



# Abney Hall

Cheadle, Cheshire SK8 2PD

bruntwood



# Make an impression

A Grade II-listed building located in stunning parkland in Cheadle Village, Abney Hall provides a setting for an office with a difference.

It is perfect for companies looking for contemporary workspace with individual character.

With suites available on flexible leases for four people up to 24, there are a variety of options available to your business for immediate requirements and in the long term as your business grows.

Abney Hall is a collection of characterful small suites in Cheadle. Rooms in the historic building all come with their own unique features from period fireplaces, wood panelling to stain glass windows.

A grand main entrance makes a statement for staff and visitors arriving at the hall: the front door gives way to an ornately tiled hallway and carved wooden staircase.

## Key features:

24 hour access

Open plan spaces

Character / ornate features

Car parking

Showers

Parkland to explore



Car parking available

# What's on offer?

Bruntwood's flexible all inclusive offices provide a fixed price solution allowing you to manage the costs of your office space so you know what you're paying each month.

## Leased

Lay the foundations for success and make your space your own with a Bruntwood leased office. Our flexible leases in landmark office buildings help you to choose the strategy that's right for your organisation. A leased office is perfect choice for the organisation that likes to take full control from the design and fit-out to your additional operational services.

## Ideal for:

Companies of any size that want to design and manage their own unique office space.

## What's included:

Run your office your way with the flexibility to add on an optional design and fit-out from Bruntwood

