


# THE PARK WAY

# 5

**WORKSPACE FOR 2 - 30 PEOPLE**





**ALL THE BENEFITS OF A RELAXED,  
LANDSCAPED, BUSINESS SETTING WITHIN  
A FEW MINUTES OF THE CITY CENTRE  
AND THE COMMUNITIES OF DIDSBURY,  
CHORLTON AND FALLOWFIELD.**



**MEDIA CITY**

**CHORLTON**

# A PROMINENT AND ACCESSIBLE LOCATION

1



On-site  
car parking



Public transport access  
on your doorstep



Cycle and shower  
facilities

**MANCHESTER  
AIRPORT**

**MANCHESTER CITY CENTRE**

**ALEXANDRA PARK**



**5**

**4**

**3**

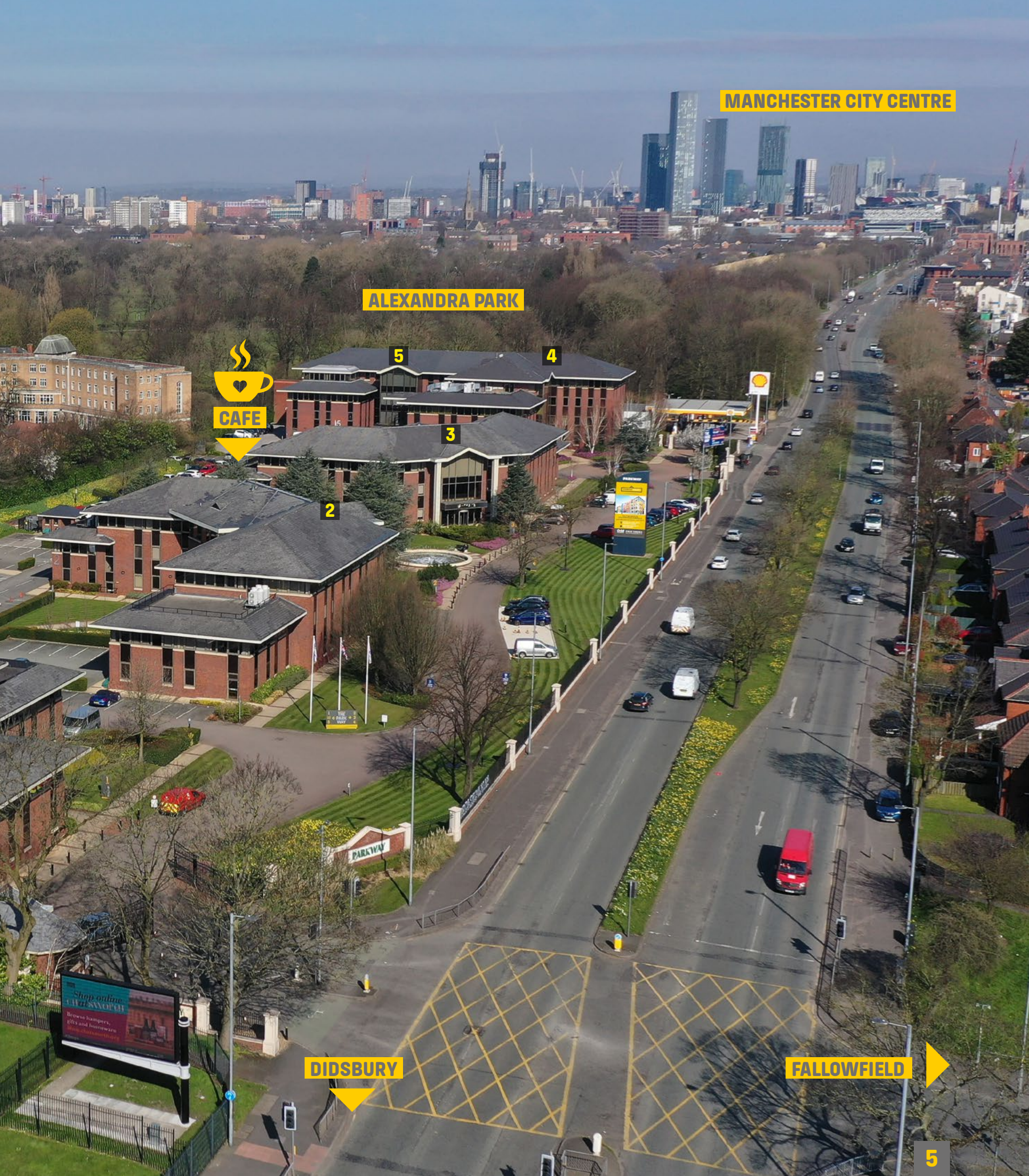
**2**

**PARADISE**

**DIDSBURY**

**FALLOWFIELD**

**5**





## OUR ON-SITE CAFÉ AND POP UP SEASONAL FOOD TRADERS PROVIDE CHOICE AND VARIETY TO WORKLIFE

The café offers an ideal outdoor terrace seating area, perfect for summer months. It's fully equipped with wi-fi meaning it's the ideal location to take a break from your desk, catch up with a colleague or simply grab a coffee.

The café can also offer catering services and provides seasonal events and outdoor activities throughout the year.

In addition to the permanent offering within the café, artisan food traders bring a variety of food to the park on a monthly basis in their unique food trucks.





