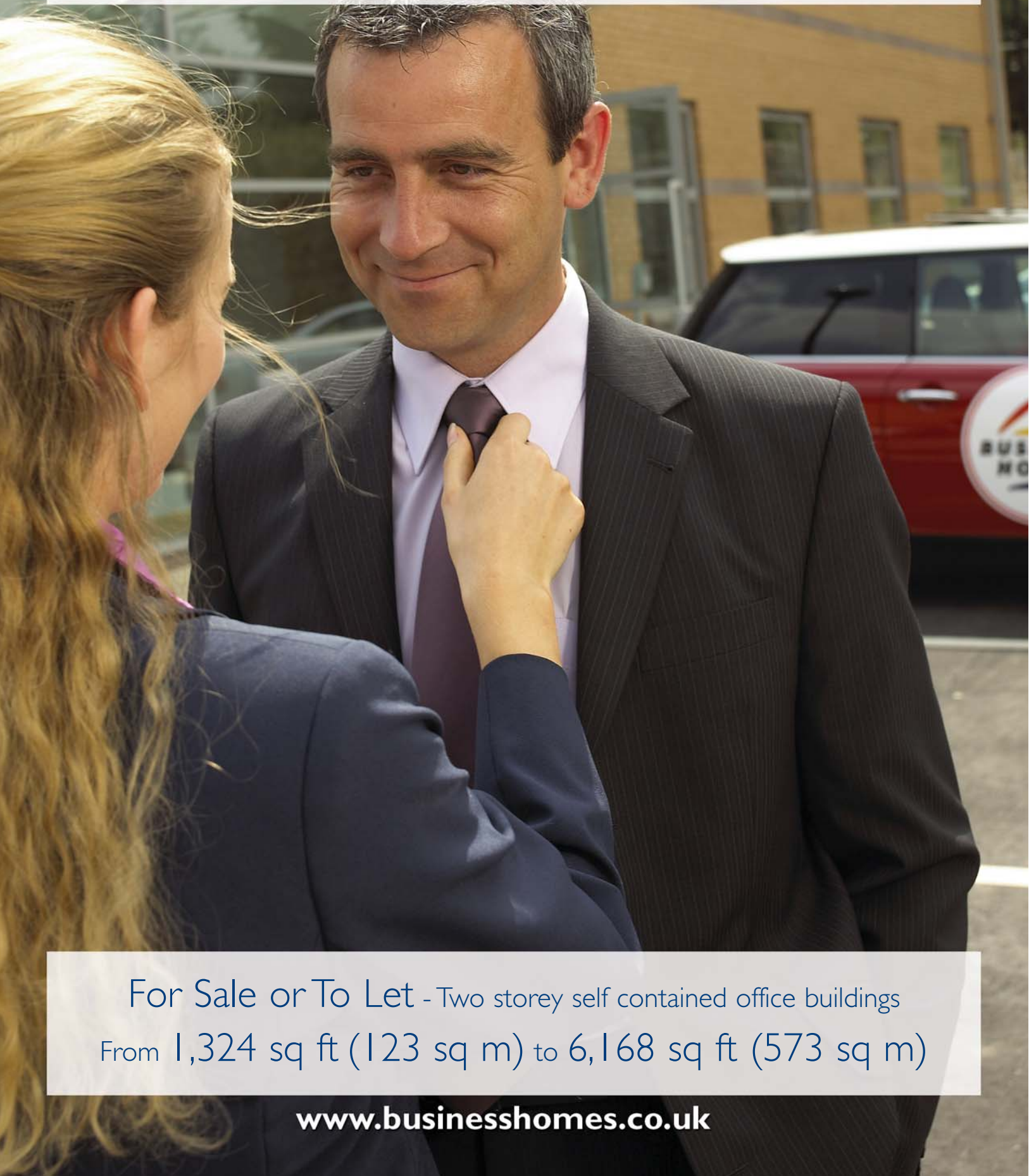




comes to...

Christie Park

CHRISTIE FIELDS, MANCHESTER



For Sale or To Let - Two storey self contained office buildings
From 1,324 sq ft (123 sq m) to 6,168 sq ft (573 sq m)

www.businesshomes.co.uk



Making work
a pleasure...

