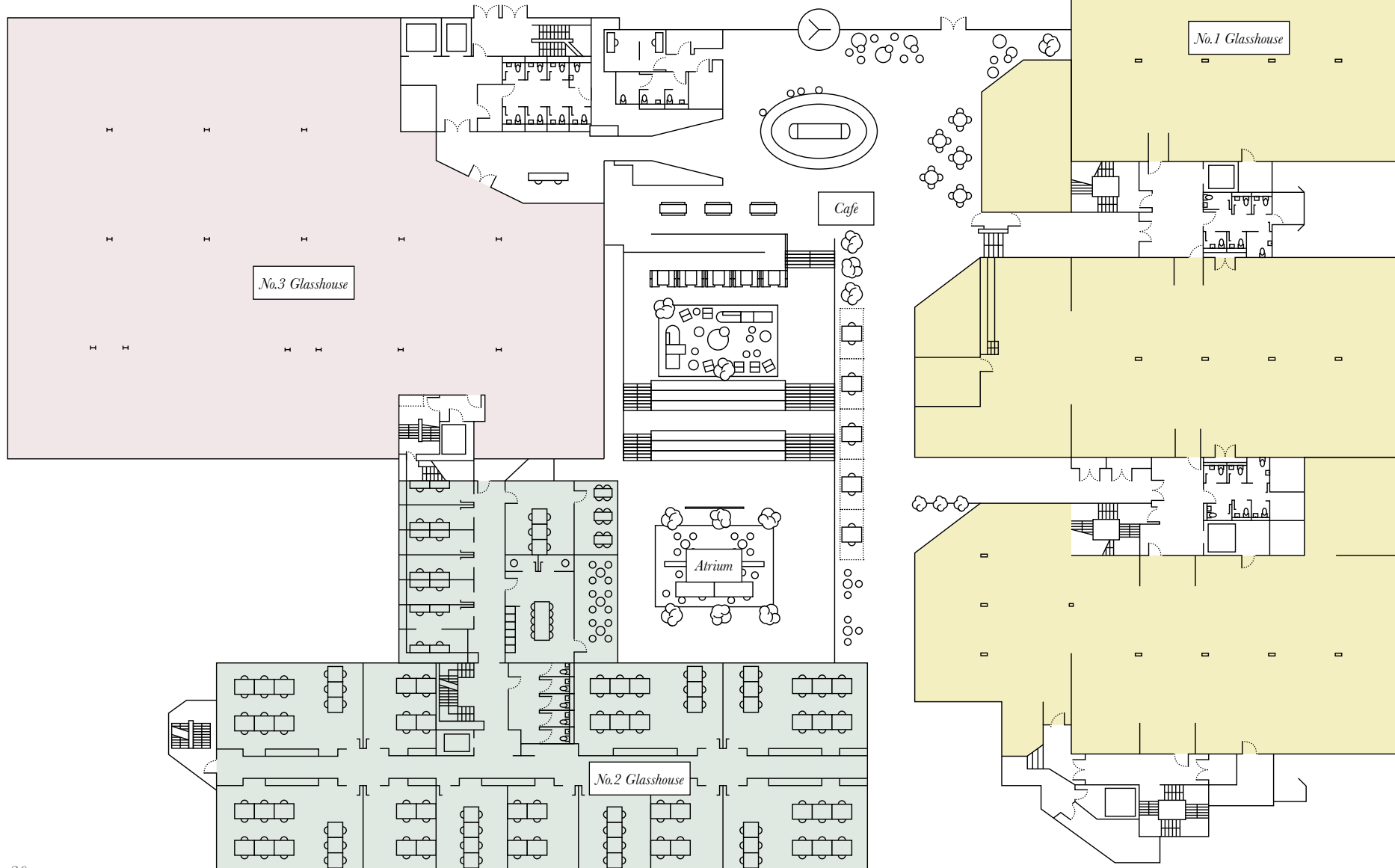
Meeting Rooms, Shared Kitchen, Business Lounge