# LOCAL AMENITIES

The Parkway is within a short distance of the thriving and affluent suburbs of South Manchester, from the hustle and bustle of West Didsbury, synonymous with independent & community-focused retailers, Burton Road is the focal point of this retailing and leisure destination, through to Didsbury Village one of Manchester's most desirable residential locations.

This puts an excellent range of amenities within easy reach including Tesco Express, RX Gym, The Metropolitan, Piccolini, Lime Tree Restaurant, The Boulevard Deli and Burton Road Bakery.

Alexandra Park is adjacent to The Parkway providing 60 acres of treelined pathways and open spaces, the park was re-developed bringing the original landscape and community facilities back to life and provides the perfect backdrop for a walk, run or simply to relax.

Manchester City Centre with all its amenity is within a 10 minute drive.



# A TALENTED WORKFORCE WITHIN EASY REACH

Existing customers on the Parkway Estate benefit from a locally based talented workforce that can easily access the park. City centre dwellers and those in the local suburban areas of Chorlton, Stretford, Whalley Range, Withington, Didsbury and Fallowfield have the choice of an easy commute by car, bus, cycle or even walking.

The excellent parking ratio ensures staff that live further away and travel by car can easily park in a secure car park without the excessive parking costs of the city centre or the inconvenience of the increased delay and journey time that comes from inner city congestion.