Private office

24/7 building access

Discount on Bruntwood meeting room bookings

## Lease options:

Flexible lease terms from three months upwards

Option to fix dilapidation costs

## Services provided within the quoted rental price include:

Power and data cabling

Security and access systems

Access to a shared kitchen and break out space

Heating

External window cleaning

Common parts cleaning

Bicycle storage

## Services subject to an additional cost:

Electricity

In-suite cleaning

Car parking

Voice and data



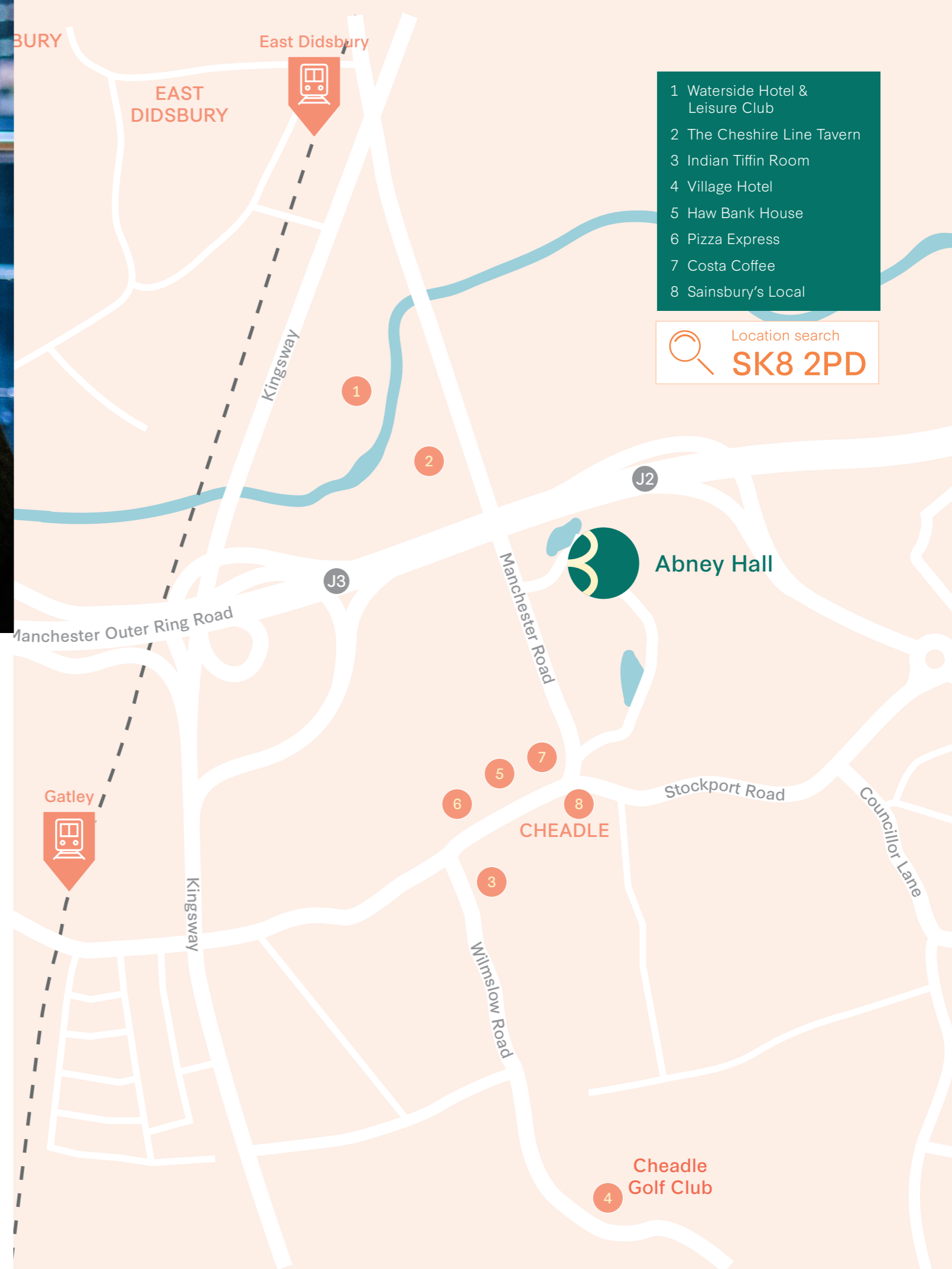


# Working in Cheadle

Set within the grounds of Abney Park, Abney Hall is just a few minutes' walk away from Cheadle village. The village centre offers a wide choice of restaurants, bars, cafes and supermarkets.

The popular retail destination at Cheadle Royal, which includes a John Lewis and Sainsbury's, is just a 5 minute drive away.

Abney Hall benefits from on-site parking and has convenient access to both the M60 and M56. The East Didsbury transport interchange for bus, rail and Metrolink connections is a 15 minute walk away.





# History

Built in 1847 by cotton magnate Alfred Orell, Abney Hall is steeped in history and character.

Most notably Agatha Christie stayed with family in the building and wrote two of her novels here.

During the 1850s the current owner at the time Sir James Watts engaged August Pugin, co-designer of the interior of the Palace of Westminster, to undertake alterations to the building.

Prince Albert, Queen Victoria's husband and King Edward VII were also recorded as guests at the mansion.



Characterful



Natural light

# The bruntwood Collective

We know that a lot of your time is spent at work, so you want to make sure you're working from a stimulating and collaborative space.

And you don't just need that from your day-to-day office base. It can be the spaces, the buildings and the places around you. We can connect you to people and businesses throughout your building, your city and beyond.

We're creating vibrant communities across our buildings for you to join and enjoy; helping you, your colleagues and your business to thrive.

Take part in a wellbeing workshop or yoga class, devour some tasty treats at a FIKA for a midday pick me up, or immerse yourself in the lively city around you with access to innovative arts performances. We've got an extensive events programme providing business support and connecting you to like-minded organisations within our wide network across Manchester, Cheshire, Leeds, Liverpool and Birmingham.

And it's simple to join. You can access all of this and more through The Bruntwood Collective digital community.

## The Bruntwood Collective

The Bruntwood Collective is your exclusive online gateway that enables you to connect and collaborate with the community within your building and up to 50,000 customers across the entire Bruntwood group.

By signing up, you'll be able to meet a network of innovative and interesting people, seek opportunities to support you and your business, explore events taking place across all our regions and get access to experiences and competitions across the north and the midlands.

### Meet - People

Expand your network by starting a conversation with people from all types of businesses and backgrounds. You never know where your new connections could take you.

### Seek - Opportunities

You won't have to look far to find businesses and people who will be interested in your work and keen to collaborate. The help and support you need to grow and succeed could be just around the corner.

