

TO LET 8,339 SQ FT HIGH QUALITY FULLY FITTED & FURNISHED OFFICE SUITE



GLASSHOUSE

ALDERLEY PARK, CONGLETON RD, ALDERLEY EDGE, MACCLESFIELD SK10 4TG



GLASSHOUSE

ALDERLEY PARK

A PLACE WHERE IDEAS FLOURISH
AND BUSINESSES GROW.

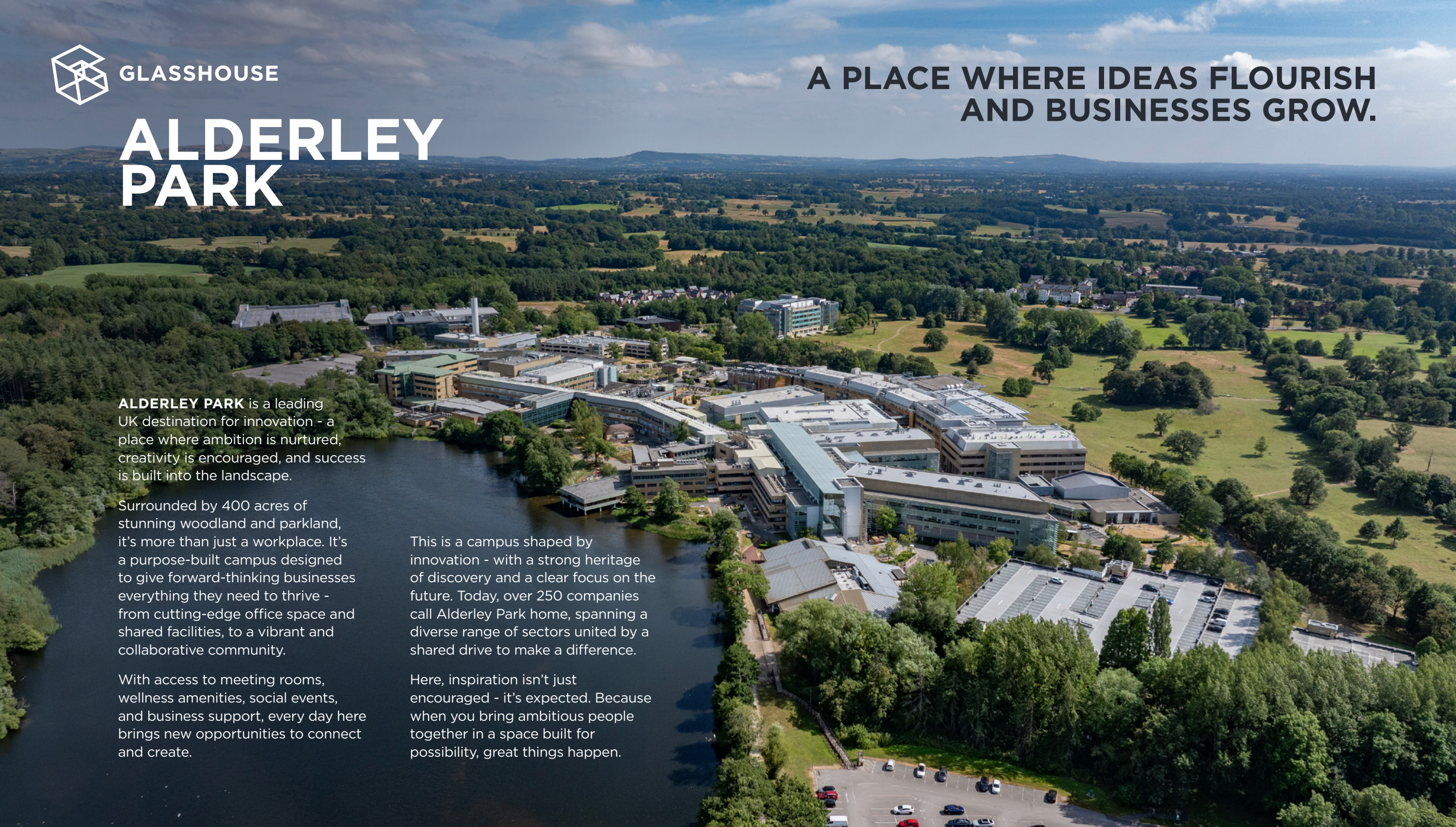
ALDERLEY PARK is a leading UK destination for innovation - a place where ambition is nurtured, creativity is encouraged, and success is built into the landscape.

