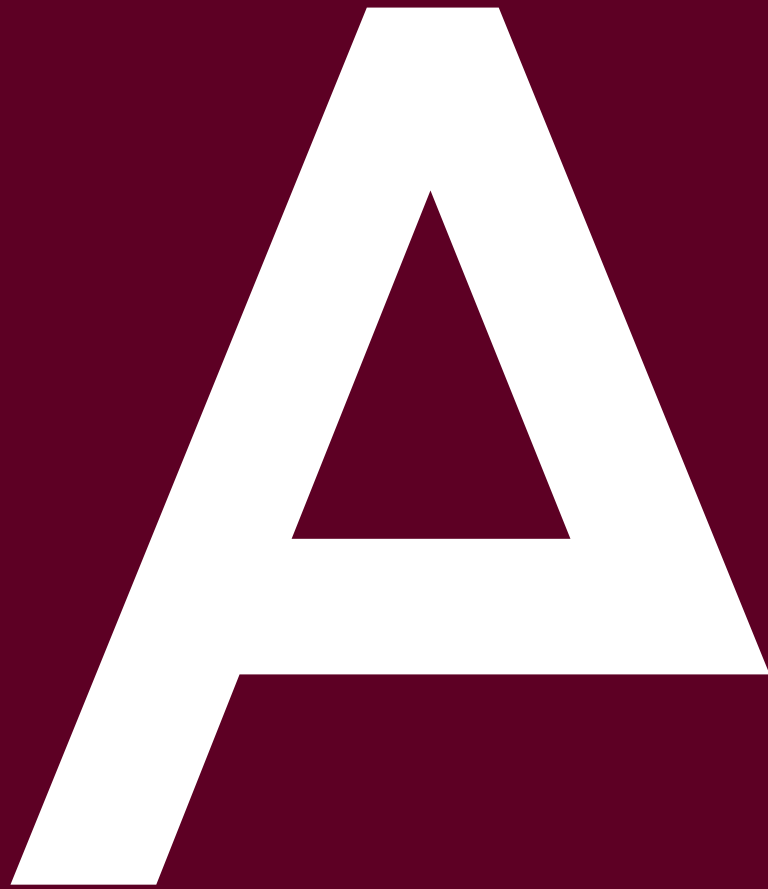
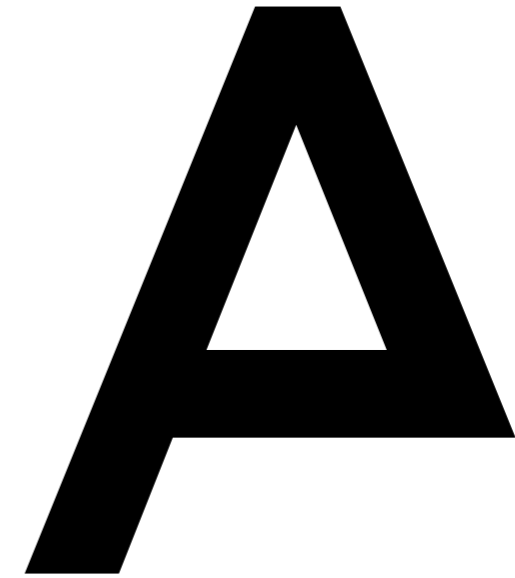


ALDERLEY PARK

53° 16' 46" N 002° 14' 12" W



Where
greatness
takes place



Your next
breakthrough
begins here.

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.

Whether you're starting up, scaling fast or simply need space to think, Alderley Park offers unmatched flexibility. Choose from coworking spaces, furnished suites, or custom-designed offices that grow with your team. And 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.

Watch the
office video



Click or scan



Glasshouse

New building opportunities

Park View

Mereside



Where
leaders build
their *legacy*.



A Legacy Rooted in *Ambition*

Alderley Park's rich history runs deep.

Originally the country estate of the Stanley family, Alderley Park has long been a place of significance, vision, and influence. The Hall and its surrounding parkland were once the heart of a grand estate — a setting shaped by centuries of heritage where Winston Churchill was known to spend much of his time in his youth as a friend of the Stanleys.

