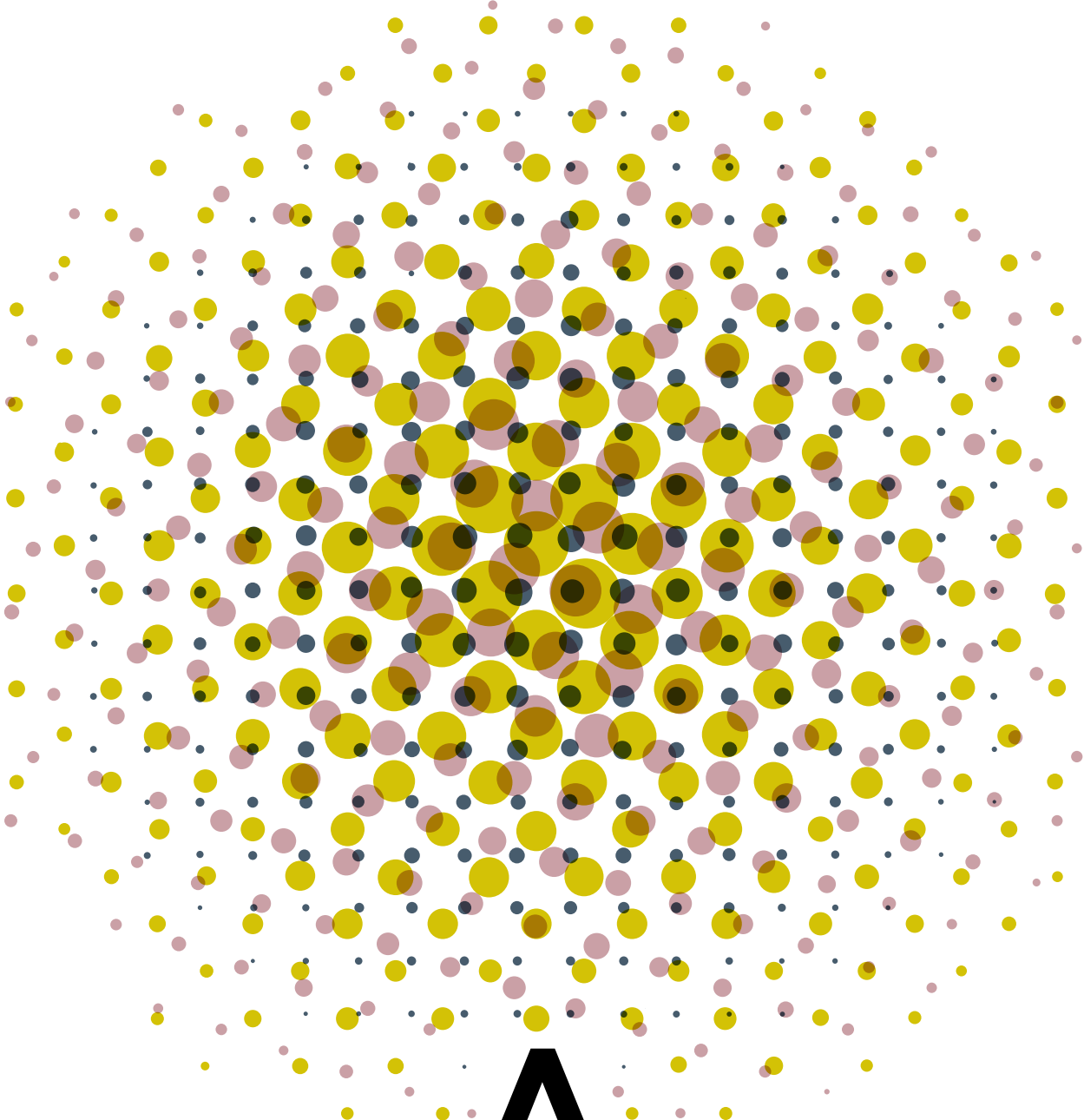


GLASSHOUSE

*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.*

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.*

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



View from balcony of managed space



*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.