Surrounded by 400 acres of stunning woodland and parkland, it's more than just a workplace. It's a purpose-built campus designed to give forward-thinking businesses everything they need to thrive - from cutting-edge office space and shared facilities, to a vibrant and collaborative community.

With access to meeting rooms, wellness amenities, social events, and business support, every day here brings new opportunities to connect and create.

This is a campus shaped by innovation - with a strong heritage of discovery and a clear focus on the future. Today, over 250 companies call Alderley Park home, spanning a diverse range of sectors united by a shared drive to make a difference.

Here, inspiration isn't just encouraged - it's expected. Because when you bring ambitious people together in a space built for possibility, great things happen.





GLASSHOUSE

A RARE HAVEN FOR INNOVATIVE, TECH COMPANIES
OFFERING AFFORDABLE, HIGH QUALITY OFFICE SPACE,
JUST OUTSIDE MANCHESTER.

RESTAURANT

CONFERENCE
CENTRE

LABORATORIES

KEY WORKER
HOUSING



GLASSHOUSE

MULTI-STOREY
CAR PARK

ROYAL LONDON
HOUSE





GLASSHOUSE

MORE THAN JUST A WORKPLACE

Purpose built for startups and scale-ups, Glasshouse is 150,000sq ft of high-quality office space made for fast-growing businesses - offering the flexibility, connectivity and energy needed to accelerate progress.

Whether you're part of a growing tech company, creative venture or digital-first business, Glasshouse provides a vibrant, collaborative environment.

With shared lounges, meeting rooms, and regular community events, Glasshouse is more than just a workspace - it's a catalyst for growth.



24/7
SELF SERVE



MEETING
ROOMS



CYCLE STORE
& REPAIR HUB



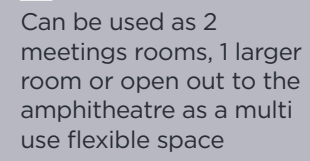
SHOWERS

A VIBRANT, COLLABORATIVE ENVIRONMENT



ACCESS TO ALL OF GLASSHOUSE'S SHARED WORKING AREAS AND BREAKOUT SPACE





GROUND FLOOR SUITE PROVIDING 8,339 SQ FT OF GRADE A OFFICE SPACE

- 42 workstations with ample space for more desks
- Reception and soft seating area
- Ampitheatre space
- Library/business lounge
- 2 x 12 person meeting rooms
- 2 x phone/zoom booths
- Pool table/break out space
- Fully-fitted kitchen
- 7 x multi-use rooms/office/meeting rooms
- 3 landing pods
- Server room
- Fully network cabled
- VRF Air conditioning
- Full access raised floor
- 30 Car Spaces