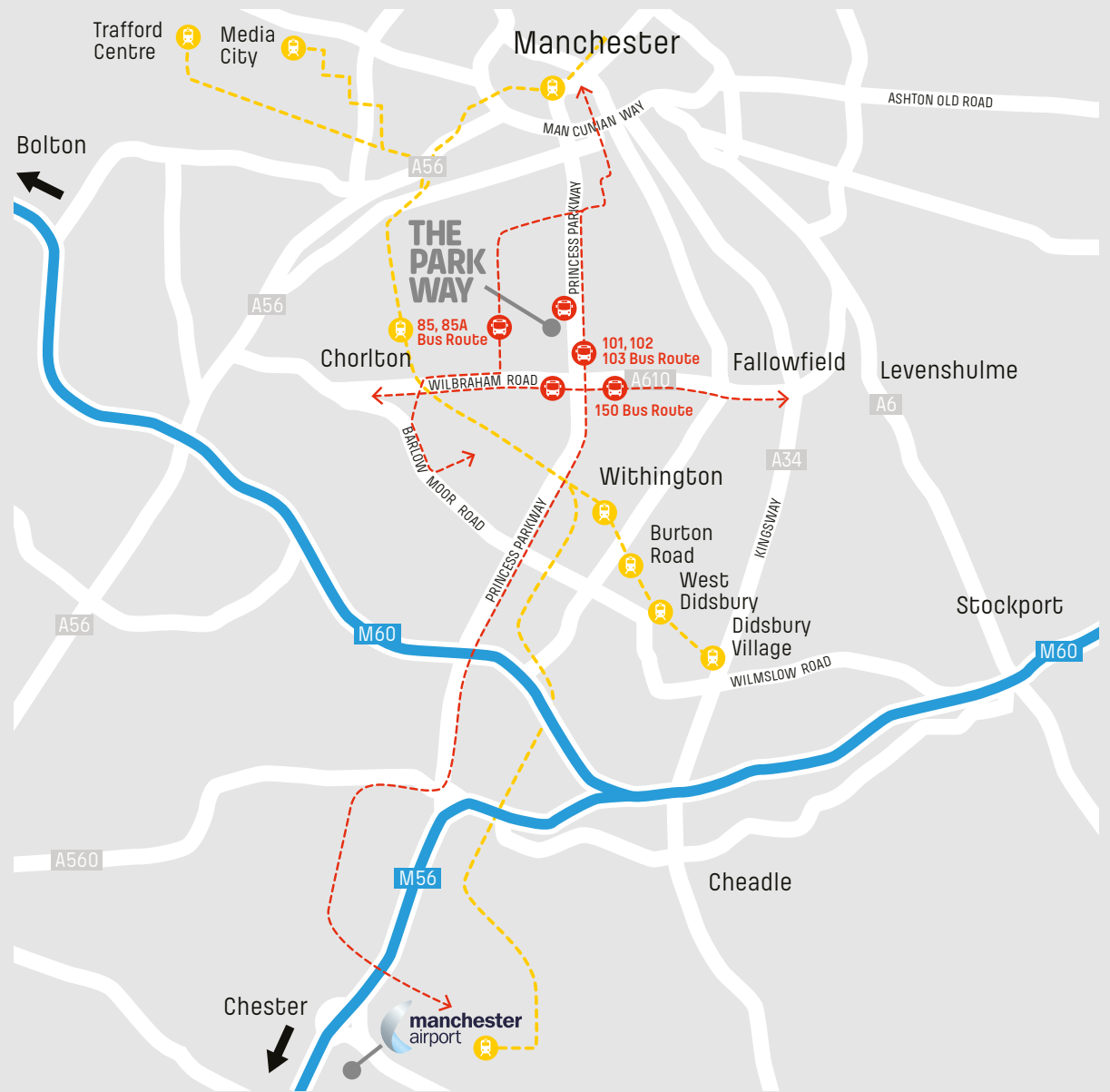


# TRANSPORT CONNECTIVITY

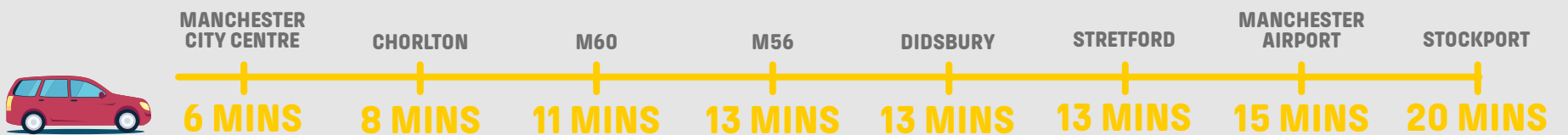
The Parkway is ideally located on Princess Parkway, well positioned between the city centre, Chorlton, Withington and Didsbury.

Heading North will take you to Manchester City Centre offering fantastic connections across the country. Manchester Piccadilly Train Station provides nationwide and local links and is a ten minute taxi journey away.