Our buildings have been designed over a number of number of years as a result of our customer feedback. We provide highly flexible accommodation which allows our customers to create the right working environment for their business.

We also give our customers the choice of being able to buy or rent, tailoring terms to suit their needs. As a result Business Homes allows companies not only to retain staff by providing quality buildings but also to project and convey the right image for their company.

Simon Houlston

Chairman



...Impressive...





'Impress your clients,
impress your staff...'



Light and airy contemporary entrances.



'State of the art' telecommunications available.



Male & female w.c's on each floor.



'Flexible working space
designed for your operational
needs'



Suspended ceilings with recessed lighting.



Fully accessed raised floors.



Free space planning service available.



...Flexible...





...Comfort...



'Comfort is essential for occupiers - our aim is 'making work a pleasure'



Air conditioning as standard (comfort cooling/conditioning).



Kitchen includes dishwasher, fridge, sink and storage.



Disability Discrimination Act compliant with disabled toilet, kitchen, lift and access.



...secure...



'Providing a secure working environment for your business and staff'

State of the art Security is provided by GSS which includes:-

- Remote monitored CCTV systems, 24 hours 7 days a week with voice and camera monitoring to frighten and inform intruders of their detection on the development.
- An Intruder Alarm System is installed and connected to the security control centre. The sensors are fitted at the occupier's expense to suit the fit out.
- A Barrier Entry System at the entrance to each of our developments including a Vehicle Recognition System.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to their car etc when leaving the building outside normal office hours, with voice contact via the audio system.
- Zero False Alarms record, means that prompt Police response to Business Homes/GSS activations is guaranteed.
- Other elements of the building can be monitored via this system, including fire alarm, temperature control if specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.



Buy or rent
(its your future)...





'A choice of Tenureships to suit you and your businesses needs'

Freehold:

- Each building available to purchase.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

Leasehold:

- Flexible lease terms available to suit your business needs.

Quoting Prices:

- Price and rental figures available on application.

VAT:

- VAT will be charged on rent and sale prices.

Warranties:

- Each building comes with a full pack of Collateral Warranties from the professional team and contractors and are valid for 12 years.





Schedule of accommodation

Building	Ft ²	M ²	Car Parking	Typical Occupation Numbers
1	5,189	482	21	35-60
2	6,168	573	25	50-70
3	4,157	386	17	25-55
4	4,157	386	17	25-55
5	4,157	386	17	25-55
6	6,168	573	25	50-70
7	5,189	482	21	35-60

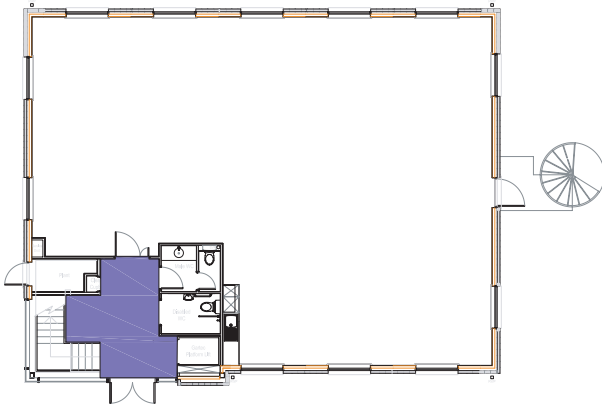
Each building has the potential to be spilt on a floor by floor basis with suites from 1,324 ft² (123 m²).



