

→ Welcome

ROWAN

Concord Business Park | M22 0RR

# All Yours

NEWLY REFURBISHED 17,279 SQ FT  
SELF-CONTAINED OFFICE HEADQUARTERS



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→ Welcome

↑ Welcome



# A place to call your own within Concord Business Park.



- Self-contained office
- Landscaped business park
- Connected location
- Wellbeing built in



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# THE PARK



## A vibrant, secure, landscaped park in South Manchester

Rowan is located on Concord Business Park, one of South Manchester's most established and proven business destinations.

Other occupiers on the park include ThyssenKrupp, Smart DCC, Border Force and Clear Score.





# All Yours...

Take full control of Rowan - a detached, newly refurbished office building ready for single occupancy.



→ Detached HQ building



→ Newly refurbished space



→ Stylish new reception



→ Break-out area



→ 24/7 Security & Management



→ 87 Car Parking Spaces (including EV charging)





- EPC Rating: A
- Efficient L-shaped floor
- Passenger lift
- Full raised access floor
- LED lighting
- New VRV air-con system
- Excellent natural light
- Shower facilities
- Bike storage facilities
- Break out facilities
- EV charging points

# ↑ The Space

Light-filled, flexible workspace with the specification to suit modern business.








→ On-site events & community



→ Padel Court coming Q1 2026

→ Wellness

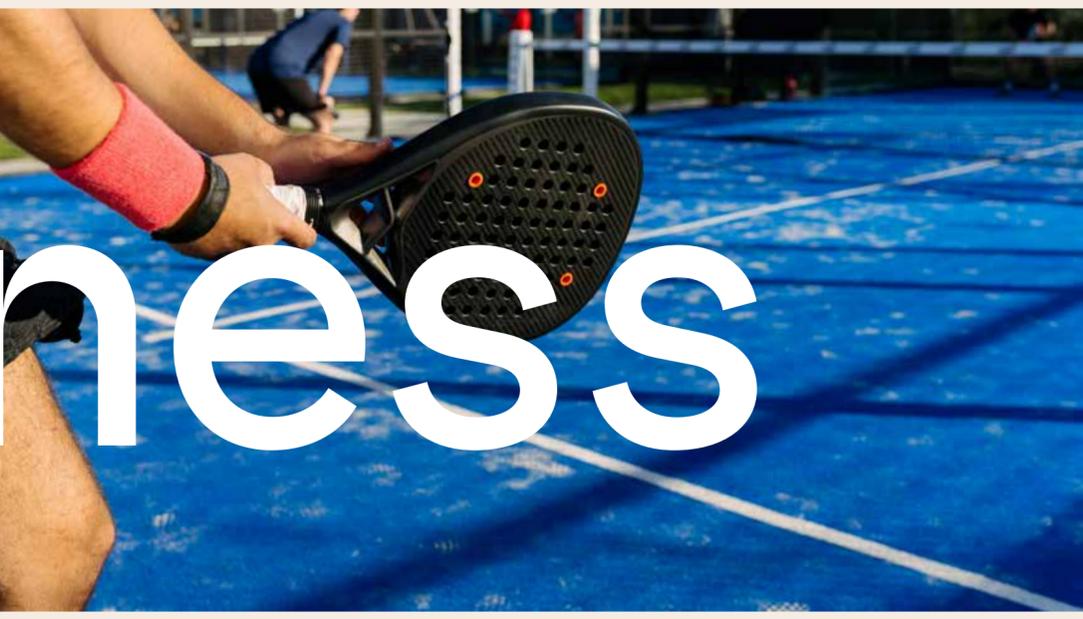


→ Large on-site cafe



→ Personal Training pod

# Wellness



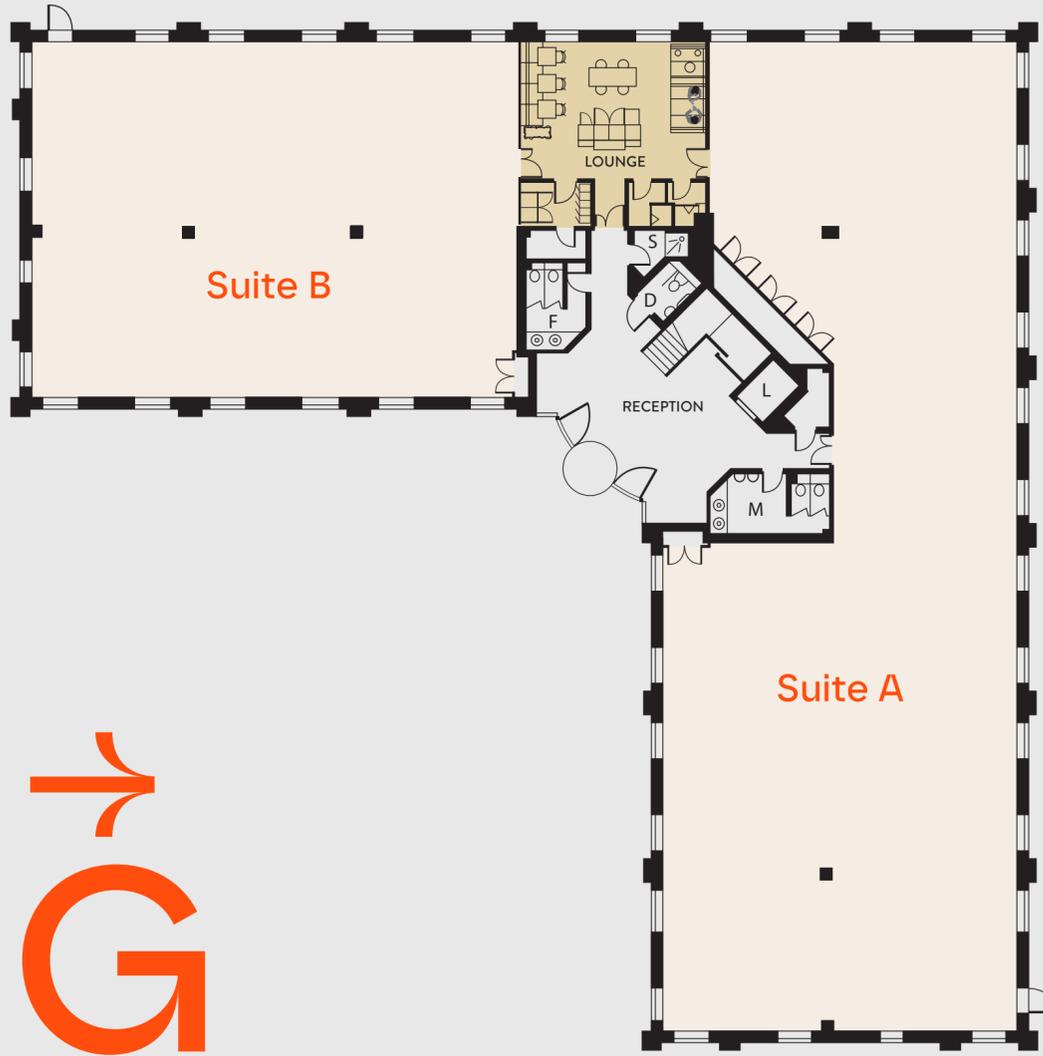
Wellness and community is at the heart of Concord and continues to evolve with the addition of a padel court early this year.



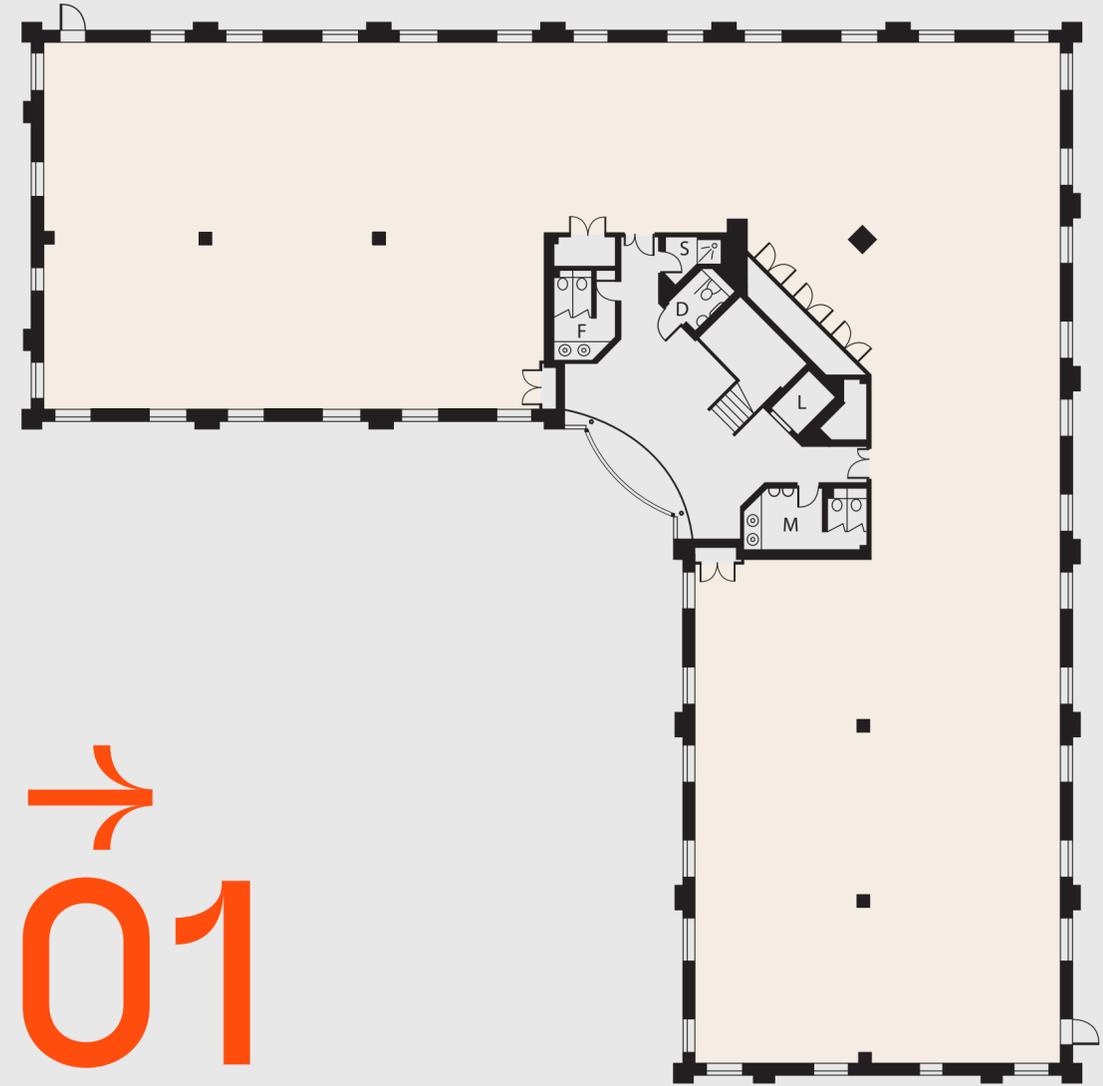
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# ↑ The Space

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Whole Building	17,279 sq ft	1,605 Sq M	87 car spaces
First	8,639 Sq Ft	802 Sq M	1:194 sq ft
Ground - Suite A	5,400 Sq Ft	502 Sq M	1:194 sq ft
Ground - Suite B	2,800 Sq Ft	260 Sq M	1:194 sq ft



# Join us

**Available now.**  
Please contact the letting agents today to arrange a visit.

### EPC

The property has an EPC Rating of A.

### TERMS

Available upon application.

### VAT

All figures quoted are exclusive of, but may be liable to VAT at the prevailing rate.

### VIEWING

Strictly by appointment through the joint agents.



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