Heading South on Princess Parkway will take you towards Manchester Airport, which now offers flights to over two hundred destinations worldwide and growing. You will also be able to easily access the M56 and M60 motorways providing routes to Stockport, Warrington, Chester, Bolton and nationwide.



## DRIVE TIMES



## BUS ROUTES

### 85, 85A, 101, 102, 103

are accessible from the doorstep of The Parkway and serve the following locations:

- CHORLTON / METROLINK**
- MANCHESTER CITY CENTRE**
- MANCHESTER AIRPORT**
- WYTHENSHAW HOSPITAL**

The 150 bus route runs East - West from Stretford to Levenshulme and beyond.

All of these destinations feature transport hubs offering further connections.





## THE PARKWAY 5

### PARKWAY 5 OFFERS A FANTASTIC OPEN PLAN OFFICE SPACE IN AN ICONIC BUSINESS LOCATION

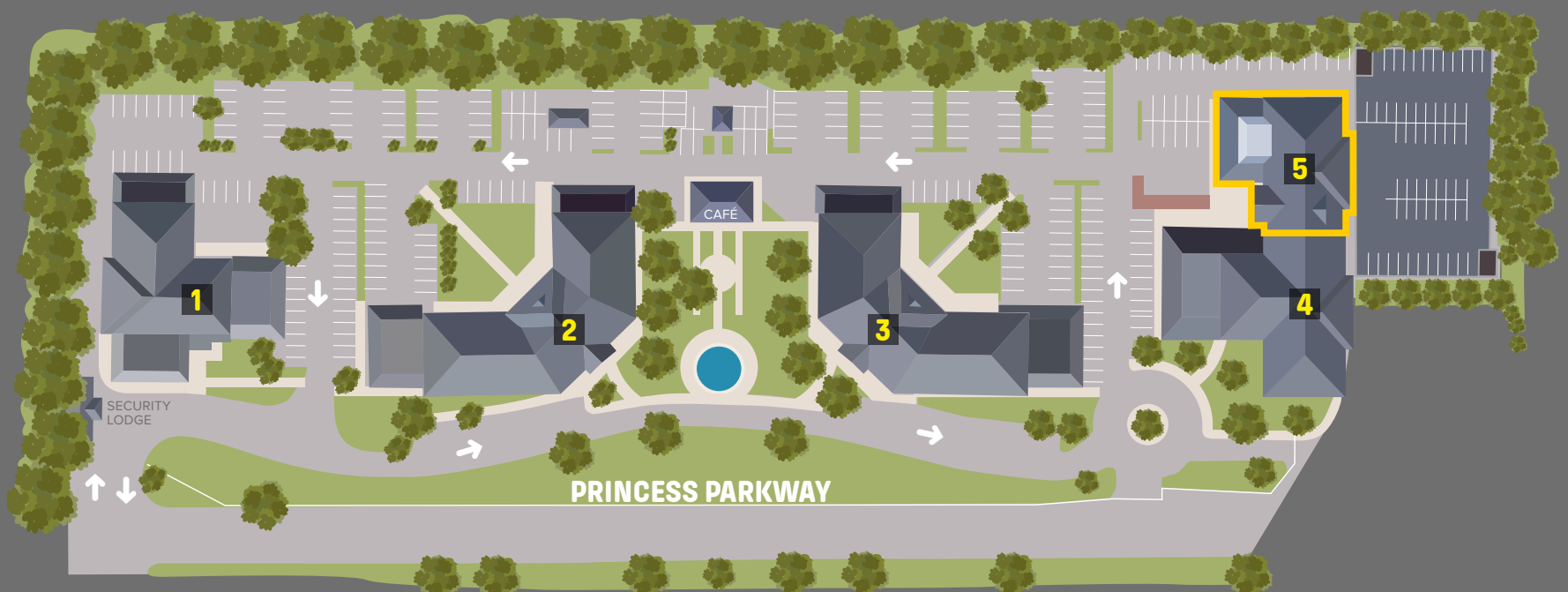
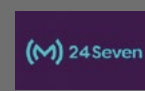
The suites have been refurbished to a high standard with new LED lighting and the accommodation benefits from air-conditioning. These high quality finishes run throughout the building.