GLASSHOUSE



BREAKOUT
SPACES



42 WORKSTATIONS



MEETING
PRESENTATION





PLACES TO CHAT



CHANCE TO CHILL



GLASSHOUSE



FORMAL WORKSPACES



GLASSHOUSE

GETTING HERE

**ALDERLEY PARK IS EASILY ACCESSIBLE
AND WELL CONNECTED TO THE UK,
EUROPE AND THE REST OF THE WORLD**



15 MINUTES FROM
MACCLESFIELD
AND **WILMSLOW**
TRAIN STATIONS



4,500
CAR PARKING
SPACES



20 MINUTES
TO **MANCHESTER**
AIRPORT



ELECTRIC VEHICLE
CHARGE POINTS
ACROSS THE PARK



35 MINUTES FROM
MANCHESTER
CITY CENTRE
UNIVERSITIES
AND HOSPITALS



CYCLE ROUTES TO THE
PARK FROM **WILMSLOW**,
MACCLESFIELD
AND **ALDERLEY EDGE**
TRAIN STATIONS



15 MINUTES FROM
MACCLESFIELD
AND **WILMSLOW**
TRAIN STATIONS

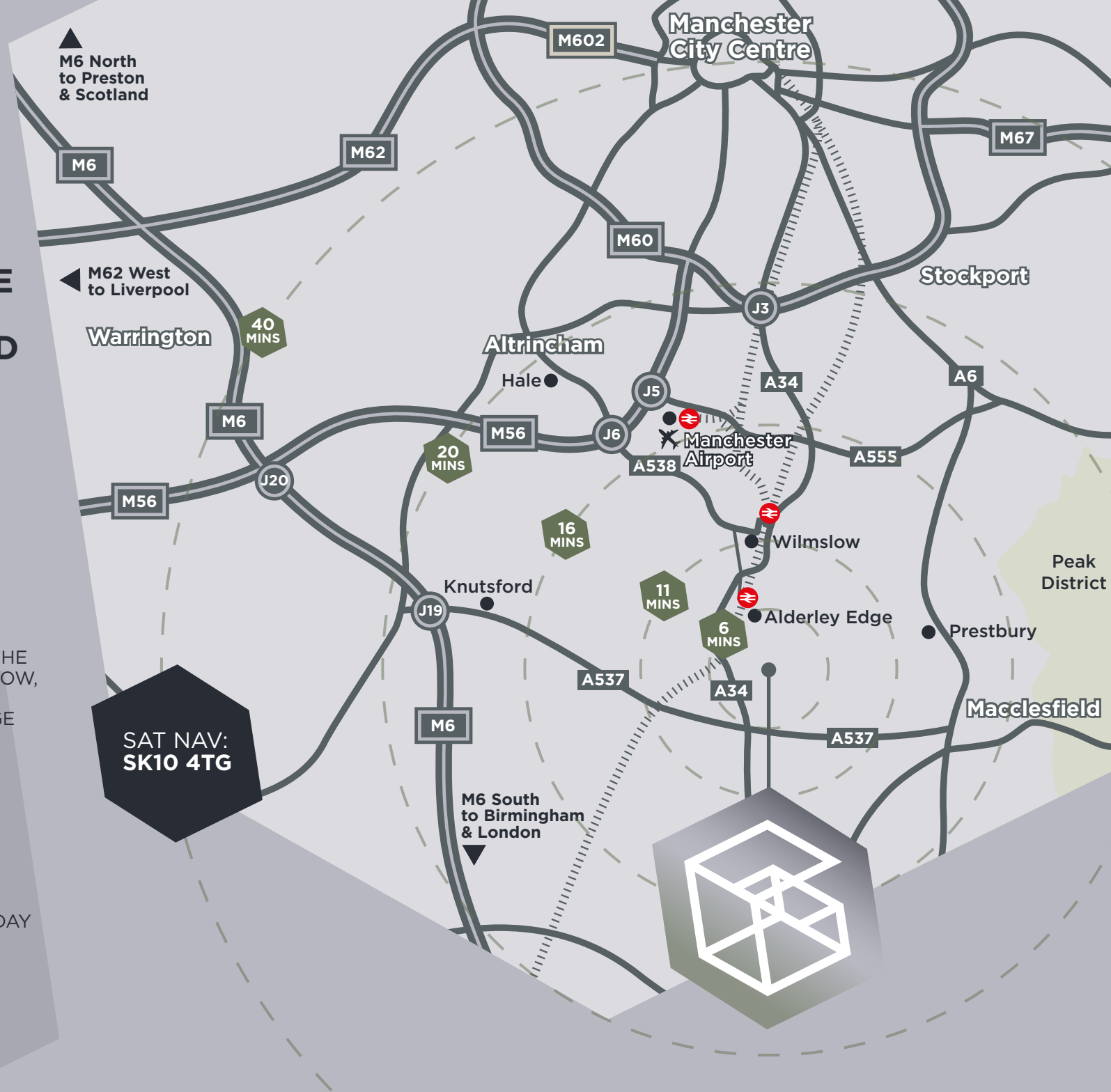


LIFT SHARE
SCHEME



2 PUBLIC BUS
ROUTES RUNNING
EVERY 30 MINUTES
THROUGHOUT THE DAY

Alderley Park has a variety of partnerships with local hotel and taxi companies, to make everything about visiting Alderley Park just that little bit easier.





