

# HAZELWOOD HOUSE

TYTHERINGTON BUSINESS VILLAGE

# You will be in good company...

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.

## HOME TO:

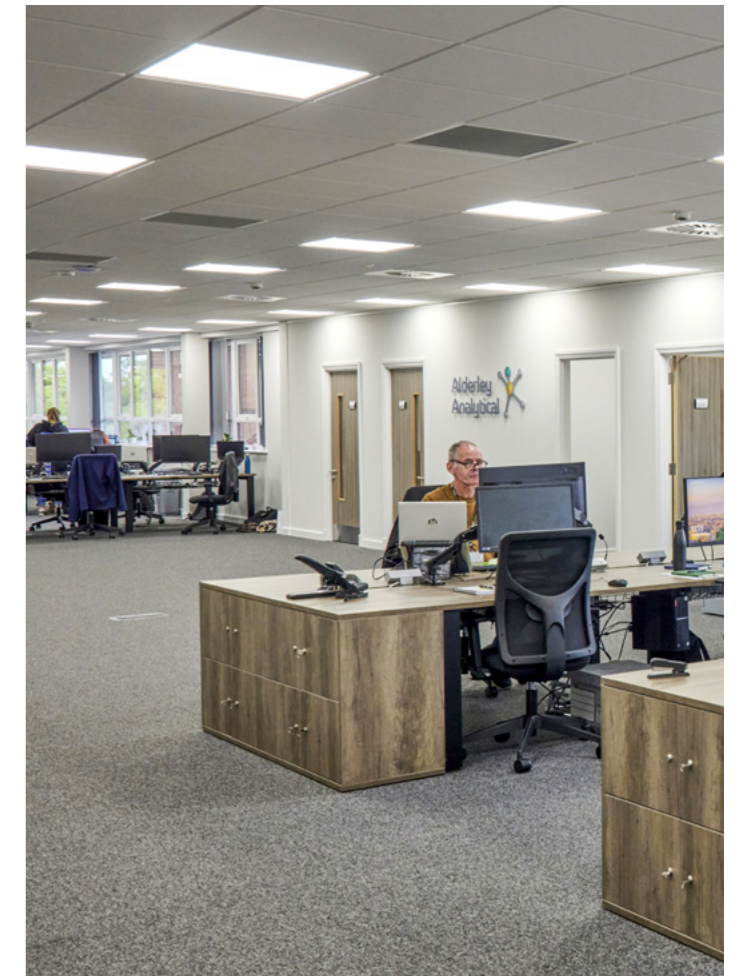
**Bodycote**

**Certus**  
CARD GROUP™

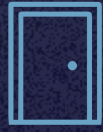
Alderley Analytical 

**SYGNATURE DISCOVERY** 

**Fourth**



# Office Specifications



24 Hour Access



On-site Shower /  
Changing Rooms



Fully Accessible  
Raised Floors



Suspended Ceiling



8 Person Passenger Lift



Fully Fitted Kitchen



LED Lighting

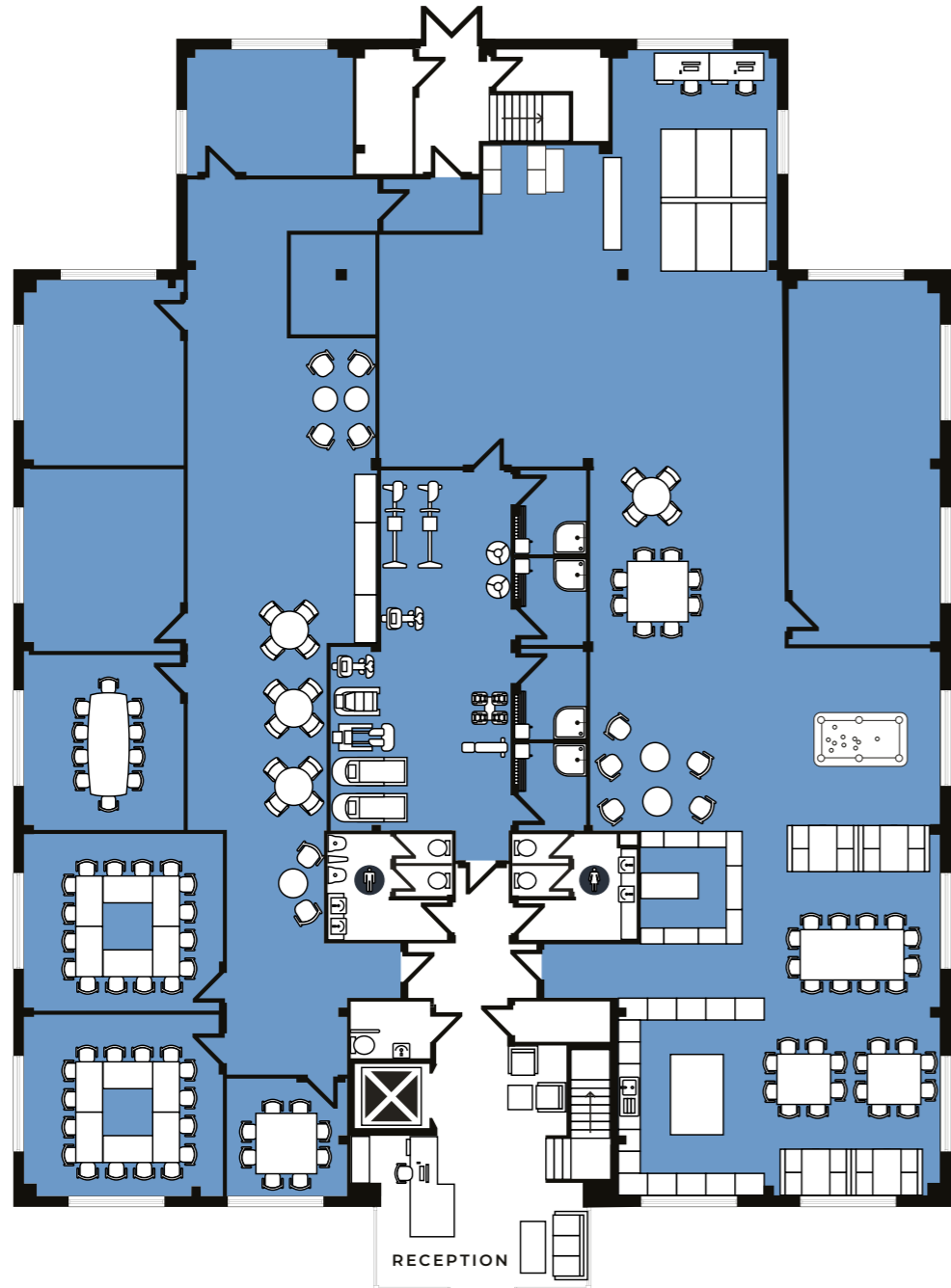


BT Broadband  
Connection Available



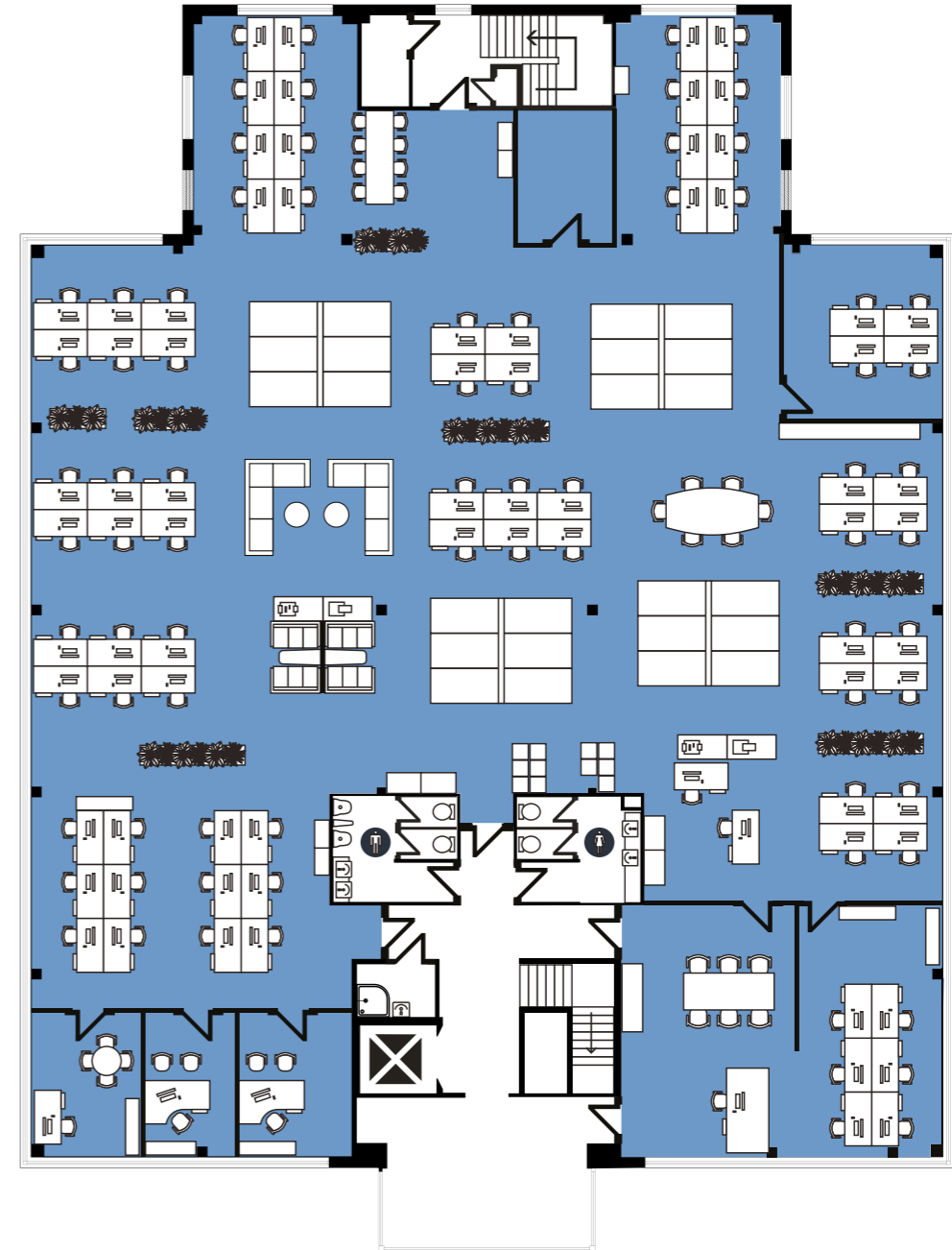