### Explore - Events

There's a world of opportunity right outside your workspace and it's ready to be explored. Join a creative workshop, learn a new skill, or build your network to help grow your business. Go and see what's happening in your city and beyond.

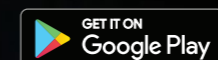
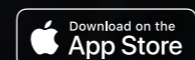
### Thrive - Together

Download the app on iOS and Android stores by searching 'Bruntwood', or visiting [collective.bruntwood.co.uk](https://collective.bruntwood.co.uk)

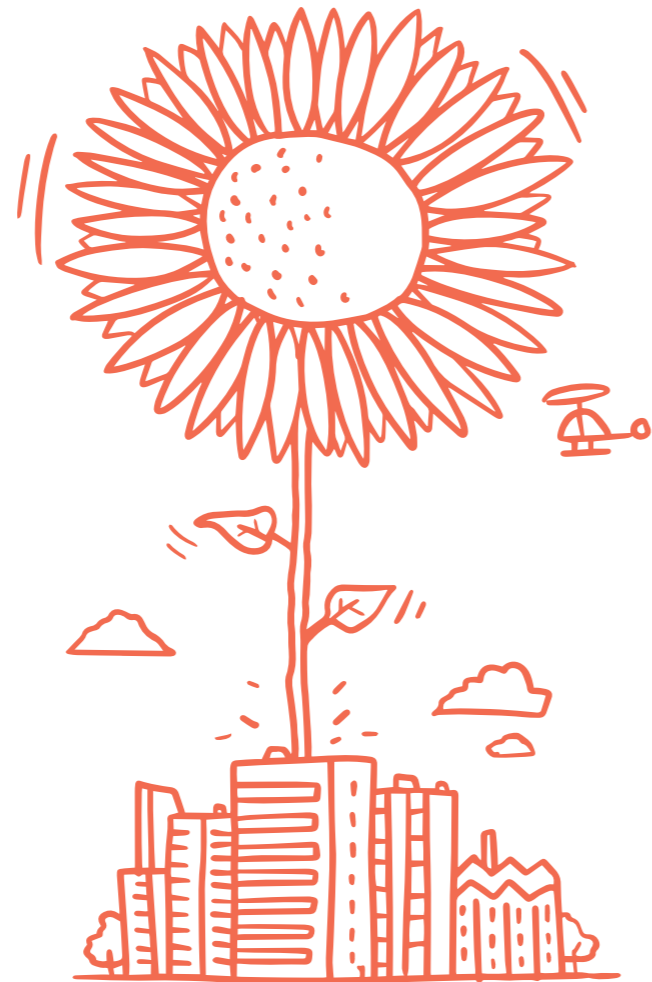
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# Creating Thriving Cities



A family-owned and run business, Bruntwood has been in existence for over 40 years, with a single-minded focus on creating the right places and spaces for businesses of all shapes and sizes to flourish. Whether it's a single desk for a day, or a whole building for 25 years, Bruntwood prides itself on not just meeting but exceeding its customers' needs.

With an unrivalled track record in developing and managing properties across the UK's regional cities, Bruntwood believes in acting as your property partner, not your landlord. Flexibility, sustainability and leaving places better than we find them are all part of our core values.

Everywhere we operate you will find that Bruntwood is always actively involved in the life and wellbeing of our communities. Every year, we contribute 10% of our profits to charitable causes, from sponsoring and encouraging cultural activity to supporting programmes that help people of all ages get more out of life.

Our philosophy is simple: for our business to be a success we need our customers to be successful and the cities where we operate to be successful too. That's why we're good people to do business with.



**1.8m**

Sq ft of development planned 2017-2020



**£1.01bn**

Value of Bruntwood portfolio



**£1.5bn**

Gross value of development pipeline



**8.6m**

Total ownership in sq ft



**3,017**

Total number of customers



**4.1m**

Total sq ft in Manchester city centre

“Everything we do relates back to our core purpose: Creating Thriving Cities.”

– Chris Oglesby



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For more information please  
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**[bruntwood.co.uk](http://bruntwood.co.uk)**



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