

SYCAMORE HOUSE

TYTHERINGTON BUSINESS VILLAGE

Your new Workspace...

Consisting of nineteen individual buildings, the impressive business village offers a wide selection of retail, industrial and lab capable office space to meet your business requirements perfectly.

The unique nature of the business village means we can provide flexible office space from the beginning of your business journey and support you as your company grows into larger suites, whole floors and even into entire, self-contained buildings.



Fully Accessible Raised Floors



24 Hour Access



Suspended Ceiling



LED Lighting



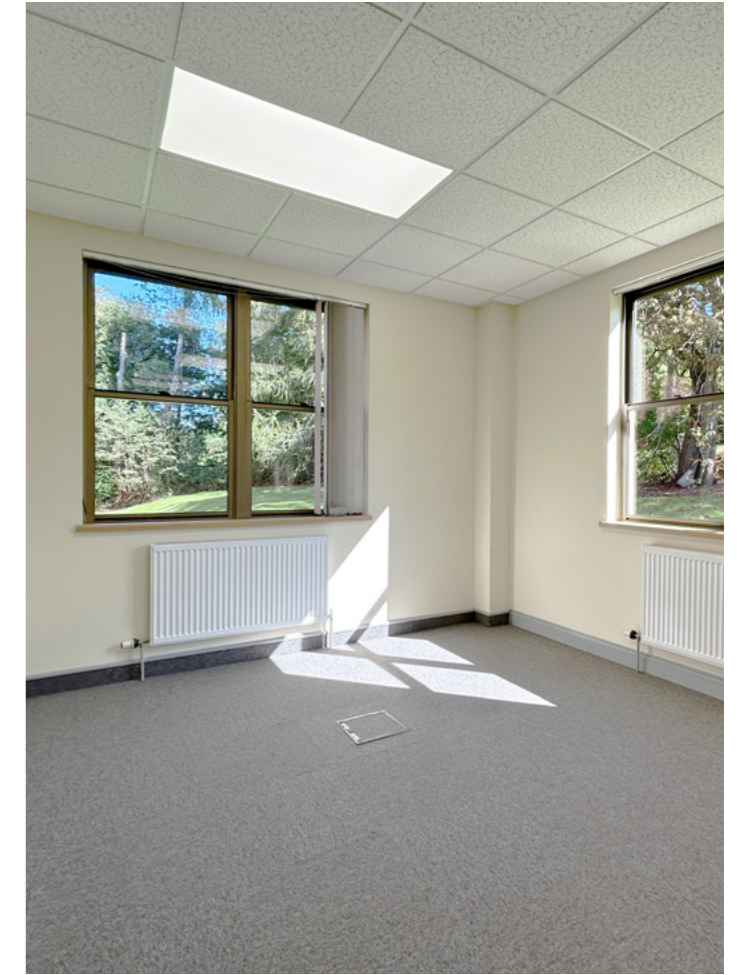
8 Person Passenger Lift



Male, Female & Disabled WC

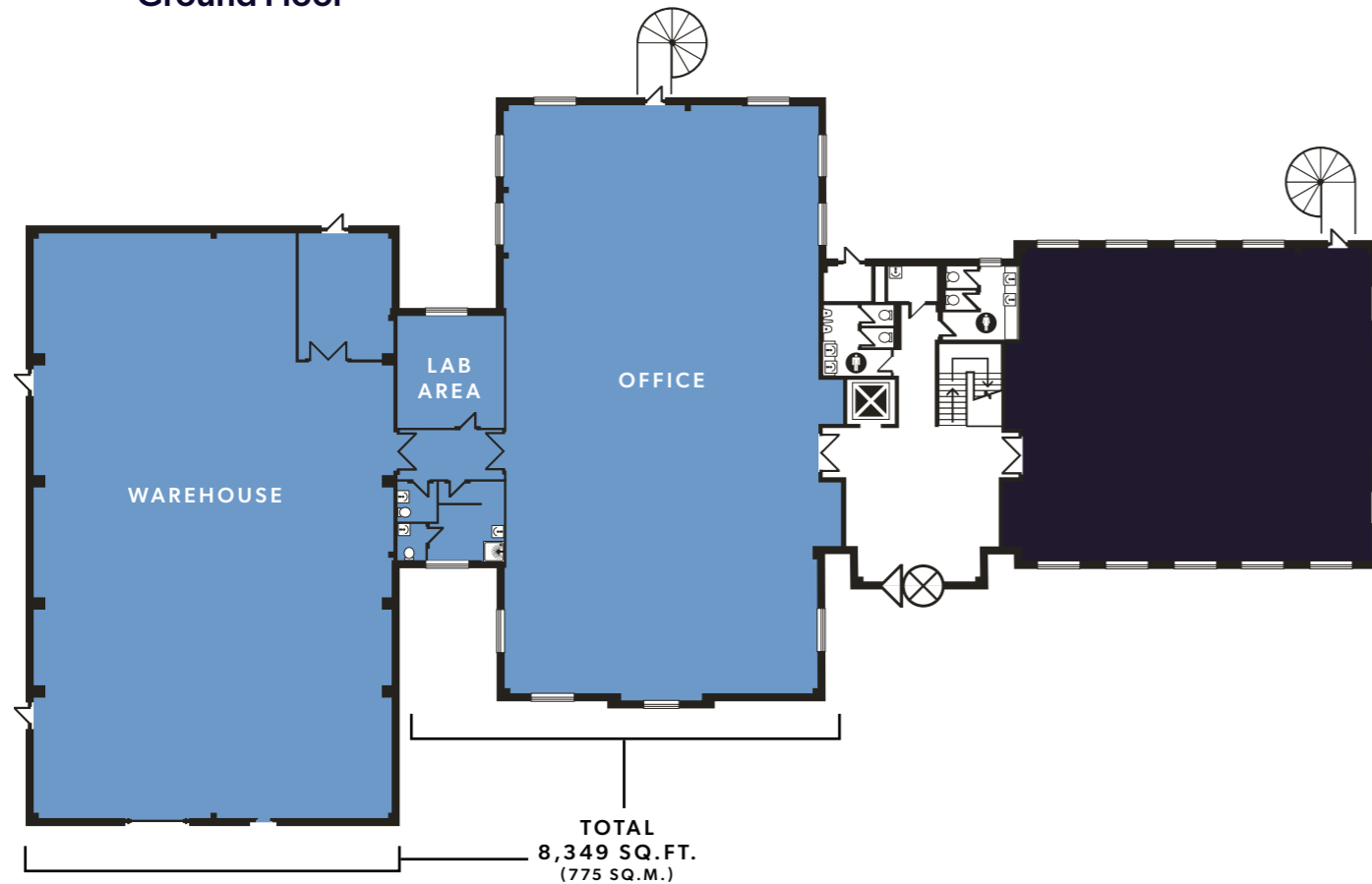


BT Broadband Connection Available



FLOOR PLAN

Ground Floor



WAREHOUSE | 4,149 SQ.FT. (385 SQ.M.)

LAB AREA | 511 SQ.FT. (47 SQ.M.)

OFFICE | 3,689 SQ.FT. (343 SQ.M.)

