

W I N

T E R

T O N

H O U S E

# A PLACE TO GROW YOUR BUSINESS

Just 2 miles south of Macclesfield, Lyme Green Business Park offers modern office space within a thriving mixed-use setting. Ideal for both small enterprises and larger companies seeking a professional, well-connected to grow and succeed.

Working at Lyme Green Business Park has given us a great space to develop our business and a new sense of purpose. It's convenient, bright and comfortable and the Orbit team couldn't be more helpful.

TRACEY O'KEEFE  
MANAGING DIRECTOR,  
HOSPICE QUALITY  
PARTNERSHIP  
BEECHFIELD HOUSE



# OFFICE SPECIFICATION

Winterton House is a modern 3-storey office building with excellent on-site car parking. Offering modern refurbished and fully fitted office accommodation, providing space for 15 to 60 persons, set within an established, well landscaped, mixed-use environment.



Perimeter Heating



LED Lighting



Full Access Raised Floors



On-site Parking



24hr Monitored Access Control System



Male / Female & Disabled WCs



On-site Building Manager



8 Person Passenger Lift



Double Glazing



Business Park Setting



## TYPICAL FLOORPLATE



FLOOR	SUITE	SQ.FT.	AVAILABILITY
Ground	East Wing	4,478	OCCUPIED
Ground	West Wing	1,733	OCCUPIED
First	East Wing	4,478	TO LET
First	West Wing	1,733	TO LET
Second	East Wing	4,478	OCCUPIED
Second	West Wing	1,744	TO LET



**WELCOME TO MACCLESFIELD**

- |                                      |                         |  |
|--------------------------------------|-------------------------|--|
| <b>01</b> Macclesfield Train Station | <b>05</b> Pizza Express | <b>09</b> Fina Bar & Grill               |
| <b>02</b> Macclesfield Bus Station   | <b>06</b> Travelodge    | <b>10</b> Jordangate Multistorey Carpark |
| <b>03</b> Sports Direct              | <b>07</b> Caffe Nero    | <b>11</b> Aldi                           |
| <b>04</b> Arighi Bianchi             | <b>08</b> Salvatore's   | <b>12</b> Costa Coffee                   |

# A THRIVING BUSINESS & RETAIL PARK

## LOCATION

Winterton House is situated in an excellent position on Winterton Way in Lyme Green Business Park. The property lies within close proximity to the A523, the main arterial route into Macclesfield from Stockport to the north and Congleton to the south. The A523 links to the A54 which leads onto Junction 18 of the M6 motorway.

Junction 18 of the M6 motorway is located approximately 15 miles west of the property and provides access to the national motorway network. Manchester International Airport is located 13.5 miles north west of Macclesfield and can be accessed by car in approximately 30 minutes. The town is well served by public transport, benefiting from direct hourly rail services to London Euston, and regular connections to Manchester.

## NEARBY AMENITIES

Lyme Green Business Park is an established location that is home to various manufacturing, office, car dealerships and trade counter units. Occupiers include Volkswagen, Ford, Burger King and Broadstock Furniture. Lyme Green Retail Park is home to a variety of retailers including Home Bargains, The Food Warehouse, Next, Matalan, Pets at Home and Dreams.

As well as lunchtime options such as Costa, Burger King and Home Bargains, employees can also spend their lunchtime enjoying a breath of fresh air on the nearby canal-side walk. Now and again, employees can also take advantage of a coffee van and monthly food trucks.