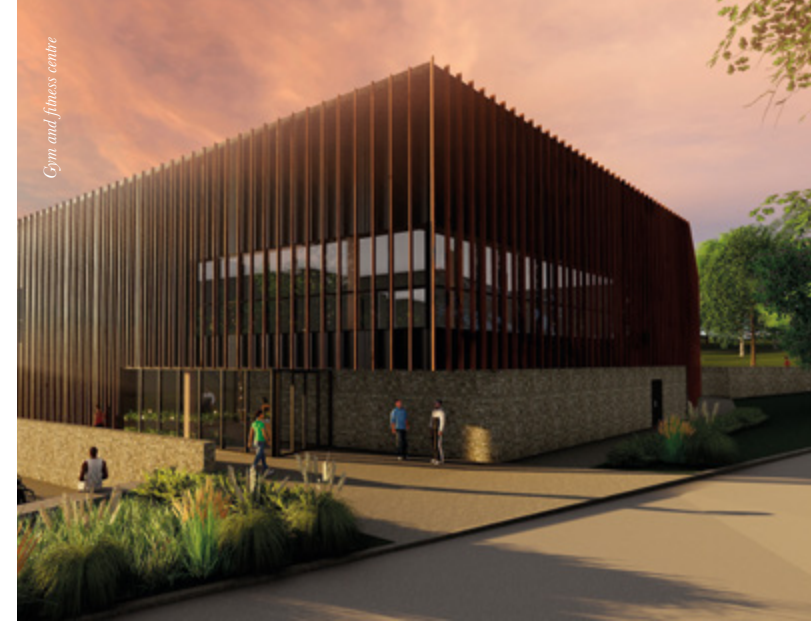
At Alderley Park you will join a community of 2000 innovators. With a variety of business support, networking and wellbeing events, we ensure you regularly come together with this community of like-minded people. Join your neighbours for drinks, pilates or a breakfast briefing and see how ideas can be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

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

A dynamic
COMMUNITY
energised through
collaboration



Roathor Mere in summer



Gym and fitness centre



Walking, running and cycling paths



Fitness classes

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.