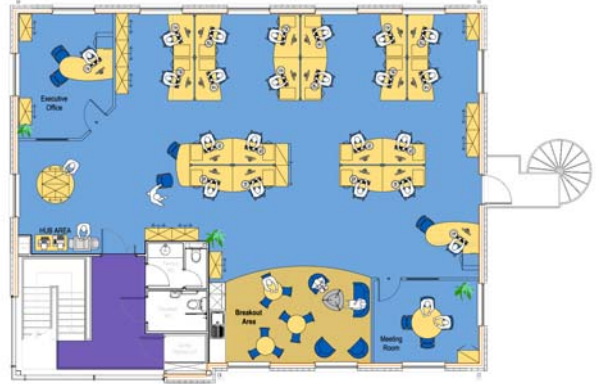
Floor plans

4,000 ft² floor size

Ground Floor

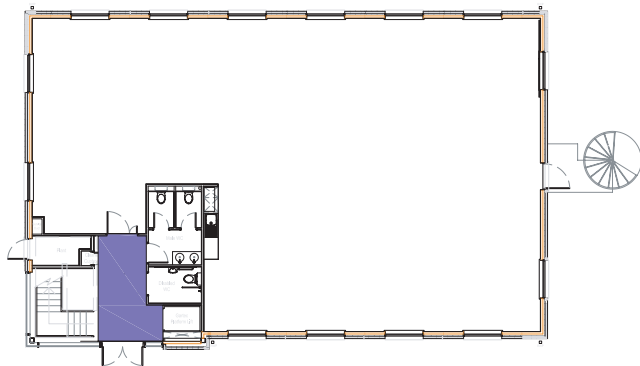


First Floor - Fit out

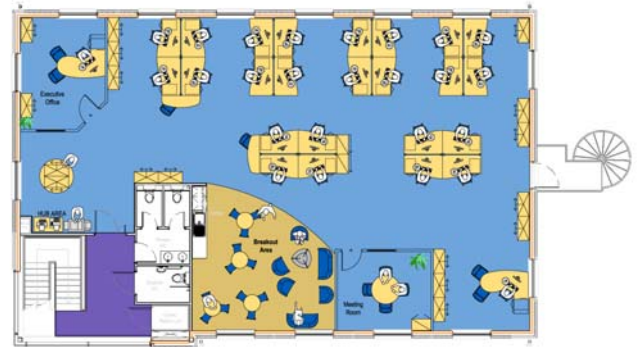


5,000 ft² floor size

Ground Floor

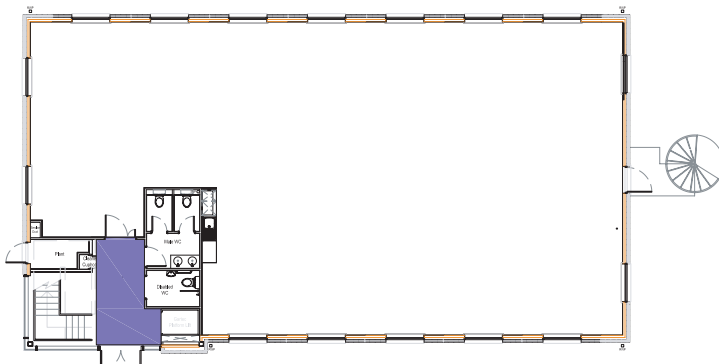