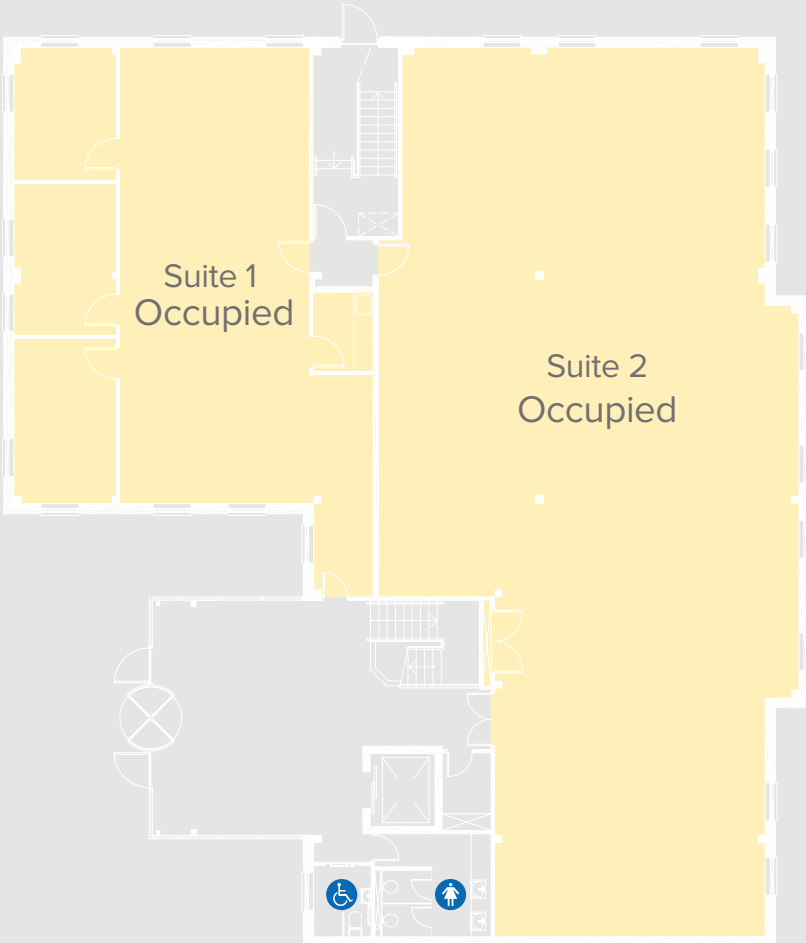
Third floor benefits from an extensive high-spec fit-out including: offices, meeting rooms, comms room and is CAT5e cabled, which can be retained in full or part, helping to reduce fit out costs for customers.

The modern reception area provides a welcome greeting to customers and staff alike and access to the offices is available 24/7.

### SPECIFICATION

- VRV air-conditioning system
- Full accessed raised floors
- Suspended ceilings with LG7 lighting
- Double glazed opening windows
- Shower and bike facilities
- Our telecoms & data partner 4Tech can connect you within 24 hours





