

[manchestergreen.co.uk](http://manchestergreen.co.uk)



**TO LET**  
 High Specification HQ Office  
**14,687 sq ft**  
 (1,364 sq m) with 59 car parking spaces



## BUILDING THREE

Building Three is located at the heart of Manchester Green and can be let as a whole or on a floor by floor basis. In addition there is extensive 2nd floor storage space.

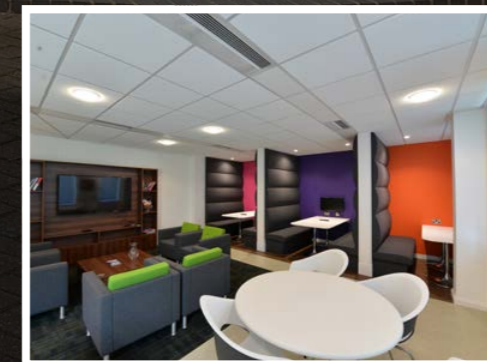
## SUPERIOR SPECIFICATION

Building 3 has been finished to the following specification:

- VRV heating and cooling (design occupancy 1:10 sq m)
- Full access raised floor (150mm void)
- LG7 light fittings
- New 600x600 suspended ceiling
- Contemporary designed male, female and disabled WCs
- 8 person passenger lift
- High quality carpet tiles
- Fully DDA compliant

## ACCOMMODATION SCHEDULE

First Floor	7,493 sq ft (696 sq m)
Ground Floor South	3,463 sq ft (321.7 sq m)
Ground Floor East	3,260 sq ft (302.9 sq m)
Reception	471 sq ft (43.8 sq m)
<b>TOTAL</b>	<b>14,687 sq ft (1364 sq m)</b>





A LOCATION WITH ALL THE CONNECTIONS...

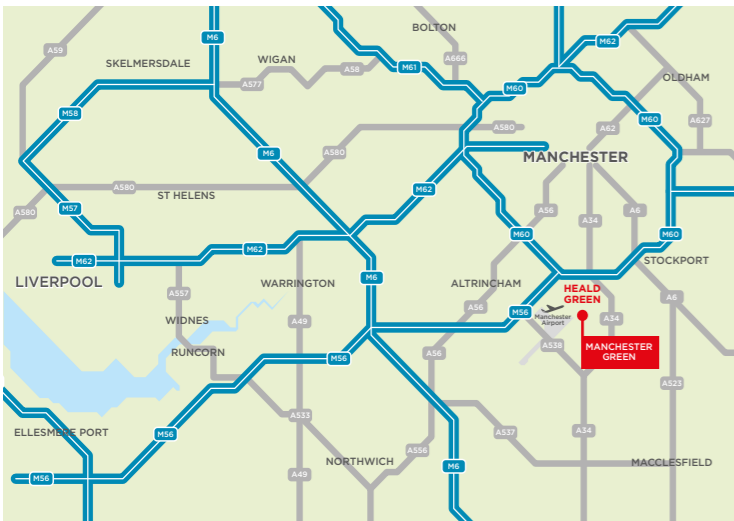
## MANCHESTER GREEN

- High quality remodelled and fully refurbished HQ quality offices set in a mature landscaped environment
- On-site car parking ratio of 1:250 sq ft with additional car parking options both on and off-site
- Enhanced on-site facilities, including 'cycle hub' / showers
- New sophisticated security regime, including comprehensive site CCTV
- 'Out of Town' business park location but with the benefit of numerous amenities close by (see local amenities)
- High bandwidth fibre connectivity available to all buildings
- Excellent access via trains, trams, planes and automobiles... and buses too!
- Buildings fitted with latest energy efficient technology
- Remodelled / landscaped entrance to the park
- New estate signage
- New soft and hard landscaping

### You'll be in Good Company

Tenants currently at Manchester Green include:





## LOCATION

Manchester Green is located on Styal Road adjacent to Manchester International Airport and within 1 mile of junction 5 of the M56. Rail connections are available at both Heald Green and Manchester Airport. Manchester city centre lies 12 miles to the north.

## ROAD

Manchester Green is located on Styal Road - no more than a 3 minute drive from the M56 spur linking Manchester Airport to junction 5 of the M56. The M56 provides easy access to the M60 and M6 motorways and the rest of the regional network. Manchester Green is easily accessible by car from the whole of South Manchester / Cheshire.

## RAIL

Manchester Green is within a 5 minute walk of Heald Green railway station which provides regular and direct links to Manchester Piccadilly (and from there to London), East Didsbury, Manchester Airport, Wilmslow and access to the rest of the regional rail network.

## METROLINK/BUS

The South Manchester / Manchester Airport extension to Manchester's Metrolink system has recently been completed. The nearest station is on Shadowmoss Road, which is within a 10 minute walk.

## DRIVE TIMES

Manchester Airport	3 mins
Stockport Station	15 mins
Manchester City Centre	20 mins
Leeds	1 hour
Birmingham	2 hours
London	3 hours

\*All drive times are approximate

## AIR

- 225 destinations served worldwide
- Over 450 flights a day
- 6 daily flights to London
- 25 daily flights to other UK regional capitals
- 3rd busiest airport in the UK



A HOST OF FACILITIES ALL WITHIN WALKING DISTANCE OF MANCHESTER GREEN





## TERMS

The accommodation is available on a leasehold basis for a term of years to be agreed. For full details please contact the letting agents.

## EPC

Energy Performance Certificates are available from the letting agents.



Richard Wharton / Andrew Rands  
richard.wharton@eu.jll.com  
andrew.rands@eu.jll.com



Mark Canning / James Dickinson  
mark@canningoneill.com  
james@canningoneill.com

[www.manchestergreen.co.uk](http://www.manchestergreen.co.uk)

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