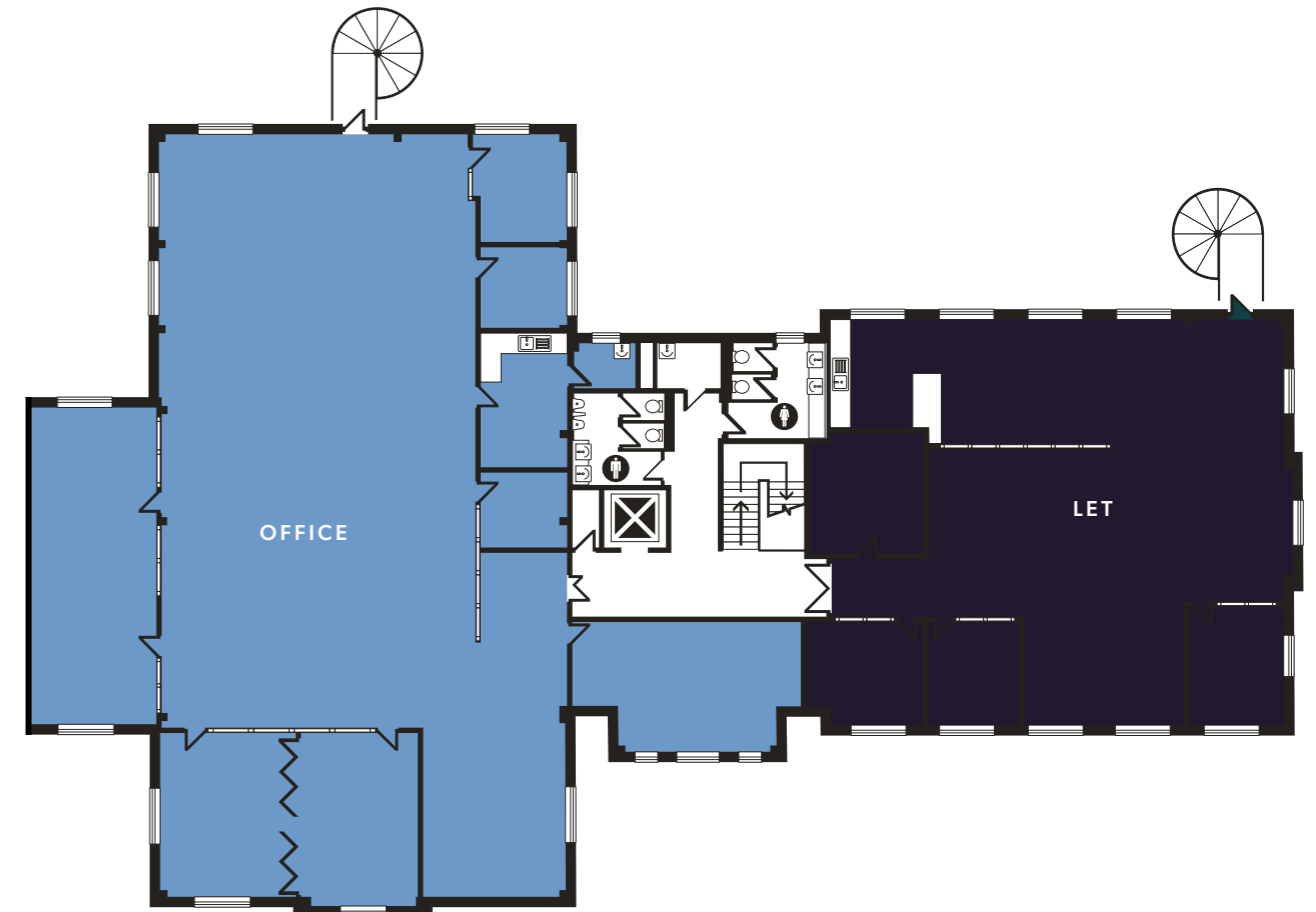
Apex Height: 9.9m

Eaves Height: 5.85m

Loading Door: 3.3m(w) x 4.2m(h)

FLOOR PLAN

First Floor



Availability

GROUND FLOOR	8,349 SQ.FT.	775 SQ.M.
FIRST FLOOR	4,508 SQ.FT.	419 SQ.M.

Sycamore House is a grade A office building within the prestigious mixed-use business and residential community of Tytherington Business Village. Situated in the secluded area of the business village, Sycamore House offers a variety of space solutions for businesses with larger floorplates requirement ranging from 2,233 to 4,508 SQ.FT. Each solution tailored to your specific business requirements, in a peaceful and professional environment.

Boasting convenient on-site amenities including a Premier Inn hotel and adjoining Beefeater restaurant, Springwood pub and Bright Horizons nursery, Tytherington Business Village provides the perfect environment for your business needs.



You're in
good
company

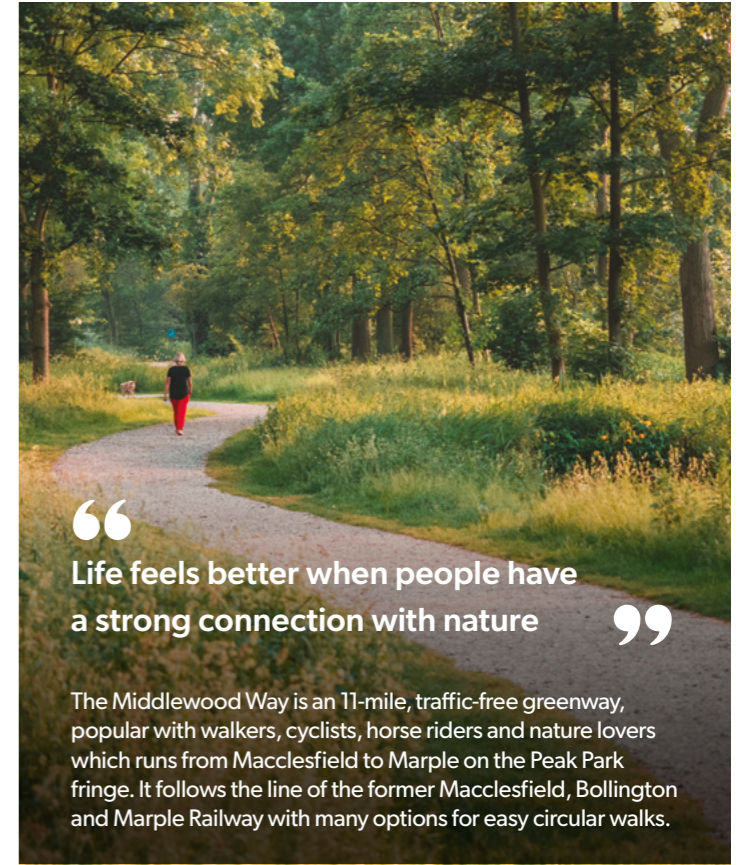
Bodycote

Alderley Analytical 

Fourth

Certus
CARD GROUP™

SYGNATURE
DISCOVERY 



“ Life feels better when people have a strong connection with nature ”

The Middlewood Way is an 11-mile, traffic-free greenway, popular with walkers, cyclists, horse riders and nature lovers which runs from Macclesfield to Marple on the Peak Park fringe. It follows the line of the former Macclesfield, Bollington and Marple Railway with many options for easy circular walks.



THE TYTHERINGTON
BY THE CLUB COMPANY



Half a mile away is The Tytherington Club which features a 4-star hotel, spa, gym and 18-hole golf course.



Nature is encouraged here at Tytherington with bird boxes, bug hotels and wildflowers.



Business Village Benefits

TYTHERINGTONBUSINESSVILLAGE.CO.UK
WORK — CONNECT — DISCOVER

We're proud of the service we offer our customers and we love to go the extra mile. Here at Tytherington Business Village, our on-site events are a key part of building customer engagement. Throughout the year we run yoga and well-being classes, food trucks and networking events.



Secure Bike Storage



Regular Events



100% Renewable Electricity



Nursery



Landscaped Grounds & Walking Routes



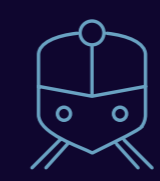
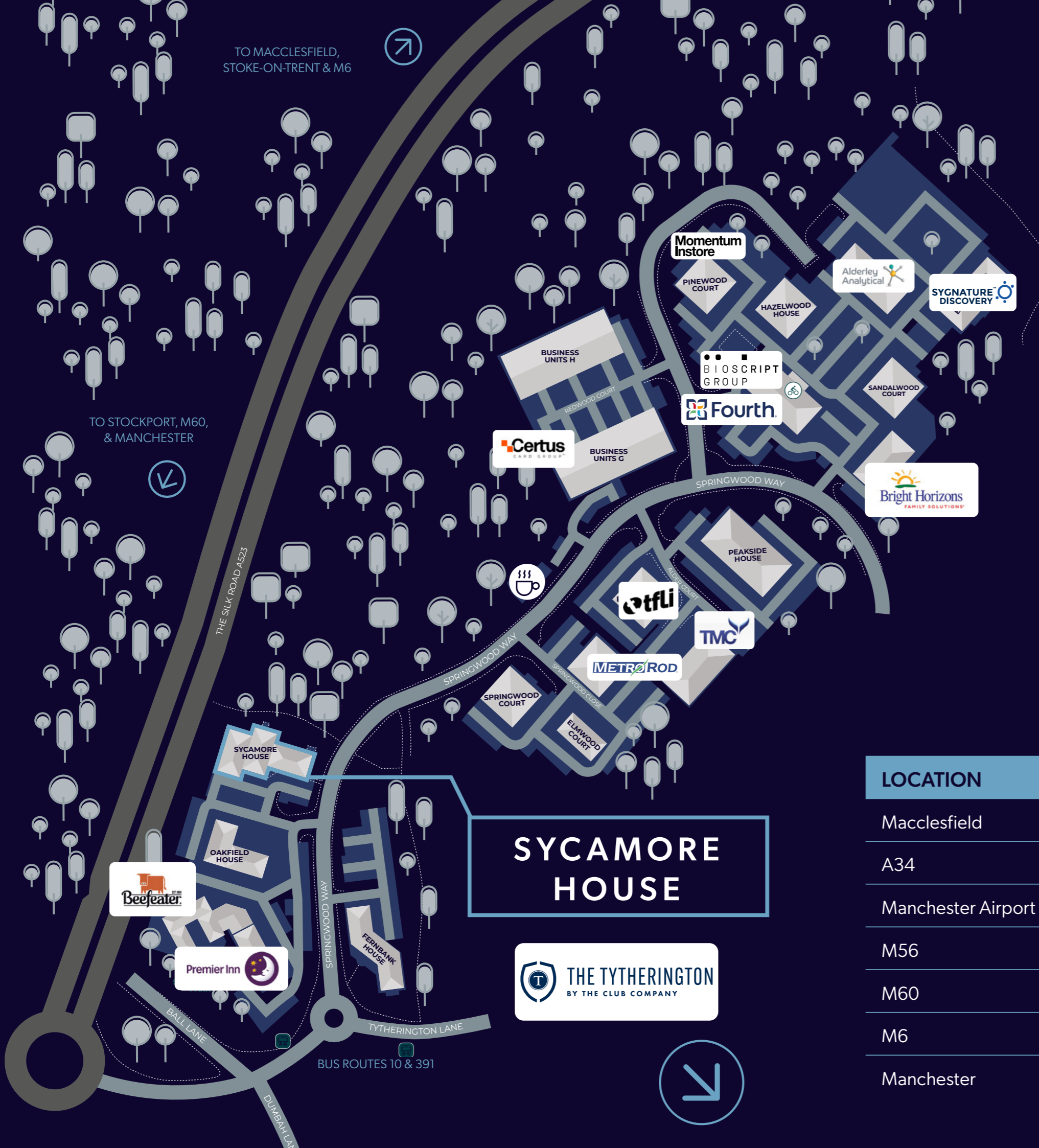
Premier Inn hotel & Beefeater Pub



On-site Parking



Café & Outdoor Seating Area



TRAIN
Macclesfield's mainline train station benefits from frequent and direct Avanti Train services allowing you to arrive at London Euston station with ease in just under 2 hours or Manchester Piccadilly in less than 25 minutes.



BUS
Services run on a frequent basis from Macclesfield town centre and train station to Tytherington Business Village for ultimate convenience.



AIR
Manchester Airport provides over 200 direct flights to destinations across the world – ideal for global companies looking for a HQ in the North West.



CYCLE
Employees and visitors alike can enjoy our onsite cycle hubs.

LOCATION	DISTANCE	TRAVEL TIME
Macclesfield	2 miles	3 minutes
A34	6.8 miles	12 minutes
Manchester Airport	10 miles	19 minutes
M56	10.7 miles	20 minutes
M60	11 miles	22 minutes
M6	16.5 miles	33 minutes
Manchester	17.7 miles	33 minutes

SYCAMORE HOUSE

TYTHERINGTON BUSINESS VILLAGE

Orbit
Developments

01625 588200

orbit-developments.co.uk

Images are for illustrative purposes only and may not represent the exact office space available.

Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property (0326)