GLASSHOUSE

TRAVEL TO ALDERLEY PARK JUST GOT EASIER - AND GREENER.

An new electric bus service, launched in partnership with Zeelo, offers hourly, zero-emission journeys to Alderley Park from Wilmslow and Macclesfield train stations. Whether for work, meetings or a visit to the Park, this service provides a convenient, affordable and sustainable way to travel.



**ZERO
EMISSIONS**

Passengers can book tickets and track the shuttle in real time using the Zeelo app, making travel to Alderley Park more efficient than ever. By offering a low-carbon alternative to car travel, the service



**£2 PER
JOURNEY**

helps reduce congestion and supports a cleaner, more connected campus. To book a journey or check the timetable, simply download the Zeelo app.



**REGULAR SERVICE
THROUGH THE DAY**

**Click or scan
to Download:**





GLASSHOUSE

SPACE TO RECHARGE

ALDERLEY PARK blends business and balance with a range of on-site amenities to support both your workday and your wellbeing.

Enjoy an energising lunchtime workout at the gym, grab coffee with colleagues at one of the cafés, or unwind with a stroll through the woodland trails.

With regular events, wellness programmes, and a buzzing community at your fingertips, you'll feel the difference from day one. Because where you work should work for you.

THE APIARY

Apiary is designed to offer a welcoming space for collaboration and meaningful connection, located in Alderley Park's beautiful, rural parkland, nature trails, and farmland surroundings. Featuring a brand new bar and the 'Hive' auditorium which has capacity for over 200 guests, the venue is ideally suited to host everything from parties and private events to high-profile conferences, keynote speeches and corporate meetings.



PARK RUN

If you like your exercise then you will want to take advantage of the many walking, running and cycling routes set within 400 acres of idyllic parkland. From trail terrain to parkland and farmyard paths, experience the magic of Alderley Park by foot.

PURE PADEL

Experience the world's fastest growing sport! Located within Everybody @ Alderley Park, Pure Padel offers 3 courts with floodlights alongside professional padel coaches present all week.

HEALTH & FITNESS STUDIO

The state-of-the-art facility is home to a health and fitness studio, immersive cycling studio, sports hall, tennis court, five-a-side all weather football pitch, plus a cricket pitch.

DOWNLOAD THE BRUNTWOOD APP

Book meeting rooms, RSVP to events, and receive exclusive discounts. Available from:





GLASSHOUSE

MEET THE NEIGHBOURS

GLASSHOUSE BRINGS TOGETHER A VIBRANT,
THRIVING COMMUNITY OF LIKE-MINDED,
FORWARD-THINKING BUSINESSES

 AIRSHIP

 SAP

 CURRENTBODY
THE BEAUTY DEVICE EXPERTS

 Quint

 Regit®

 BOEING

 Venn.


Zenzium

 veramed

 LOKULUS



GLASSHOUSE

ALDERLEY PARK, CONGLETON RD, ALDERLEY EDGE, MACCLESFIELD SK10 4TG



TERMS

The accommodation is available by way of an effective full repairing and insuring lease which expires on the 1st June 2032.

RENT

The passing rent is £20.psf. Rental of the car spaces is an additional £15,000 per annum.

VAT

The property is elected for VAT.

EPC

A copy of the EPC can be provided on request.

AML

In accordance with UK AML regulations, the incoming tenant will be required to satisfy AML requirements as to the source of the funds used to

FURTHER INFORMATION

If you require further information or wish to arrange a viewing of the property then please don't hesitate to contact:

Richard Dinsdale
rdinsdale@edwardsprop.com
07801 294770

Oliver Woodall
owoodall@edwardsprop.com
07741 634874

Edwards.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. August 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk