

MANCHESTER GREEN BUSINESS PARK

OFFICES TO LET

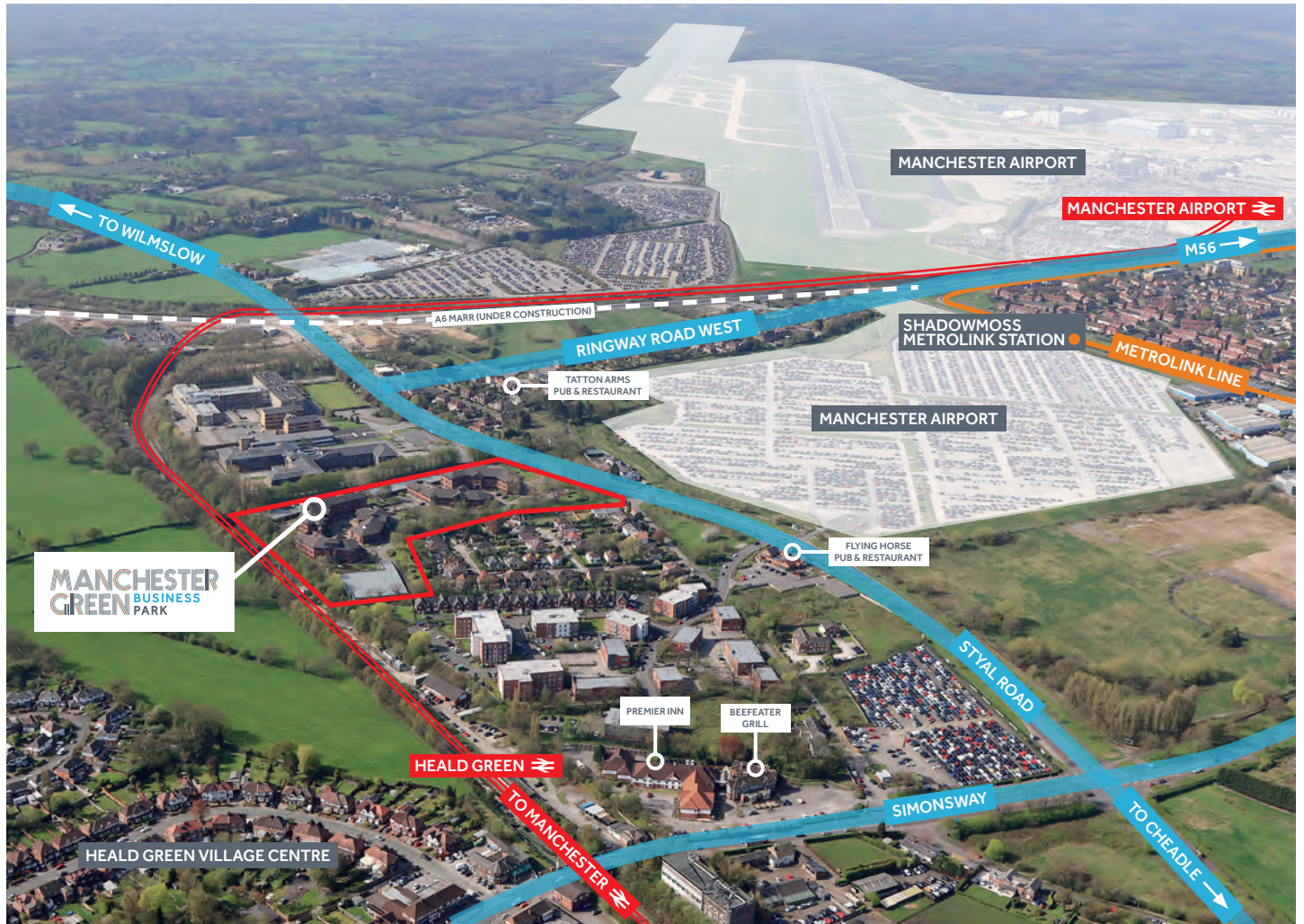
Building 4, Manchester Green, Styal Road, Heald Green, Manchester Airport





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.



Access

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.

DRIVE TIMES

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

*All drive times a approximate

Semms Link Road

The SEMMS link road provides an east-west route from Hazel Grove, via the existing A555, to Manchester Airport. This is due to open Q4 2018.

Metrolink

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

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.

Bus

Bus service 44 includes a stop outside Manchester Green and provides a regular service between Manchester Airport, Gatley and Manchester city centre (Piccadilly Gardens) Service 200 provides regular links between Manchester Airport, Moss Nook, Styal and Wilmslow. The nearest stop for this service is outside the Tatton Arms pub within two minutes walk of Manchester Green.

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.

Description

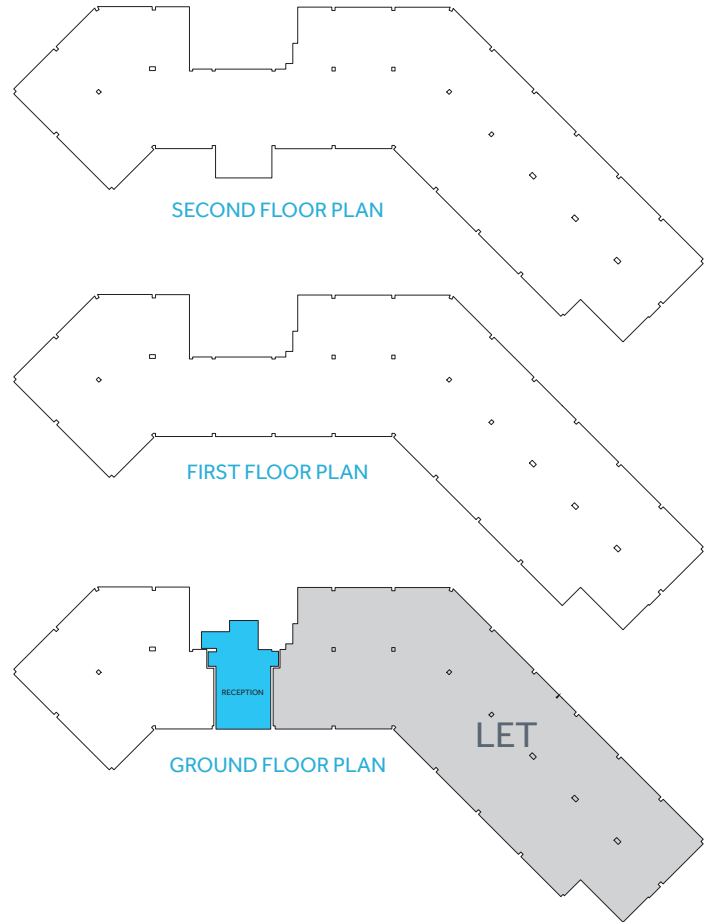
Manchester Green comprises a high quality business park benefitting from a low site density and mature landscaped environment. The site has an area of approximately 7.5 acres.

The available space benefits from the following:

- Fully refurbished exteriors comprising brick elevations with high quality aluminium framed window units
- Remodelled reception area
- Fully accessible raised floor system with 150mm void
- VRV heating and cooling system with design occupancy for one person per 8 sq m
- New 600 x 600 suspended ceiling incorporating LED lighting
- Eight person passenger lift
- Redesigned male and female toilets
- Excellent car parking ratio providing 45 spaces per floor for 1st and 2nd
- New security system including comprehensive site CCTV
- High bandwidth fibre connectivity to all buildings
- Enhanced onsite facilities including cycle hub and showers

Accommodation

2nd Floor	10,205 sq ft	948.1 sqm
1st Floor	10,031 sq ft	931.9 sqm
Part Ground	2,547 sq ft	236.6 sqm
TOTAL	22,783 sq ft	2116.6 sqm





Terms

The office accommodation is available on a new lease on full repairing and insuring terms (via service charge recovery).

Full details of rental, service charge and other outgoings are available upon request.

EPC

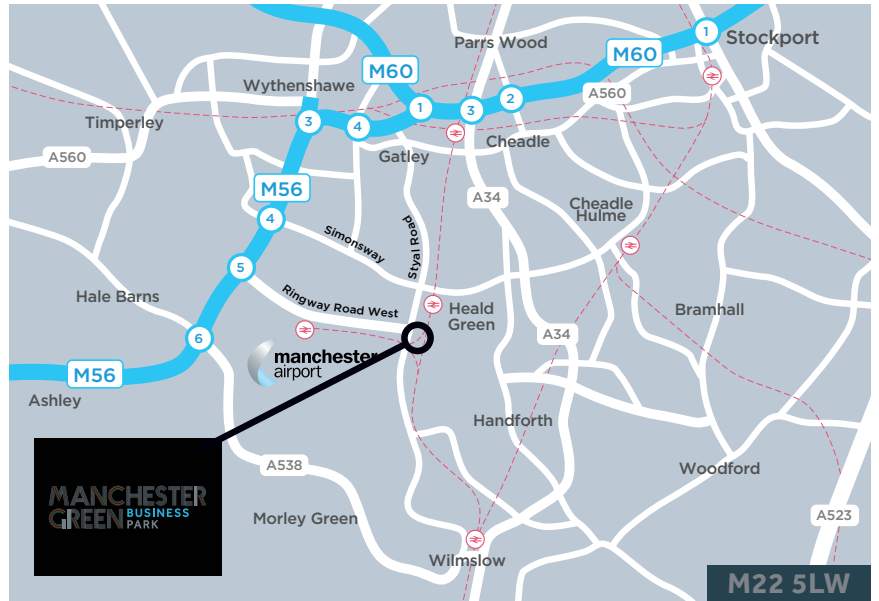
The building has an EPC rating of B. Energy Performance Certificates available on request.

Ratable Value

Information regarding the levels of rates payable can be obtained from the letting agents.

VAT

All terms are quoted exclusive of VAT.



Viewing and Further Information

For further information or to arrange to view the accommodation please contact the joint letting agents:

Andrew Rands

E andrew.rands@eu.jll.com
T 0161 828 6456
M 07740 414036

Richard Wharton

E richard.wharton@eu.jll.com
T 0161 238 6227
M 07970 938698

James Dickinson

E james@canningoneill.com
T 0161 244 5500
M 07876 654062

Conrad O'Neill

E conrad@canningoneill.com
T 0161 244 5500
M 07767 872814



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