



**175 years  
in the making**



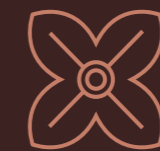
**Abney Hall**



## Surrounded by nature...

Set within the grounds of Abney Park, Abney Hall is a Grade-II listed building constructed in 1847 and surrounded by landscaped gardens and over 200 acres of stunning parkland.



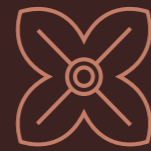


## And history

Built initially as a private home, the original hall benefits from intricate Victorian architecture and unique period features designed by A.N.N. Pugin and J.G. Crace – the interior designers who worked on St. Stephen’s Chapel in the Houses of Parliament.

Internally, the grand main entrance gives way to an ornately tiled hallway and carved wooden staircase that leads you to a collection of characterfull small suites. With unique period features ranging from historic fireplaces, stained glass windows and even chandeliers featuring in some our office spaces, Abney Hall is sure to make a lasting impression.

# 1847



## Rich in heritage

Originally built in 1847 by cotton magnate Alfred Orell, the mansion has seen many famous faces over the years: Prince Albert - Queen Victoria's husband, Victorian Prime Minister Benjamin Disraeli, King Edward VII, Prime Minister William Gladstone and Agatha Christie, who was a frequent visitor, penned two novels here.

In 1878 owner Sir James Watts left the hall to his family until the last Mr. Watts moved out in 1958. Abney Hall was then sold, becoming Cheadle Town Hall, where it stayed with the council for over two decades.

Bruntwood took over the property in 1983 to develop statement workspaces rich in history and character. Much of the original features remain, and the reimagined suites draw influence from its original British heritage, creating classic and timeless spaces.





With space to be inspired

# Great work comes from a great place of work

Ideal for companies looking for something different from their workspace, Abney Hall offers a truly extraordinary backdrop for your business.

With a range of suites infused with individual character available on flexible leases, we can offer adaptable spaces to reflect your business needs as and when they change. Spaces range from 260 sq ft so you can be sure we'll find a workspace solution that supports your company as your needs change and your business flourishes.

Not only that, our private communal spaces and serene outdoor parkland provide space for you to escape the city's noise. Whether you find your focus in the lounge or take a refreshing stroll around the grounds, Abney Hall provides the ideal environment for you and your team to unlock your full potential.



Characterful small office suites with unique period features



24 hour access



On-site parking



Flexible leases



360  
TOUR





Space to make your mark



# Here & now

Nestled between city lights and quiet countryside, Cheadle Village is the epitome of leafy suburban life.

Home to an array of restaurants, bars, cafes and supermarkets, even the most avid of foodies will be spoilt for choice.

If you're driving into the office or expecting guests, Abney Hall benefits from ample on-site parking and has convenient access to both the M60 and M56.

The East Didsbury transport interchange for bus, rail and Metrolink connections is also just 15 minute walk away. Plus, with showers and bike storage on-site you'll have all the tools at your disposal for an active commute.

## Hotels

- 1 Village Hotel
- 2 Waterside Hotel & Leisure Club
- 3 Didsbury House Hotel

## Amenities

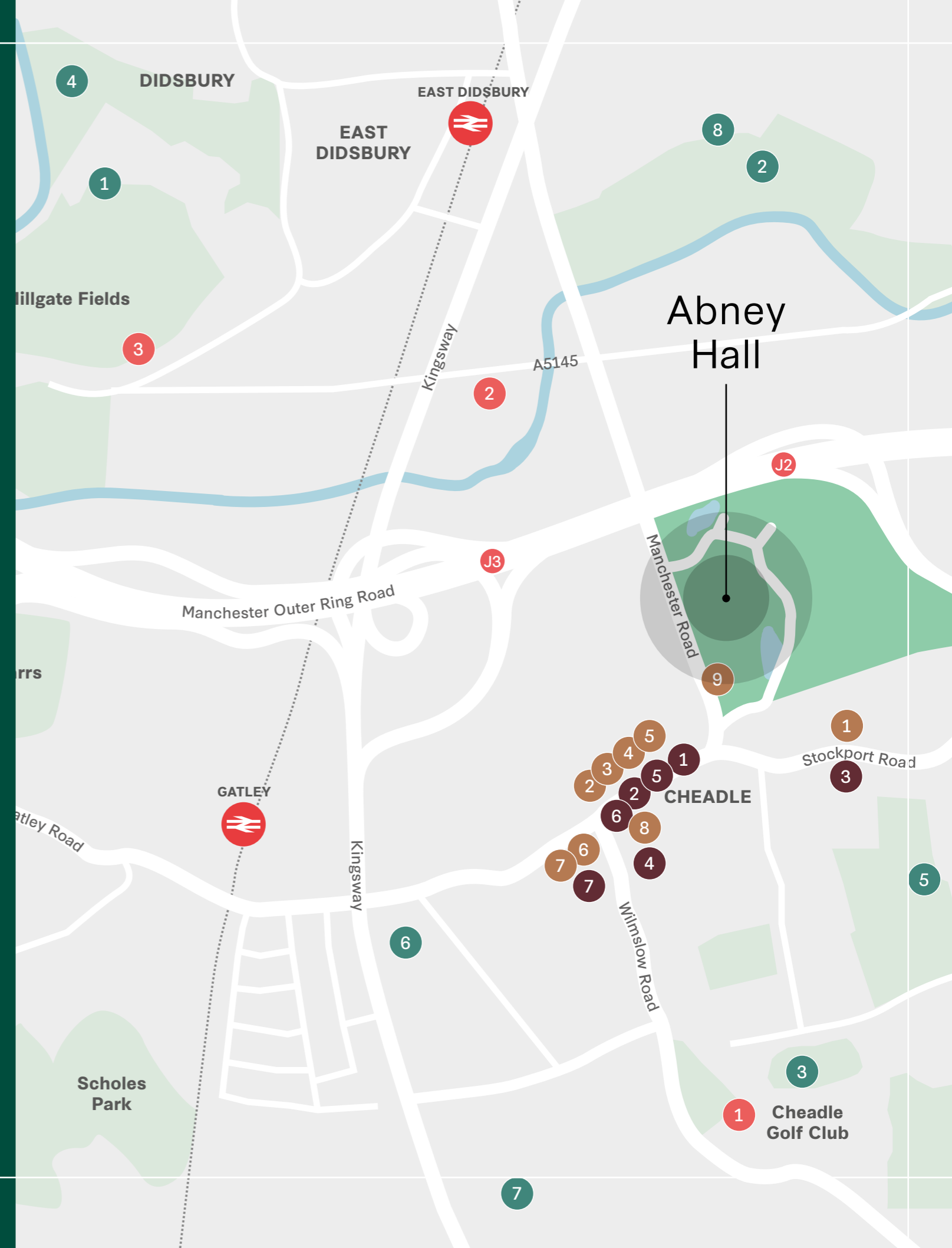
- 1 Costa Coffee
- 2 Starbucks
- 3 BP Garage
- 4 Tesco Express
- 5 Sainsbury's Local
- 6 Greggs
- 7 Subway