# GROUND FLOOR LET

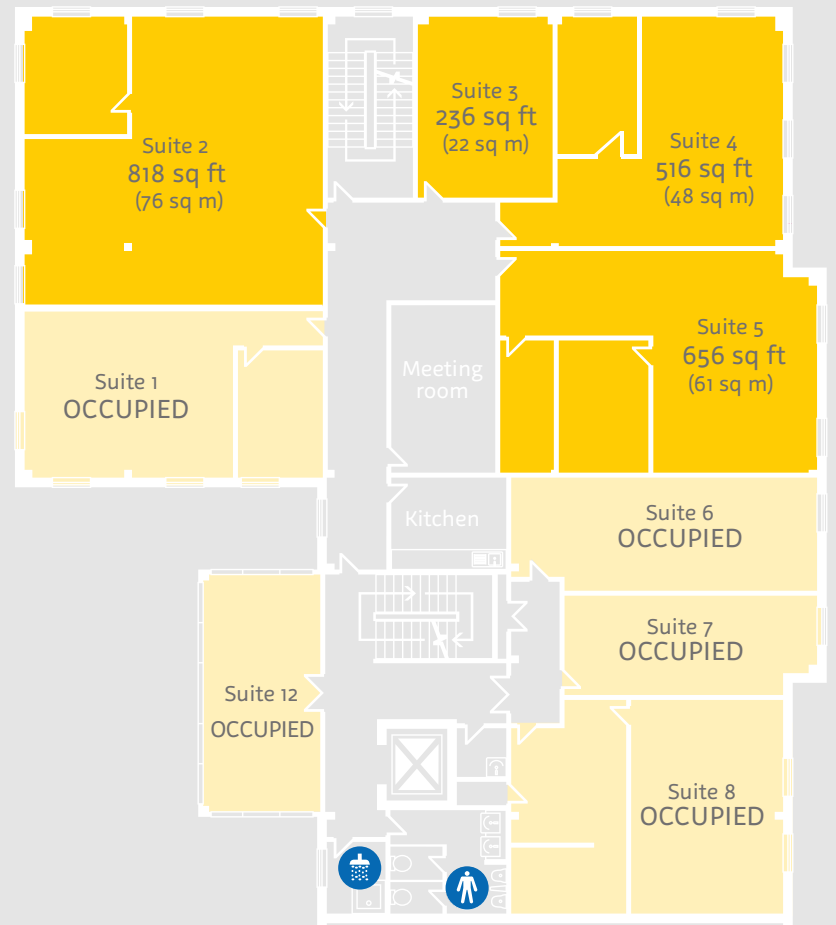
The existing fit-out can be retained in full or part or removed completely so a bespoke fit-out can be created.