The Stanleys were known for their role in politics and society, with a legacy of leadership and learning that left its mark across the region. Their estate was a place of progress, where nature, culture and curiosity lived side by side.

That same spirit of ambition continues today. Alderley Park has evolved into a home for modern innovators — a campus where creativity and enterprise are nurtured in a setting shaped by history.

From its roots as a noble estate to its future as a thriving hub for business and ideas, Alderley Park has always been a place where big thinking belongs.





Mid 1700s

Alderley Park was established as the country estate of the Stanley family, an influential Cheshire dynasty who developed the grounds and built the original hall.



1930s

During the Second World War, the estate was requisitioned by the government and used for military purposes, marking the beginning of its shift from private residence to institutional use.



1993

Following the demerger of ICI's pharmaceutical arm, Alderley Park became part of the newly formed Zeneca Group, continuing its focus on drug discovery and development.



2014

Following AstraZeneca's decision to relocate to Cambridge, Bruntwood acquired the site through MSP, with plans to transform it into a multi-occupier innovation campus.



1840s

After a fire destroyed the original hall, it was rebuilt in a grander style, becoming one of the most prominent country homes in the region.



1950

Imperial Chemical Industries acquired the estate to establish a new life science research centre, laying the foundations for Alderley Park's future as a scientific hub.



1999

Zeneca merged with Swedish pharmaceutical company Astra AB, and Alderley Park was positioned as a key global R&D site within the new entity.



Present day

Now part of the Bruntwood SciTech network, Alderley Park is a thriving campus home to over 250 innovative businesses, with world-class facilities and an active business community.

Office Space at Alderley Park





GLASSHOUSE

Glasshouse



Click or scan

Vibrant, collaborative environment with spaces tailored to your teams

Easy access to all of Alderley Park's amenity and woodland walks

Access to all of Glasshouse's shared working areas and breakout space



Glasshouse

FROM 2 PERSON OFFICE TO 15,000 SQ FT

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 spaces tailored to your pace. Choose from coworking, serviced, leased or furnished offices, with support and scalability built in.