Pub and restaurant



Family Farm Day

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



GLASSHOUSE

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

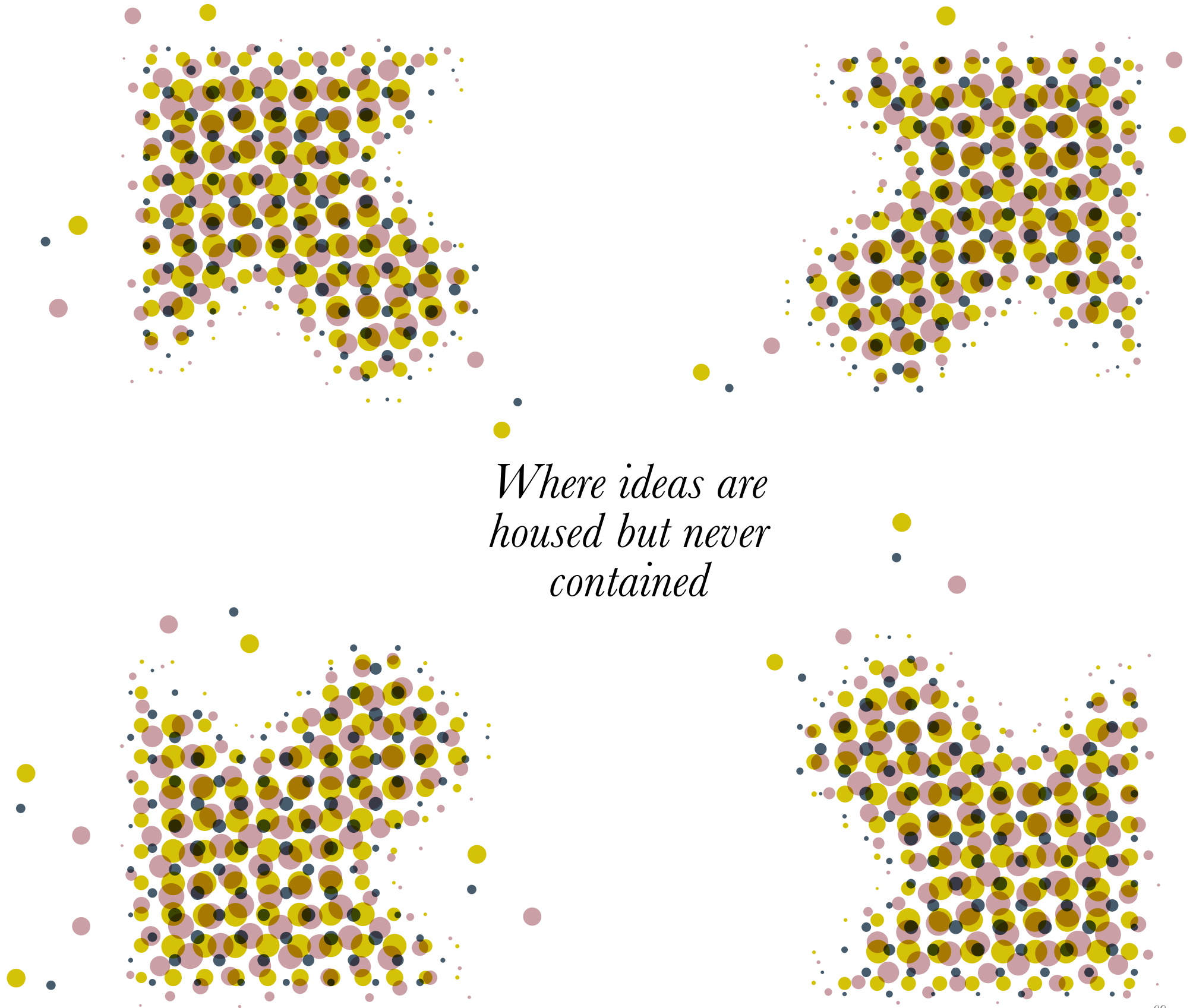
In a crowded, hectic world, where space is scarce, Glasshouse bucks the trend, with generous workspaces set in beautiful, extensive grounds, surrounded by exceptional facilities — how many people can say they have three football pitches at work?

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. A place where connections happen naturally, through physical and digital space.

All within peaceful surroundings, designed to encourage growth and creativity.

With regular travel links, and flexible, adaptable environments that allow businesses to evolve and grow, Glasshouse is more than a workspace... it's a platform for ideas and success.

