

# TO LET

High quality refurbished offices, connected  
and ready for immediate occupation.  
From 1,915 sq. ft. to 16,000 sq. ft.  
(177.9 - 1,487sq. m.)



**Egerton House**  
Towers Business Park,  
Didsbury, M20 2DX

## EGERTON HOUSE

Right in the heart of South Manchester's fashionable Didsbury suburb and on the doorstep of Manchester City Centre, Egerton House is set within the prestigious Towers Business Park.

Fully connected and ready for immediate occupation, the offices combine functionality and style, and benefit from a combination of woodland environment and proximity to city life that provides the perfect office location.

View a virtual tour of the premises:

- North Entrance
- South Entrance



# A THRIVING BUSINESS LOCATION

- 24-hour security
- Air conditioning
- Full access raised floors
- Excellent natural light
- Passenger lift
- Bicycle racks
- Landscaped gardens
- Picnic areas
- Exercise zones
- Shower facilities
- Lockers
- Public WiFi
- 94 on-site car spaces (1:253 sq ft)
- Well lit car park
- Electric Vehicle Charging Points
- CCTV surveillance
- On-site cafe



## THE TAYLOR SUITE

1,915 SQ. FT.

- Fully refurbished
- Open plan and fully fitted offices available
- High quality carpet and wall decoration
- Suspended ceiling and LED lighting
- Fully air-conditioned
- Raised floors
- Large windows provide excellent natural light
- On-site secure car parking





## THE WORTHINGTON SUITE

3,120 SQ. FT.

- Fully refurbished
- Open plan and fully fitted offices available
- Private kitchen, including boiling water tap
- Separate glazed office/meeting space
- High quality carpet and wall decoration
- Suspended ceiling and LED lighting
- Fully air-conditioned
- Raised floors
- On-site secure car parking



## PERFECTLY SITUATED

Didsbury high street is just a few minutes walk away offering ample bars, restaurants, supermarkets, shops and banks, along with Parris Wood leisure complex. Access is excellent via road - the A34 is just minutes away - and the site is well served by bus, East Didsbury Metrolink and rail services (all fewer than 10 minutes' walk away). Manchester city centre is a 10 minute drive away, and Manchester Airport is easily accessible via the motorway network.

Egerton House, located within Towers Business Park, is situated in an attractive, established yet quiet setting off Wilmslow Road (A5145). Just minutes away from Junctions 2, 3 & 4 of the M60 motorway that provides fast road links to the North West and beyond.

East Didsbury Station	5 min walk
Manchester City Centre	10 min drive
Manchester Airport	10 min drive



## A CONVENIENT AND VIBRANT LOCATION

- Nuffield Health Gym
- Parrs Wood Leisure Complex
- Fletcher Moss Park
- Tesco
- Boots
- Marks & Spencer
- The Deli Didsbury
- Bisous Bisous
- The Botanist
- Albert's
- Gusto
- The Didsbury



# PERFECTLY CONNECTED FOR BUSINESS

Didsbury is a thriving, fashionable part of Manchester offering an inspiring mix of businesses and people.

Egerton House has an impressive array of business neighbours including British Airways, John Lewis, Cisco Systems and Oracle.



**TOWERS BUSINESS PARK**

**DIDSBURY VILLAGE**

**DIDSBURY METRO LINK**

**WILMSLOW ROAD**

**MANCHESTER CITY CENTRE**

**EGERTON HOUSE**

**EAST DIDSBURY TRAIN STATION**

**A34 KINGSWAY**

**PARRS WOOD COMPLEX PLUS**

**EAST DIDSBURY METRO LINK**

## Rent

Available upon request.

## Parking

On site car parking spaces are available at a ratio of 1:253 sq ft and charged in addition to the rent.

## Service Charge

There will be a service charge payable to cover the upkeep and maintenance of the common areas.

## Lease

The premises are available for a term of years to be agreed incorporating rent reviews at appropriate intervals.

## EPC

EPCs for the various suites are available upon request.



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