## SPACE PLAN

Ground Floor



## SPACE PLAN

First Floor

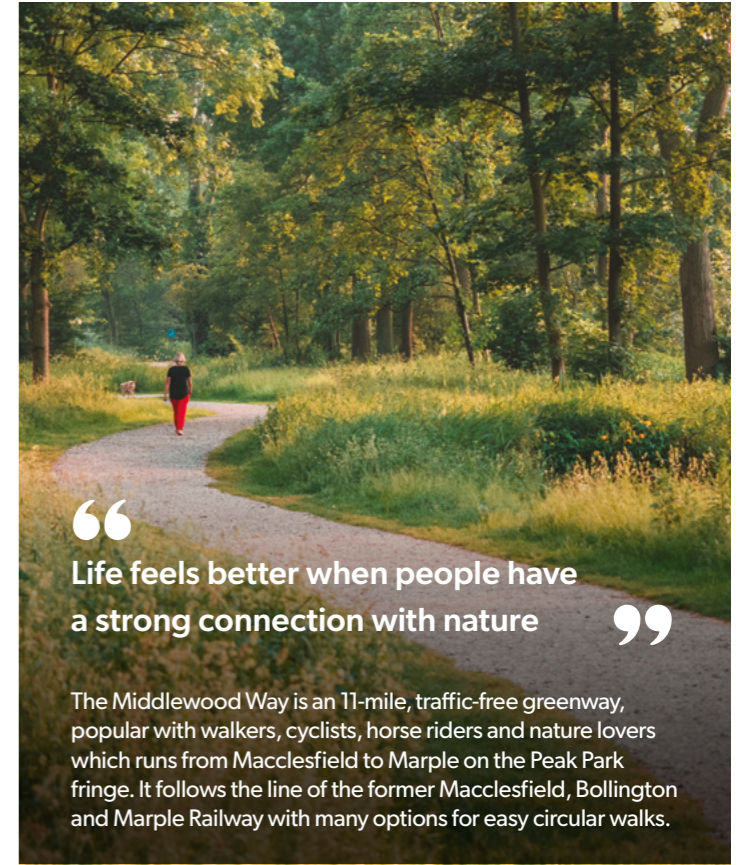


## Availability

GROUND FLOOR	7,287 SQ.FT.	677 SQ.M.
FIRST FLOOR	7,600 SQ.FT.	706 SQ.M.

Hazelwood House is a well-appointed two-storey building situated at the rear of Tytherington Business Village, offering a total of 14,887 sq. ft of versatile space.

The ground floor offers a fully fitted kitchen and breakout area, dedicated space for a fitness suite or gym—complete with three showers—and a series of meeting rooms to support collaborative working. Upstairs, the first floor features a spacious open-plan office area complemented by a meeting room that overlooks the front of the building, providing a bright and engaging working environment. Ideal for a range of occupiers, Hazelwood House offers flexible accommodation within a secure and professionally managed business park



“ 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](http://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

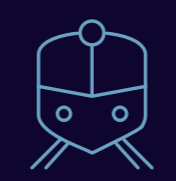


Café & Outdoor Seating Area



# HAZELWOOD HOUSE

**THE TYTHERINGTON**  
BY THE CLUB COMPANY



**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

# HAZELWOOD 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)