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



Event space

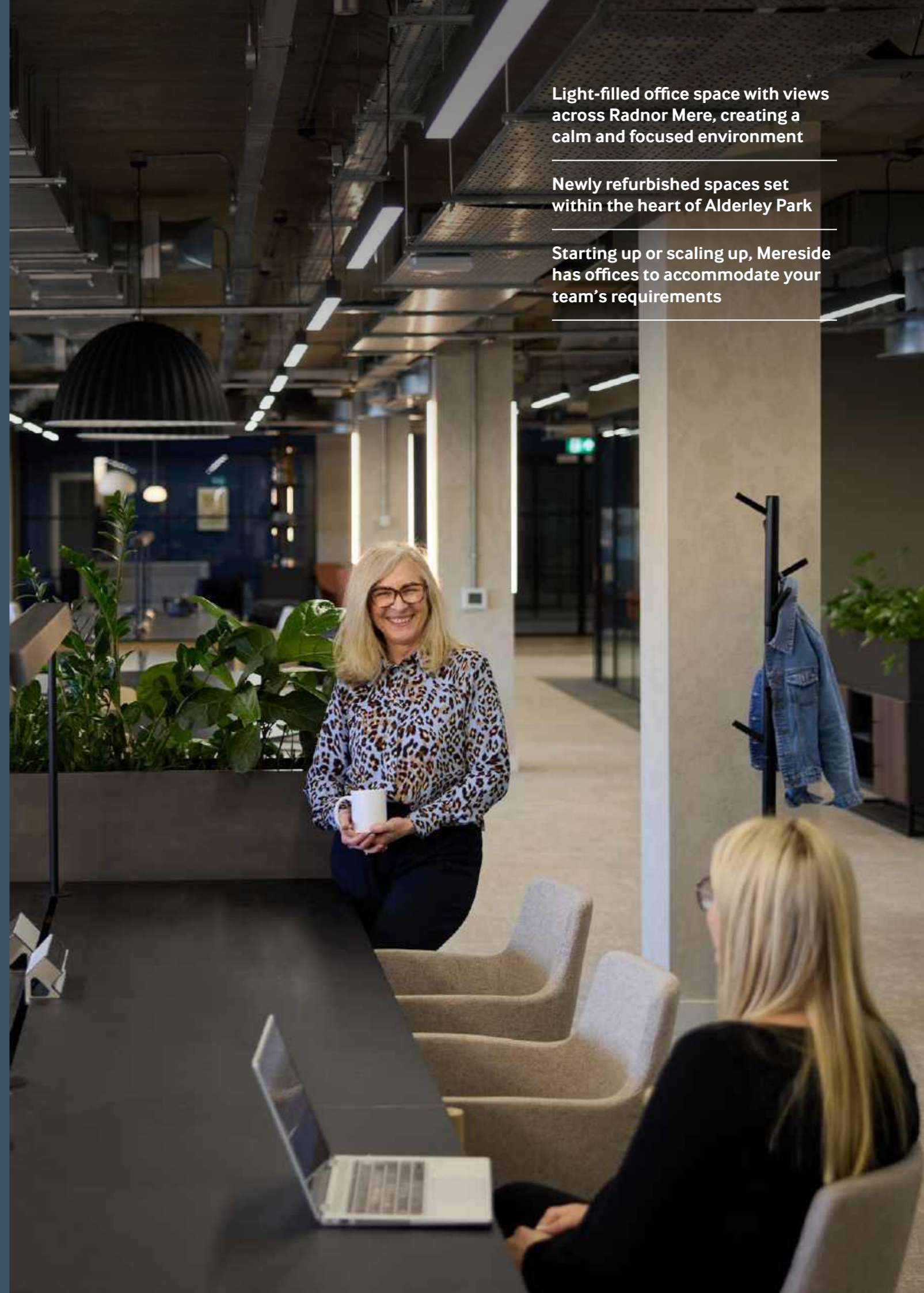


Showers



Cycle store and repair station

MERESIDE



Light-filled office space with views across Radnor Mere, creating a calm and focused environment

Newly refurbished spaces set within the heart of Alderley Park

Starting up or scaling up, Mereside has offices to accommodate your team's requirements

Mereside

FROM 3 PERSON OFFICES TO 15,000 SQ FT

Set within the heart of Alderley Park, Mereside offers a range of flexible, high-quality workspaces designed for growing businesses, established teams, and project-based work alike.

Overlooking Radnor Mere, this peaceful and professional setting creates the perfect environment to focus and thrive - while keeping you closely connected to the Park's wider ecosystem.

With a choice of furnished, leased or serviced offices, easy access to meeting rooms, breakout spaces, and wellness amenities, Mereside supports your team's everyday productivity - and long-term success.



Cafe and 24/7 self serve counter



Meeting rooms



Event space



Restaurant





Park View

FROM 1,200 TO 3,500 SQ FT

Looking out over Alderley Park's rolling parklands, Park View offers light-filled, contemporary office spaces that foster wellbeing, creativity, and clarity.

Designed to help your team do their best work, Park View blends a calm, inspiring setting with the practical features that modern businesses need - from flexible layouts to top-tier connectivity and shared facilities.

Every element of the space is created with balance in mind: Park View gives you space to think, breathe, and grow – with balconies on every suite bringing the outdoors even closer to your working day.