## Drinking & Dining

- 1 The Red Lion
- 2 The Royal Oak
- 3 The Crown Inn
- 4 Ratatouille Cafe Bar
- 5 Turkish Bistro
- 6 Istanbul Grill
- 7 Bellini's Italian Restaurant
- 8 Sugar Crush Cakes
- 9 Ashlea Pub

## Leisure

- 1 Fletcher Moss Botanical Gardens
- 2 Heaton Mersey Valley and Nature Park
- 3 Cheadle Golf Club
- 4 Disbury Golf Club
- 5 Cheadle Town Football Club
- 6 Cheadle Cricket Club
- 7 Barcheston Tennis Club
- 8 Burnage Rugby Football Club







# Leased Offices

**Our leased offices are for companies that want to personally build a work environment in their own image.**

We provide the space and a place in the Bruntwood community, but the rest is completely down to you. It's a blank canvas for your business, ready to customise to your liking.

Lease to any size and scale up or down with flexible contracts. Bring your own furniture. Manage your own bill payments. Brand your surroundings as you see fit. If preferred, we'll add an end-to-end design and fit-out service, led by the Bruntwood team.

## **What's included:**

Furnished or unfurnished private office for you to customise

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24/7 building access

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Use of communal business lounge

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Shower and cycle store

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25% off meeting room bookings for any Bruntwood venue

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Access to the Bruntwood customer app

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Optional design and fit-out services

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**New  
for  
2024**

## Fully Furnished

Whether you're a start-up or growing business looking for a quick and easy office move, our fully furnished option is the choice for you.

Abney Hall currently offers offers impressive ready-made workspaces, each with their own individual character and original features. The suites are amongst the most ornate in the building with new desks, chairs, lighting and soft furnishings to add a contemporary feel. All plants, fabrics and patterns have been inspired by the parkland and wildlife surrounding the building, creating an inspiring environment for your team.

It's the perfect choice for those looking for a simplified solution. Additionally, this option streamlines the process, giving you more time to comfortably settle your team and business into its new home at Abney Hall.




# Space to unwind

A happy, healthy workforce is the key to ensuring the productivity and prosperity of your business. That's why Abney Hall's communal areas and leafy open spaces have been designed to bring balance to your every day.

 200 acres of parkland

 Communal lounge

 Access shower facilities

 Bicycle storage

 Dog friendly

 Walking routes



Explore further:  WATCH THE VIDEO

Escape the ordinary

# Sustainability at Bruntwood

## At Bruntwood, we work to create thriving cities

Recognising the urgency of the climate crisis, and driven to create change from within the commercial property sector, we are committed to developing a sustainable and fair future for our communities by reinventing with the planet in mind.

We've committed to operating at net zero in the spaces that we control by 2030 - but we know that it's what we do in the immediate future that really matters.

In Didsbury, we're building the UK's lowest carbon new build workspace - EvØ. This fully electric building will have a unique, sustainably-sourced, timber frame that will be capable of absorbing and storing high volumes of carbon.

We're also investing heavily in renewable energy and, in 2022, we purchased an industry-first 42.4% share in Kirk Hill wind farm (Scotland). By spring 2024, we'll be able to fulfil 80% of Bruntwood's current electricity demand through renewable energy - a huge milestone in achieving our net zero ambitions and supporting the industry's transition to sustainable energy.



**Williams  
Sillitoe**

**Edwards & Co**

**Abney Hall  
Cheadle  
Cheshire  
SK8 2PD**

For more information please call us  
or visit the website:

**0161 233 7877**  
**bruntwood.co.uk**

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