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



*Where ideas are
housed but never
contained*

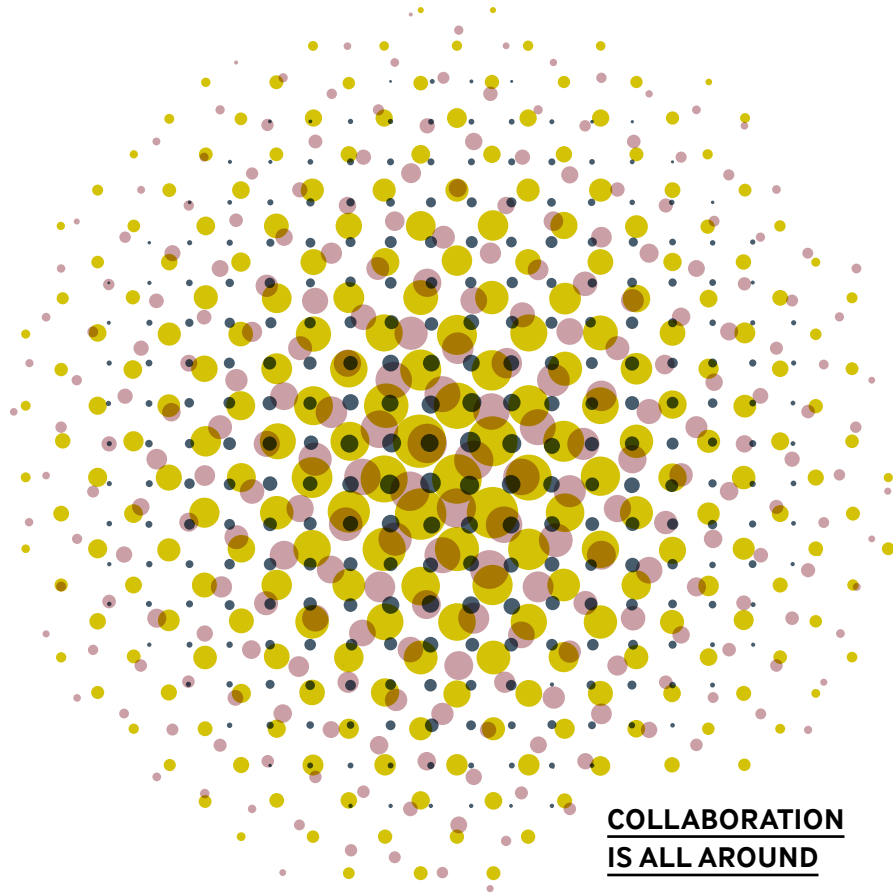


*The atrium is the heart of our **COMMUNITY***

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.

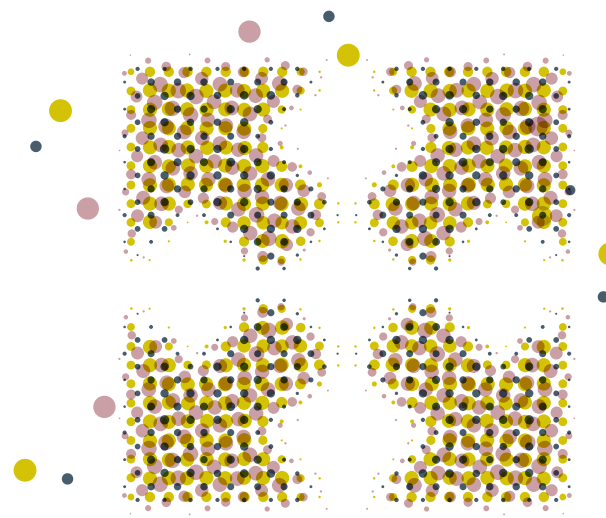
Placing you in the perfect surroundings for your ideas to blossom, and your talent to thrive within.



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.

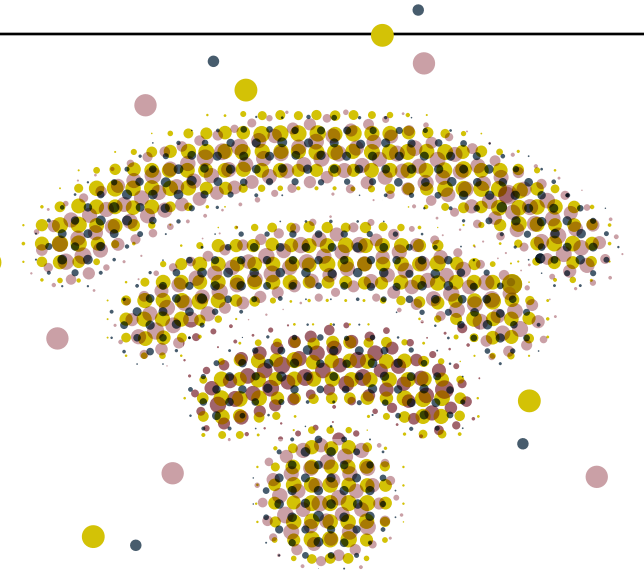
You can choose as much or as little space as you like, in a choice of layouts and configurations.

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.



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

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 Rate Discounts

As part of the wider Cheshire Science Corridor, Alderley Park has Enterprise Zone status. This enables eligible businesses to receive business rate discounts of up to £55,000 per year, with a maximum of £275,000 in a 5 year period.

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.

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.