## No.3 Glasshouse

4 floors of 15,000 sq ft

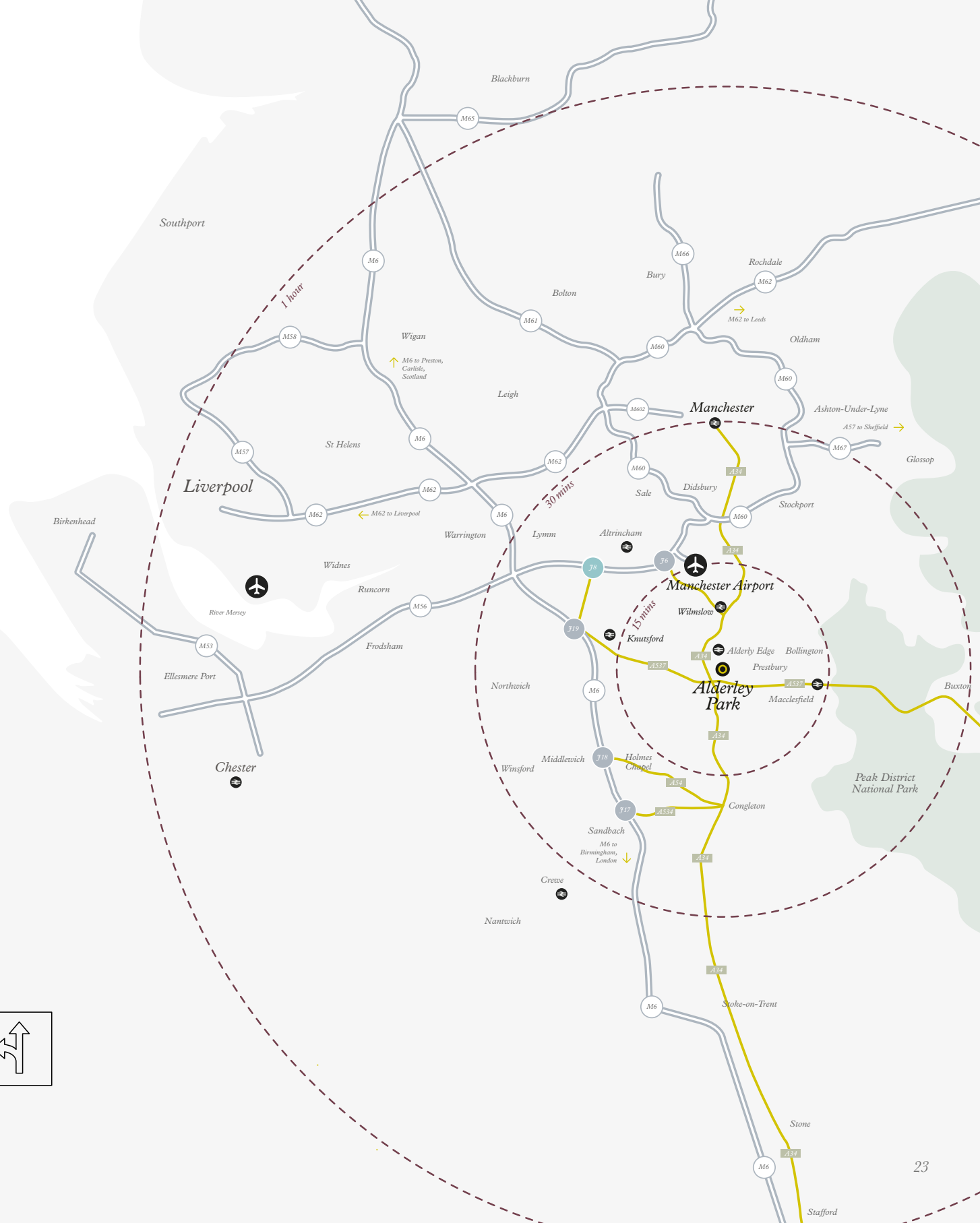
6,000 sq ft in total

Glasshouse offers workspace options **from a single desk to 60,000 sq ft**, with the flexibility to respond to the operational needs of your business.

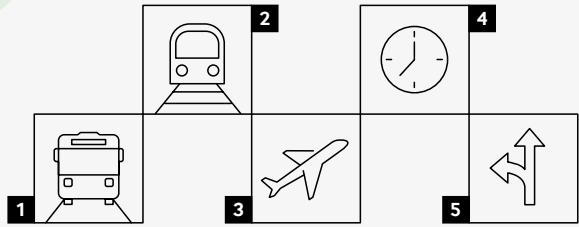


1. Dedicated reception
2. LED pendant lighting
3. Central atrium and event space
4. Breakout and meeting space
5. Dedicated car parking 1,300 sq ft
6. Raised access floors within larger suites
7. Cycling and changing facilities
8. Coffee shop
9. Large floor plates available
10. Exposed soffits
11. Occupancy levels at 1:8
12. Floor to ceiling heights – 2.4m–4m

# ALDERLEY PARK, CONNECTED TO MANCHESTER, THE NORTH WEST, AND THE WIDER WORLD



1. Dedicated Park shuttle buses to local rail stations at peak times
  2. Rail links to Manchester and London
  3. 20 minutes drive from Manchester International Airport, serving over 200 direct destinations worldwide
  4. 30 minutes to Manchester City Centre by car
  5. Under 2 hours to London by train
- Sat Nav location: SK10 4TG



# ALDERLEY PARK

53° 16' 46" N 002° 14' 12" W

*Bringing together a vibrant,  
thriving community of like-minded,  
forward-thinking businesses*

*Book a tour now:  
[alderleypark.co.uk/glasshouse](http://alderleypark.co.uk/glasshouse)*

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