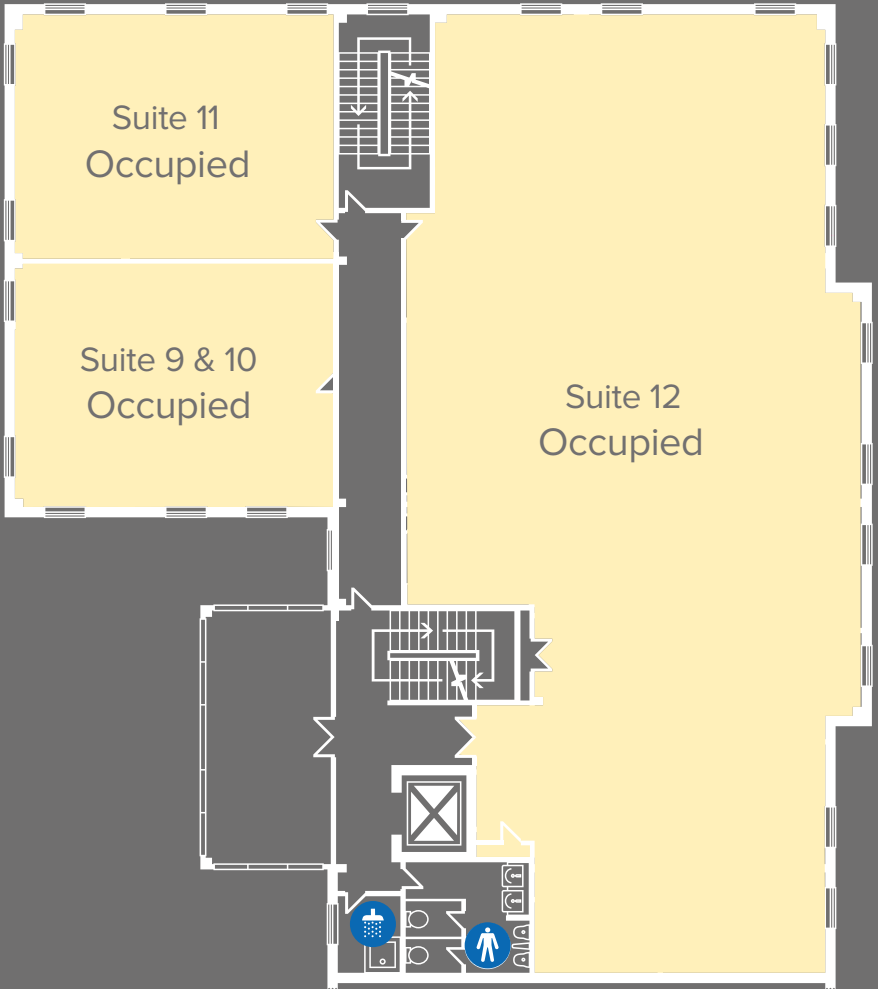
**SUITES 2, 3, 4 & 5 FIRST FLOOR**

**818, 236, 516 & 656 SQ FT**  
**76, 22, 48 & 61 SQ M**



Suites are available on managed office agreements with 12 months contracts and all-inclusive cost.

# SECOND FLOOR LET



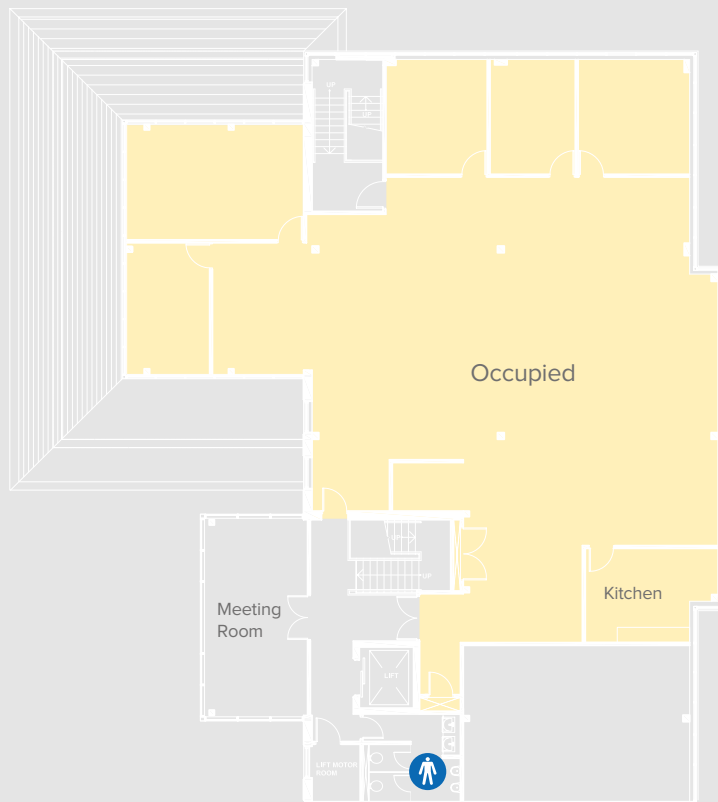
Shows existing fit-out



# THIRD FLOOR LET

Shows existing fit-out

## EXISTING FIT OUT



The existing fit-out can be retained in full or part or removed completely so a bespoke fit-out can be created.

## ILLUSTRATIVE NEW FIT-OUT



- 24 x Desks open Plan Office (1800mm)
- 4 Person Meeting Room
- Comms Room
- Collaboration Area
- Kitchen / Breakout area
- 6 x Agile Working Desks (1600mm)

**THE  
PARK  
WAY**

**5**

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For more information or to arrange a viewing

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