24/7 self serve



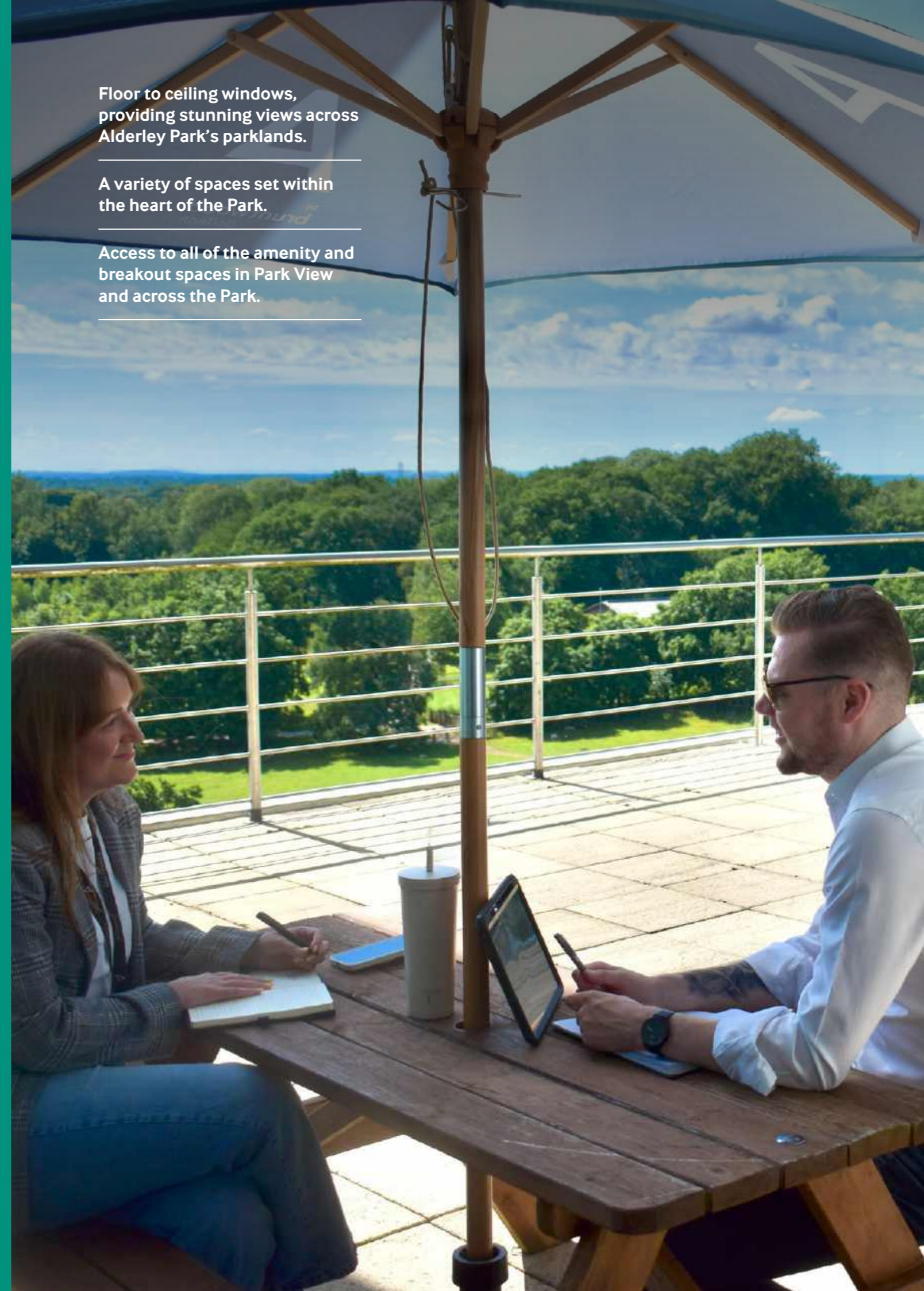
Large breakout spaces



Showers



Cycle store and repair station



Floor to ceiling windows, providing stunning views across Alderley Park's parklands.

A variety of spaces set within the heart of the Park.

Access to all of the amenity and breakout spaces in Park View and across the Park.

*Unique workspace
for your unique workforce*



Furnished

Fully fitted workspaces that combine leased flexibility with fully managed convenience, allowing you to focus on growing your business.

FROM 150 SQ FT TO 15,000 SQ FT

Designed for businesses that want a seamless move-in experience, our fitted and furnished offices provide everything you need from day one. Each space includes high-quality furniture, kitchen and meeting room facilities, and essential services like power and data - so you can focus on work, not setup.

