

TO LET

High quality refurbished offices, connected
and ready for immediate occupation.
From 1,915 sq. ft. to 2,200 sq. ft.



Egerton House
Towers Business Park,
Didsbury, M20 2DX

EGERTON HOUSE

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 environment and proximity to city life that provides the perfect office location.



A THRIVING BUSINESS LOCATION

- 24-hour security
- Air conditioning
- Full access raised floors
- Excellent natural light
- Passenger lift
- Bicycle racks
- Landscaped gardens
- Picnic areas
- Exercise zones
- Shower facilities
- Lockers
- Public WiFi
- 102 on-site car spaces (1:230 sq ft)
- Well lit car park
- Electric Vehicle Charging Points
- CCTV surveillance
- On-site cafe

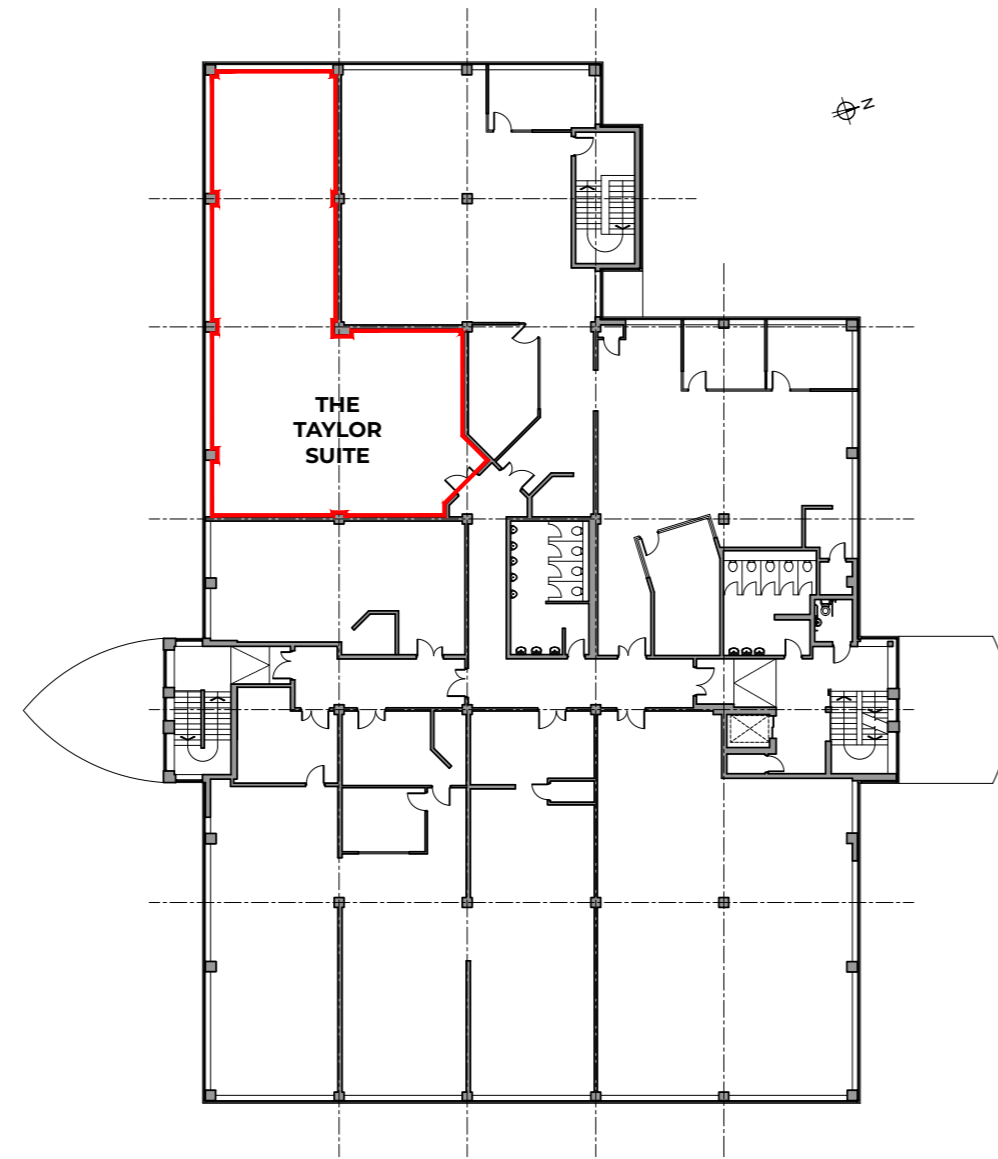


THE TAYLOR SUITE

1,915 SQ. FT.