First Floor - Fit out

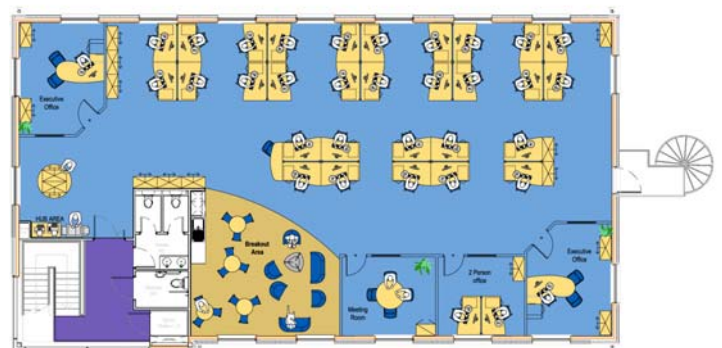


6,000 ft² floor size

Ground Floor



First Floor - Fit out

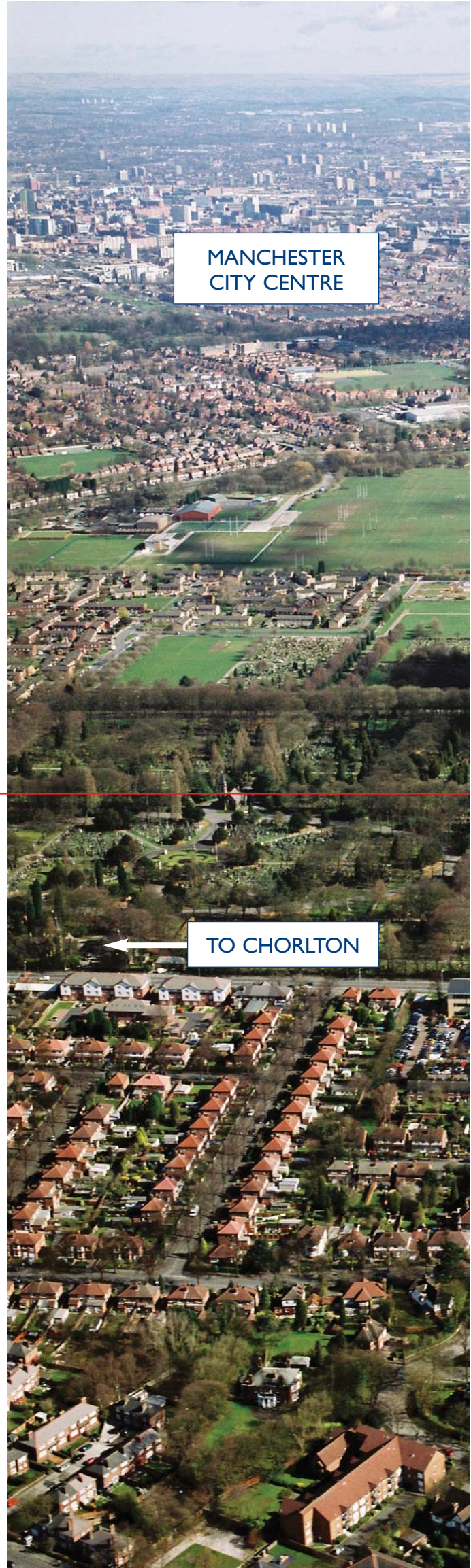




comes to...

Christie Park

CHRISTIE FIELDS
MANCHESTER



MANCHESTER
CITY CENTRE

TO CHORLTON





The ideal location...