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

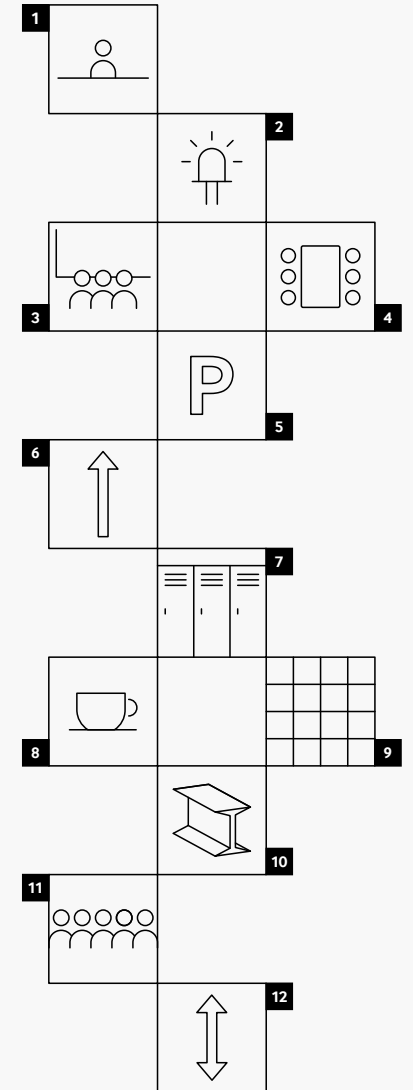
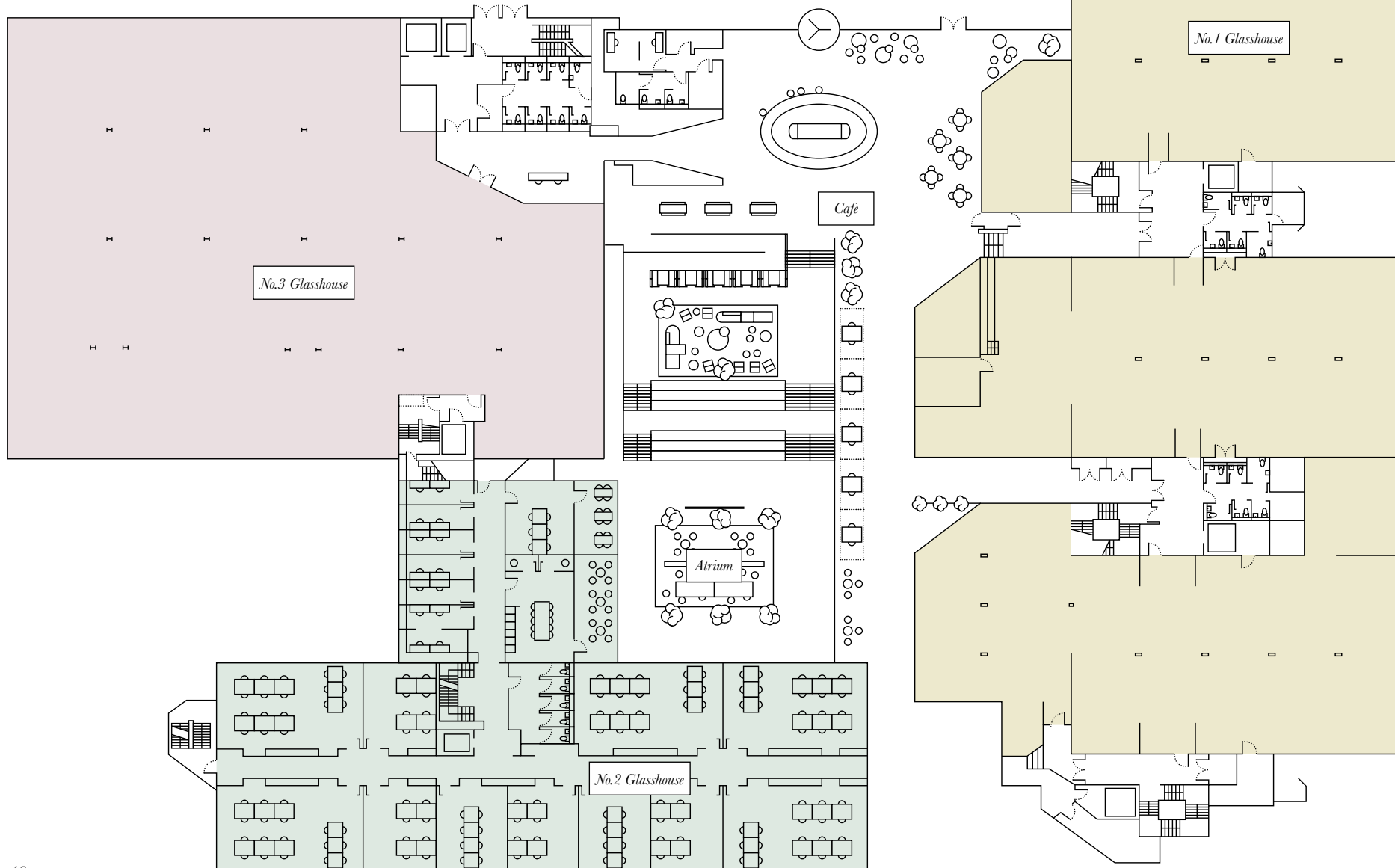
No. 2 Glasshouse

Coworking 2 to 10 desk serviced offices
 1,200 to 2,000 sq ft offices
 Meeting Rooms, Shared Kitchen, Business Lounge

No.3 Glasshouse

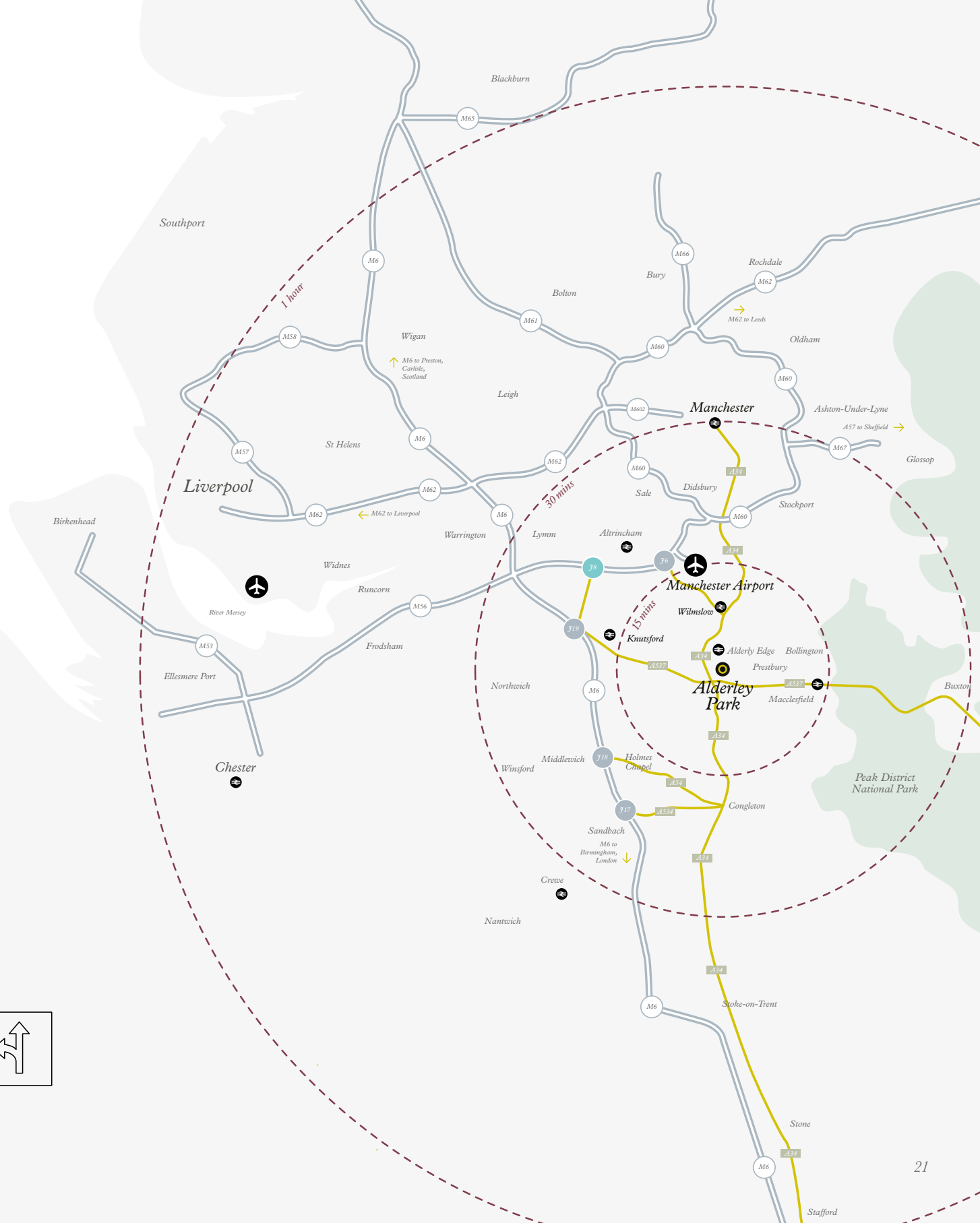
4 floors of 15,000 sq ft
 6,000 sq ft in total

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.

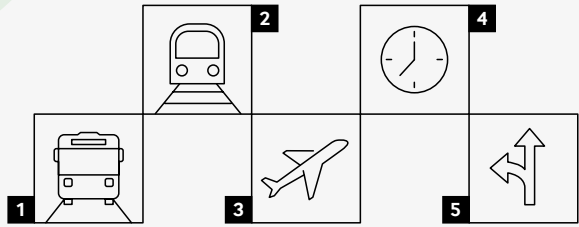


1. Dedicated reception
2. LED pendant lighting
3. Central atrium and event space
4. Breakout and meeting space
5. Dedicated car parking 1,300 sq ft
6. Raised access floors within larger suites
7. Cycling and changing facilities
8. Coffee shop
9. Large floor plates available
10. Exposed soffits
11. Occupancy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



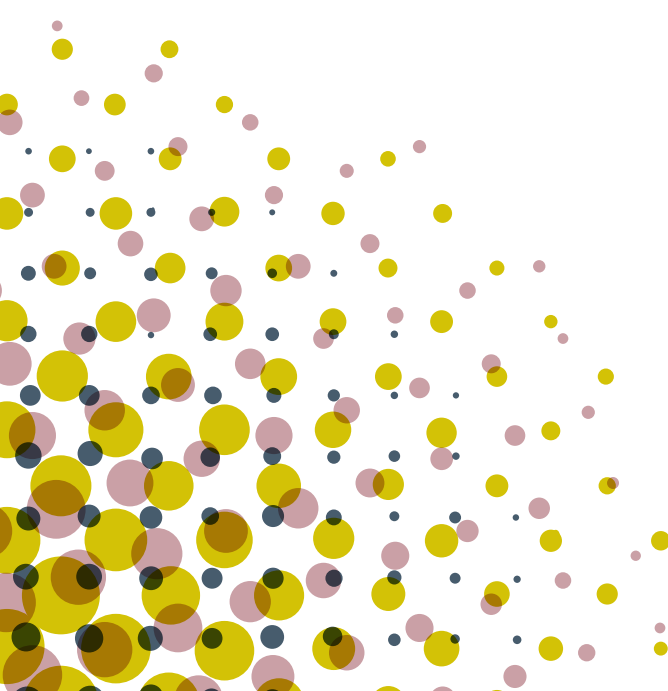
ALDERLEY PARK

53° 16' 46" N 002° 14' 12" W



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

alderleypark.co.uk/glasshouse



By
bruntwood
SciTech