

11,675 SQ.FT. GRADE A
1ST FLOOR OFFICE ACCOMMODATION
TO LET



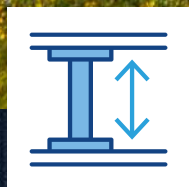
MANCHESTER
BUSINESS PARK

BUILDING 1000

AVIATOR WAY
MANCHESTER AIRPORT
M22 5TG

AVISON
YOUNG

BUILDING 1000



Fully accessed raised floors



Suspended ceilings



LED lighting



Air conditioning



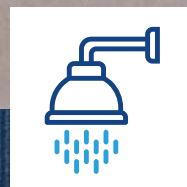
Bike & cycle storage



Male, female and disabled WC's



Constructed in 2001



Shower facilities



8 x person passenger lift

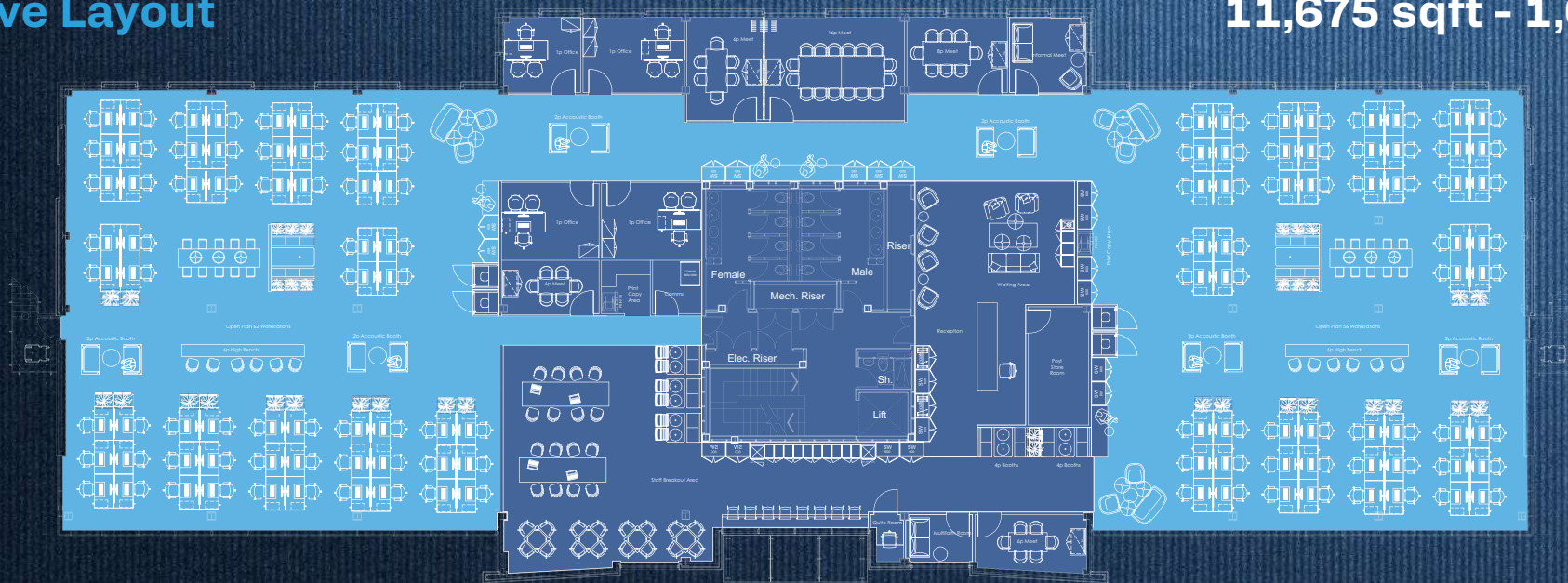


MANCHESTER
BUSINESS PARK



Indicative Layout

11,675 sqft - 1,084 sqm



60 car parking spaces (1:195 sqft)

BUILDING 1000

Prime location with great connections



Manchester is the regional capital of the North West region and is well connected by all forms of transport.

The city is located 35 miles south west of Leeds, 30 miles east of Liverpool and 70 miles north of Birmingham.

The main office locations within South Manchester comprise Trident Business Park, Manchester Green, Atlas Business Park, and Concord Business Park which are close to the airport and further north Cheadle Royal Business Park, Didsbury Technology Park and Towers Business Park. The latter parks are set in well landscaped grounds and provide a modern working environment with amenities.



Transport and connectivity



The UK's third largest airport, handling over 22 million passengers a year. At present more than 60 airlines offer direct flights from Manchester to over 200 destinations.



Manchester Business Park has direct dual carriageway access to Junction 5 of the M56, reached within 3 minutes drive-time. The M56 provides access to both the M6 and M60.



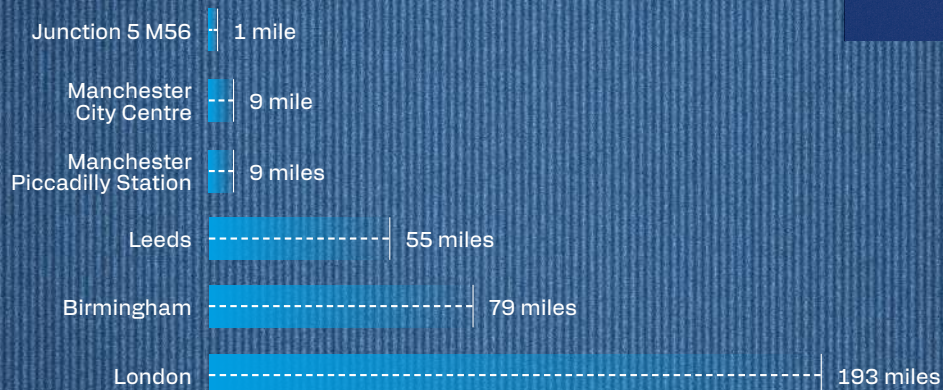
The Park is connected by Metrolink, with stops at both the airport and Shadowmoss. Services run every 12 minutes and provide easy connections to the City Centre.



The Park is served by Manchester Airport Train Station, which provides immediate connectivity to the North West region. Manchester Piccadilly is 15 minutes journey time from the Park, with up to 10 trains per hour operating at peak times. National connections are via Manchester Piccadilly, which operates frequent services on the Virgin West Coast Mainline and to other locations across the UK.

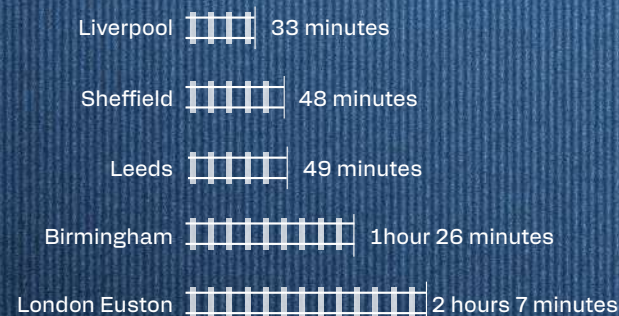


By Car



By Train

Approximate journey times from Manchester



2.71m people live in Greater Manchester, of which 1.75 million are of working age.



£56bn of gross value added (GVA) generated by The Greater Manchester economy.



80 of the **FTSE 100** are represented in Manchester.



6.6bn tourist economy as Manchester is the **third most popular** city for international visitors in the UK.



Lease

New lease on terms to be agreed.

VAT

VAT will be charged at the prevailing rate where applicable.

Rateable Value

Rateable Value to be assessed

EPC

The building has an EPC rating of B(34).

Contacts

If you would like further information or to arrange a viewing, please call:

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