KEY FEATURES:



Interior designed by us



Fit-out and furniture included



Ready to move in straight away



360
TOUR



Click or scan



Leased

High-spec offices designed for flexibility and growth. Tailor your workspace to the needs of your team.

FROM 150 SQ FT TO 15,000 SQ FT

Our leased offices are for companies that want to personally build a work environment and home for their brand and ethos. We provide the space and a place in our professional community, with the opportunities to connect with like-minded businesses and scale within the portfolio.

Your office can be a blank canvas, ready for you to shape, or you can work with our in-house design team to plan a space that fits your vision.

KEY FEATURES:



Space personalised to your requirements



Optional design and fitout service



You're in control of your day-to-day operations



Click or scan



Serviced

Ready-to-move-in spaces with all the essentials handled for you. Ideal for smaller teams, with flexible contracts to suit your growth.

FROM 2 TO 20 DESKS

Designed for teams of two or more, our serviced offices offer the ultimate flexibility. Whether you need a short-term project hub, an interim workspace or an office that adapts to your business' evolving needs, our workspaces provide the freedom to scale up or down every six months.

With a simplified rental plan, just pay for the desks you need and adjust as required. Perfect for startups and growing businesses, serviced desks give you the space to scale at your own pace. Alternatively, use us as a satellite office and give your teams a city base of their own.

KEY FEATURES:



Contracts from 3 months



Simple pay per desk rate



Ready to move into straight away



Click or scan





Coworking

Coworking space gives you the ultimate high-quality, flexible workspace. Simply choose from Shared Desk and Dedicated Desk options in vibrant environments to power your productivity.

SHARED DESK

Join a shared desk alongside other flexible workers and entrepreneurs, whenever you need to focus. It's a quiet, reliable space for solo projects or collaboration, designed for professionals who are regularly on the move, but thrive within an ergonomic work setting.

Access outside of normal office hours. Enter our lounge and take advantage of other refreshments and amenities. We offer shared desks for three days a week, so tell us what's best for your schedule.

DEDICATED DESK

Your own base in a premium space – that's the core promise of our dedicated desk package. It guarantees you your own workstation with the vibrancy of a shared office. On top of this, private lockable storage is available for groups of up to four people.

As a dedicated desk customer you'll still benefit from the perks of our membership, such as flexibility and access to our lounges, but also enjoy a more permanent home for your business or freelance enterprise.



Click or scan



Innovation & Growth

Catalysing fast, sustainable growth for innovative businesses

At Bruntwood SciTech, we do more than provide space. Through our Innovation and Growth programme, we help ambitious businesses unlock opportunities, build

meaningful connections, and access the resources they need to grow - all within thriving innovation communities.

Whether you're just starting out or scaling at pace, we connect you to:

TALENT



We help you find and retain the people who'll shape your future. Through partnerships with leading universities, recruiters and skills providers, we bring the UK's brightest talent to your door - from graduate placements and apprenticeships to senior hires and future leaders.

EXPERTLY MANAGED FACILITIES



Capital Access to funding is key to growth. We connect you to a national network of investors, from pre-seed to Series A and beyond, and support you with pitch preparation, funding clinics and investor introductions - whether you're raising for the first time or looking to expand.

CONNECTIONS



Our spaces are rooted in places where innovation thrives. We connect you with universities, NHS Trusts, research bodies and global corporates - helping you form partnerships, access new markets and collaborate with businesses that share your ambition.

ENVIRONMENTS



We create places where innovation happens. Our campuses and city-centre hubs are designed to bring like-minded businesses together - combining workspace, community and support to fuel faster, more sustainable growth.





Meet Your Neighbours

From multinational corporations to ambitious start-ups, everyone can thrive here:



A Campus Full of *Connections*

At Alderley Park, community is at the heart of everything we do. This isn't just a place to work - it's a place to belong. Our campus brings together a diverse network of founders, teams, and industry experts who support and inspire one another every day.

Whether it's grabbing a coffee with your desk neighbour, attending one of our regular community socials, or joining a skills-sharing session with peers, there are endless ways to connect. We host a packed calendar of events - from expert talks and wellness workshops to socials and seasonal celebrations - all designed to help you feel part of something bigger.

Here, ideas are shared, partnerships are formed, and lasting friendships are made. Our customers don't just work at Alderley Park — they shape what it is.

See Events
Roundup



Click or scan



Dream big,
do *bigger*





The Churchill Tree

Work better, live better.

Alderley Park blends business and balance with a range of on-site amenities to support both your workday and your wellbeing;

Whether you're grabbing a coffee on the go or sitting down to enjoy a leisurely lunch, Alderley Park has plenty of options. From relaxed cafés to The Churchill Tree, our on-site country pub, there's something to suit everyone.

The Churchill Tree offers a quintessentially British dining experience, serving up classic dishes and seasonal favourites in a warm, welcoming setting.

For more information
and how to book, visit:



Click or scan





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 our 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.



everybody
@ALDERLEY PARK

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.



Shower and Cycle Hub

The shower and changing facilities include individual high-end shower rooms, a bespoke vanity area, changing rooms, a dedicated ironing station as well as ventilated storage lockers. So, whether you're wanting

to explore the Park's 400 acres of parkland on a lunchtime run, cycle to work or freshen up before heading out after work, the Shower and Cycle Hub will be able to cater for your needs.



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.



RUN
NORTH
WEST

parkrun

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.

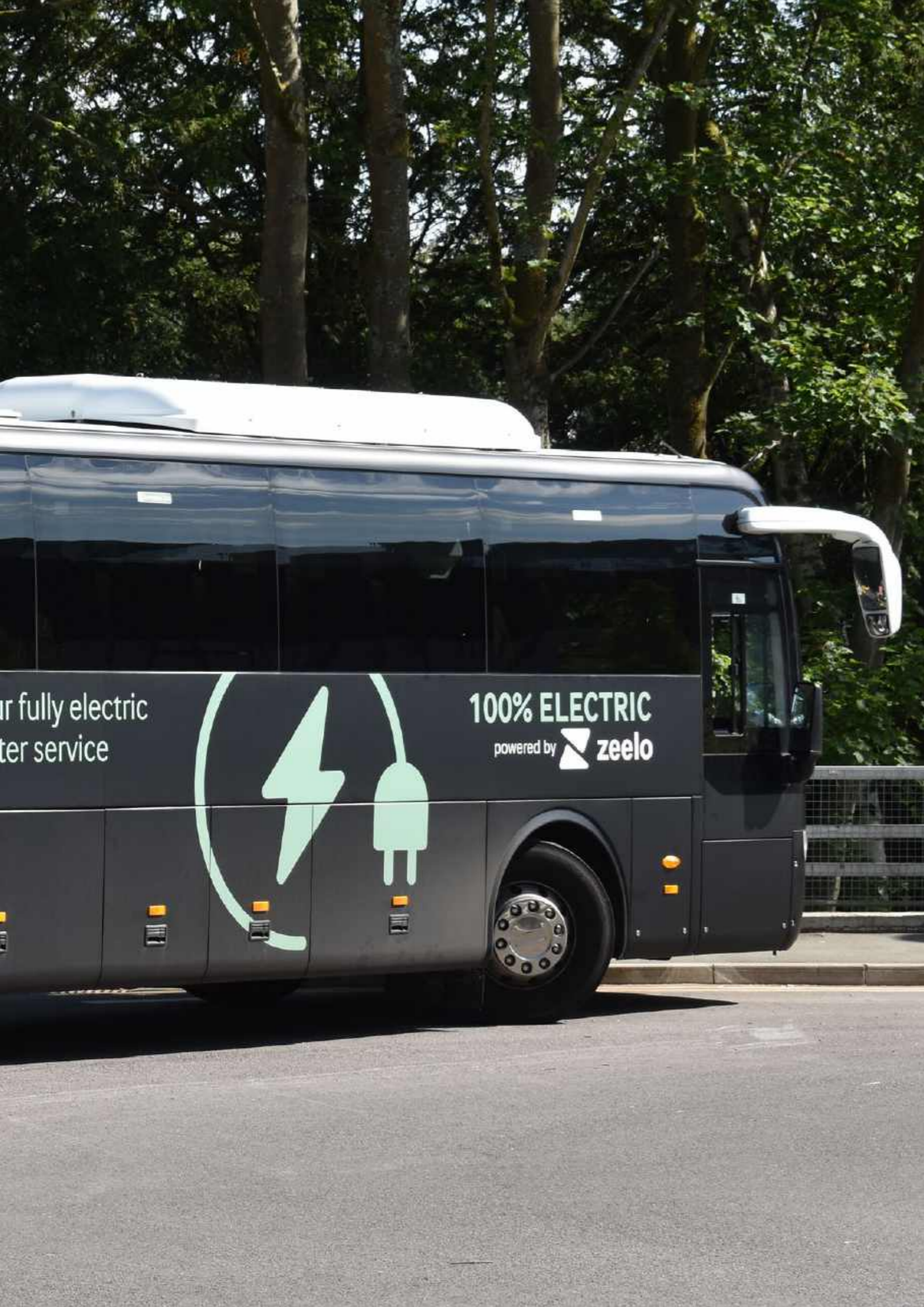
From trail terrain to parkland and farmyard paths, experience the magic of Alderley Park by foot.



Connect with Nature

According to the Mental Health Foundation charity, people working alongside 'high exposure' to nature (taking more frequent breaks to spend time outdoors in green spaces) reported significantly higher work engagement compared to the participants in the same study who described themselves as having a low 'exposure to nature' profile (those who spent

more time in the office or who took indoor breaks). Set in 400 acres of parkland, the Park is home to an array of walking, running and cycling trails. Whether it's a lunchtime wander, walking meeting, or post-work run, Alderley Park offers a unique location to encourage workplace wellbeing.



Travel to Alderley Park just got easier - and greener.

A 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.

our fully electric
shuttle service



100% ELECTRIC
powered by **zeelo**



No emissions



£2 per journey



Regular service
through the day

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

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

alderleypark.co.uk/find-us

Download
zeelo



Click or scan

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



4500 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.



Less than 2 hours from London by train



Liftshare scheme

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

Click here to find out more about our partnerships:



An aerial photograph of a large, modern industrial or commercial complex, Alderley Park, situated in a lush, green landscape. The buildings are multi-story with extensive glass facades and flat roofs. A large body of water is visible in the background, surrounded by dense trees. The foreground shows a well-maintained lawn with several young trees planted in wooden frames.

Building for the *future*

At Alderley Park, sustainability is at the heart of our operations. Explore our initiatives in the dedicated sustainability brochure and see how we're shaping a greener tomorrow:

Find out more about our sustainability offering:



About Bruntwood SciTech

A joint venture between Bruntwood, Legal & General and Greater Manchester Pension Fund - is creating a network of city-wide innovation ecosystems; connecting the UK's cities, regions and communities of like-minded businesses through extensive opportunities for collaboration and access to our public, private, academic, and clinical partner network.

Bruntwood SciTech is the UK's largest provider of office, lab, scientific services and specialist support for the science, tech and innovation sectors. Our network of city-wide innovation ecosystems connects the

UK's most ambitious cities, regions and innovation communities through collaboration and a unique public, private, academic, clinical partner network.

OUR LOCATIONS:

Manchester

Leeds

Liverpool

Birmingham

Cheshire

London

Cambridge

5.2M

Sq ft of world-class specialist workspace

£500M

Recent investment from Bruntwood, Legal & General and Greater Manchester Pension Fund (GMPF)



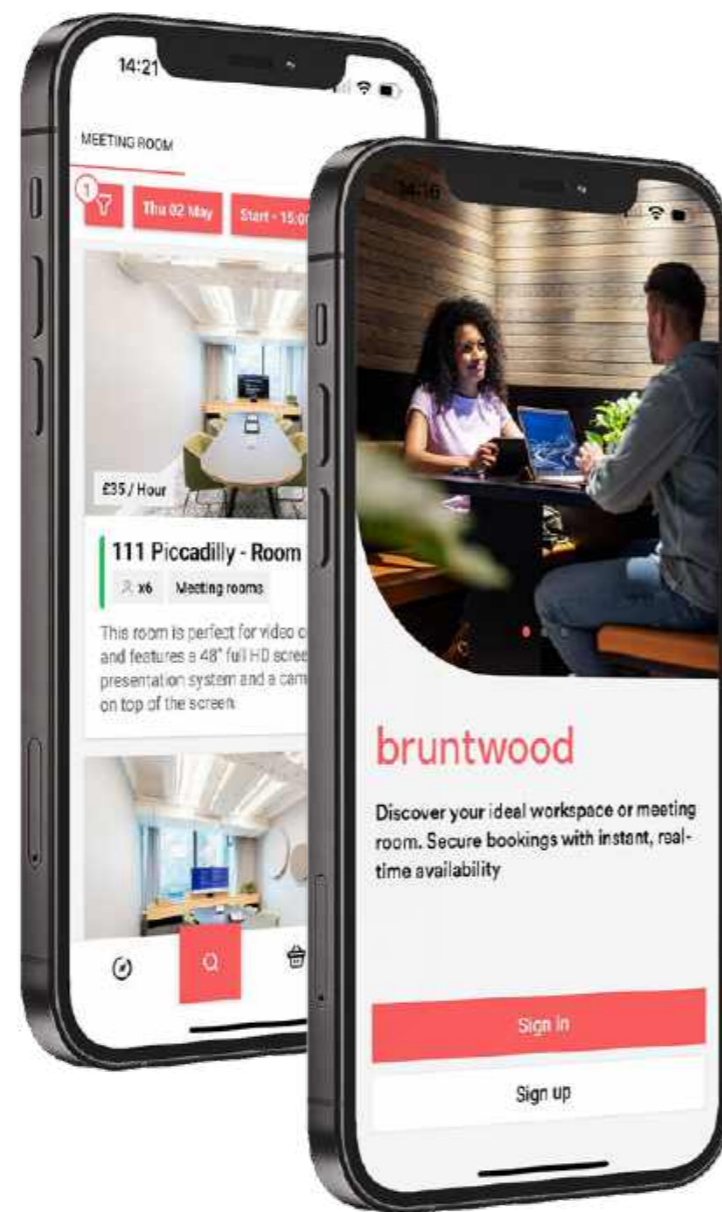
Download the Bruntwood App

We offer more than just workspace

At Bruntwood SciTech, we put our customers at the heart of what we do.

As well as providing premium workspaces, we offer specialist business support as standard and we're perfectly placed to help companies form, scale and grow.

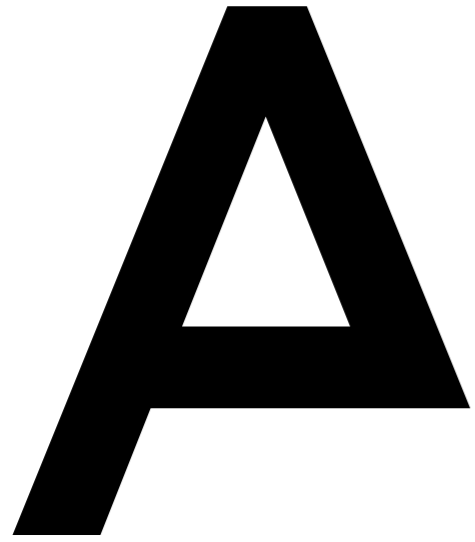
Join our Manchester community of over 400 like-minded businesses.



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

Available on:





Realise
your *vision*.
Rise to new
heights.

OBi Colliers

alderleypark.co.uk

Contact: info@alderleypark.co.uk



bruntwood
SciTech