- Fully refurbished
- Open plan and fully fitted offices available
- High quality carpet and wall decoration
- Suspended ceiling and LED lighting
- Fully air-conditioned
- Raised floors
- Large windows provide excellent natural light
- On-site secure car parking
- Private kitchen

FLOOR PLAN

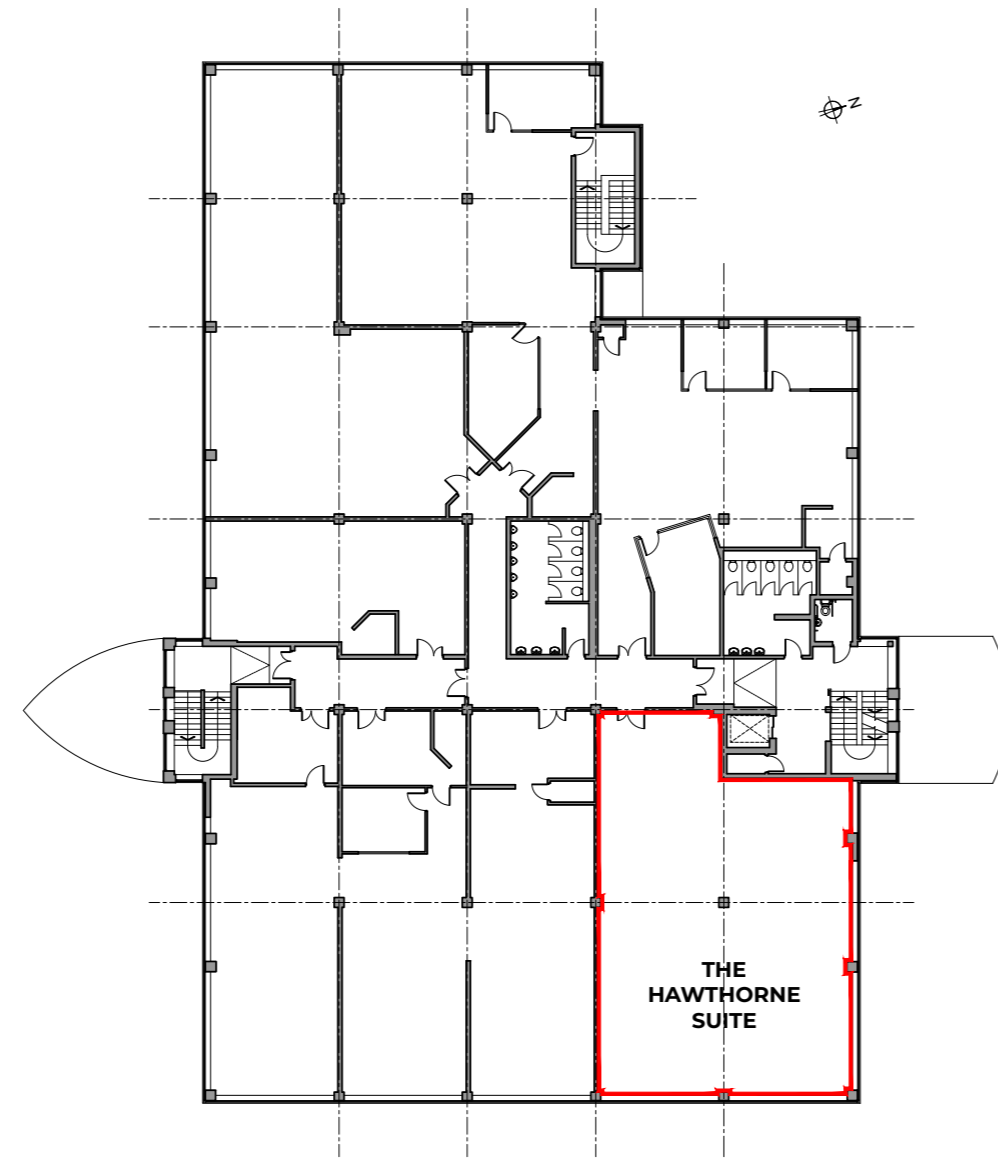


THE HAWTHORN SUITE

2,200 SQ. FT.

- Fully refurbished
- Open plan and fully fitted offices available
- High quality carpet and wall decoration
- Suspended ceiling and LED lighting
- Fully air-conditioned
- Raised floors
- Large windows provide excellent natural light
- On-site secure car parking
- Private kitchen

FLOOR PLAN



PERFECTLY SITUATED

Didsbury high street is just a few minutes walk away offering ample bars, restaurants, supermarkets, shops and banks, along with Parrs Wood leisure complex. Access is excellent via road - the A34 is just minutes away - and 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 10 minute drive away, and Manchester Airport is easily accessible via the motorway network.

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.

East Didsbury Station	5 min walk
Manchester City Centre	10 min drive
Manchester Airport	10 min drive



A CONVENIENT & VIBRANT LOCATION

- Nuffield Health Gym
- Parrs Wood Leisure Complex
- Fletcher Moss Park
- Tesco
- Boots
- Marks & Spencer
- The Deli Didsbury
- Bisous Bisous
- The Botanist
- Albert's
- Gusto
- The Didsbury Pub



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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