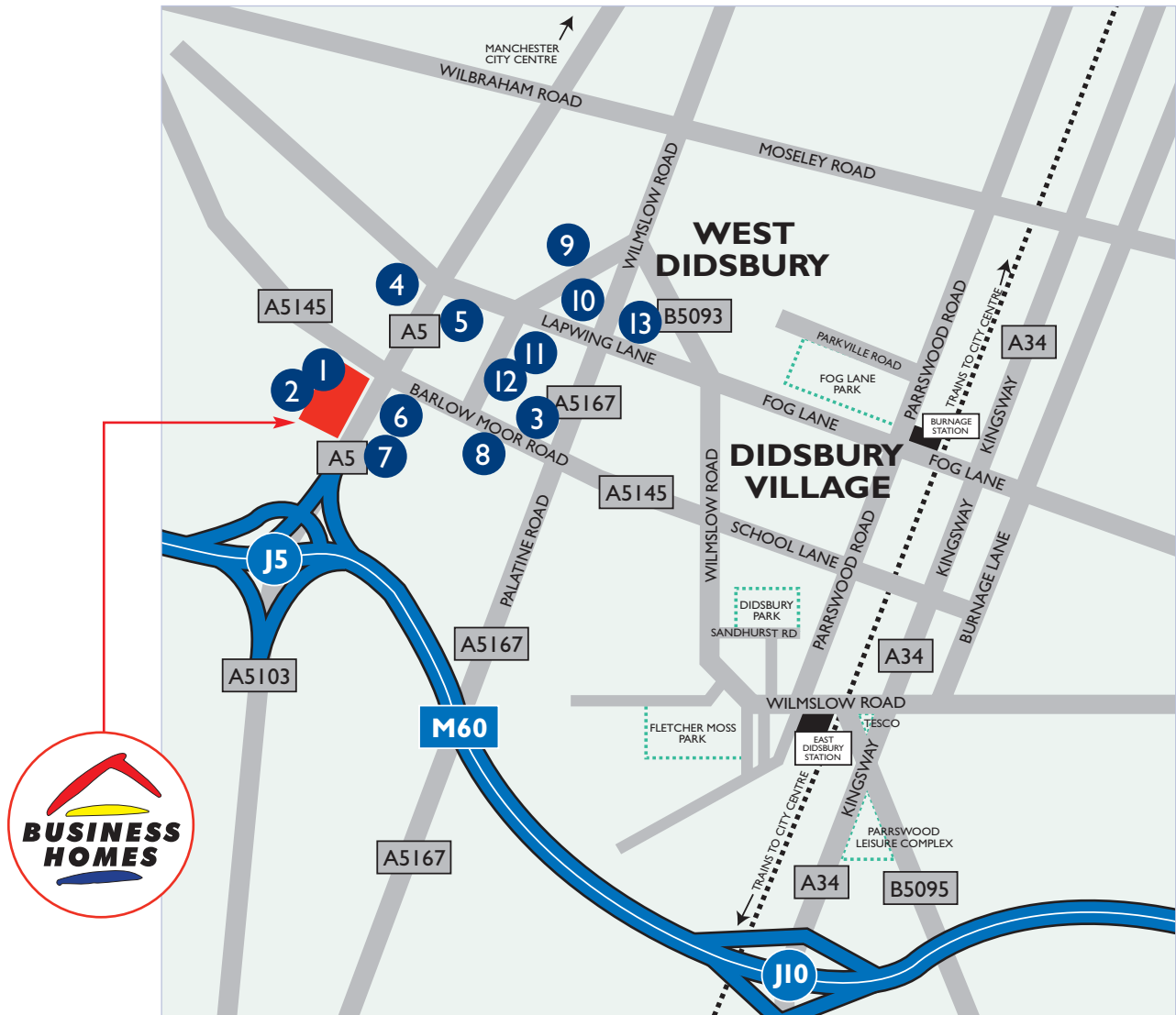
BARLOW MOOR ROAD

TO DIDSBURY

PRINCESS PARKWAY

TO M60 & M56

The place to be...



Amenities

- | | | | |
|---|---------------------------------------|----|---------------------------------------|
| 1 | Christie Park Restaurant | 8 | Nursery |
| 2 | Premier Travel Inn | 9 | Tesco Express |
| 3 | Barleycorn Public House | 10 | Lime Tree Restaurant |
| 4 | Florist, Wine Merchant & Car Cleaning | 11 | The Metropolitan (Bar and Restuarant) |
| 5 | Newsagent | 12 | Somerfield |
| 6 | Carphone Warehouse | 13 | Pizza Express |
| 7 | McDonalds Restaurant | | |

Location

- Christie Park is prominently situated in West Didsbury fronting Princess Parkway (A5103) at its' junction with Barlow Moor Road. The scheme benefits from excellent communication links, with the M56 and junction 5 of the M60 orbital motorway less than 1 mile South, providing access to the North West's regional motorway network.
- Didsbury Village and Chorlton are less than 1 mile from the scheme, and provide a variety amenities including numerous bars, cafes and restaurants. There are also several retail outlets including a Marks and Spencer Food Store, Aldi and Tesco supermarket. Didsbury also boasts two parks, and the Parrs Wood Leisure Complex on the A34 which offers a cinema, bowling, restaurants, a gym and a Travel Inn hotel.

Distances (approx)

Chorlton Village	1 mile	Within walking distance
Didsbury Village	1 mile	Within walking distance
Manchester City Centre	4 miles	Drive time 10 mins approx
Trafford Park	4.2 miles	Drive time 10 mins approx
Manchester Airport	4.7 miles	Drive time 10 mins approx
Stockport	5 miles	Drive time 15 mins approx

Sat Nav Postcode: M21 7QS



OTHER BUSINESS HOMES SCHEMES:

Inverness, Aberdeen, East Kilbride, Halbeath, Edinburgh,
Macmerry (Edinburgh East), Glasgow (Airport)

Hamilton, Harrogate, Leeds (South East), Leeds (South)

Wakefield, Doncaster (Airport), Liverpool (Airport)

Stockport, Stoke on Trent, Sheffield (South East)

Sheffield (Central), Birmingham (South East)

Coventry, Luton, Watford, Stokenchurch (High Wycombe)

Swindon, Wokingham, Reading, London Docklands

Southampton

A Development By:



Jonathan Houlston/ Denise Garry

Agents:



Tony Bray / Jonathan Baucher



Chris Lloyd / Claire Parry