# HASSLE-FREE TRANSPORT CONNECTIONS

## TRAIN

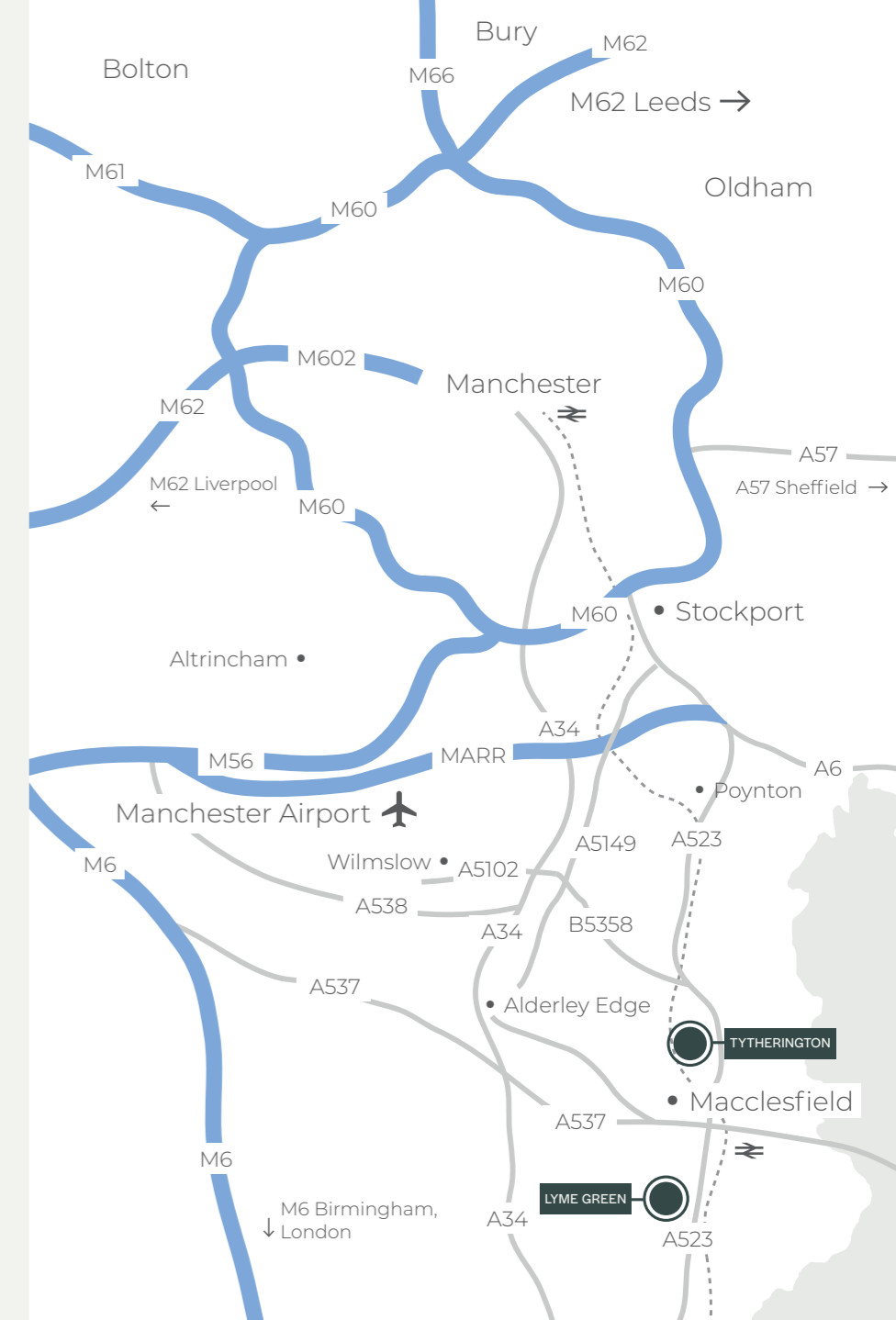
Macclesfield's mainline train station benefits from frequent and direct Train services allowing you to arrive at London Euston station with ease in just under 2 hours or Manchester Piccadilly in less than 25 minutes.

## 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.

## BUS

Services run on a frequent basis from Macclesfield town centre and train station to Lyme Green for ultimate convenience.



LOCATION	DISTANCE	TRAVEL TIME
Macclesfield Town Centre	2 miles	3 mins
A34	6.8 miles	15 mins
Manchester Airport	10 miles	25 mins
M56	10.7 miles	25 mins
M60	11 miles	22 mins
M6	16.5 miles	33 mins
Manchester City Centre	17.7 miles	33 mins

# A SUSTAINABLE FUTURE

Prioritising sustainability is a must, businesses can not only reduce their environmental impact but are key to building trust and demonstrating a commitment to a sustainable future. Here is what we're doing to help:



## Zero Scope 2 Emissions

Our tenants have ZERO scope 2 emissions from our renewable energy products we supply, in accordance to the GHG Protocol Scope 2 Guidance.



## LED & PIR Motion Detection Lighting

Installation of LED motion detecting, PIR lighting to reduce energy usage, eliminating the possibility of leaving the lights on.



## Public Transport

Lyme Green buses support sustainable commuting with a bus stop outside the entrance and train station within walking distance.



## Cycle Hubs

Introduction of cycle hubs across our portfolio, a safe and secure place to keep bikes under cover, helping to advocate for sustainable forms of transport.



## Zero Landfill

We recycle the majority of our waste and separates non-recyclables to be used to generate electricity at a waste - to - energy facility producing ZERO landfill.



## Renewable Energy

We support our clients on their net-zero journey by supplying them with certified 100% renewable electricity across our entire 8 million sq ft portfolio.



## Showers at Our Offices

Installation of economically friendly showers. Ideal for encouraging green commuting options with trip-end facilities.



## Zero Radioactive Waste

Zero Radioactive waste as a landlord.



## MEETING ROOMS FOR HIRE

**Orbit**  
S P A C E S

Orbit Spaces offer a range of meeting rooms for hire with varying capacities, starting at 1 person all the way up to 50 people or more, at modern buildings conveniently located in cities around the UK.

Booking your next meeting room is made simple using our user-friendly booking engine. Our flexible booking policy allows for rooms to be hired for both short-term and longer periods, with same-day notice in cases where availability allows. All our meeting rooms are equipped with the following:



Internet



Air-Conditioning



Tea & Coffee



Large Display



Security Lock



**MEETING ROOM  
AVAILABLE AT  
BEECHFIELD HOUSE**

[WWW.ORBITSPPACES.CO.UK](http://WWW.ORBITSPPACES.CO.UK)

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