

Manchester Business Park

Goodman⁺

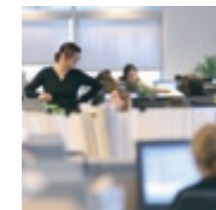




the perfect world for your business+

At Manchester Business Park you'll find a unique opportunity for your business; a location that combines unrivalled transport with modern, adaptable office accommodation and a host of support services to help you create and enjoy the work environment that is best for your organisation.

The opportunity to make a difference to your business is here at Manchester Business Park.



your business has landed in the right location+

Few business locations could be better placed for local, national and international communications, helping you to keep in close touch with your customers and suppliers wherever they might be.

Just across the road the international airport is a co-ordinated transport hub – with regular rail, coach and bus services as well as UK and international air travel.

Local

Road

- + Low traffic congestion during peak time travel
- + 400 buses a day to/from airport

Rail

- + 6 trains per hour from airport to city centre

National

Air

- + Regular daily flights throughout the UK

Road

- + Direct dual carriageway access to M56 (c.3 mins)
- + 60 coaches a day from airport to UK destinations including Birmingham, Glasgow, Leeds, Liverpool and London

Rail

- + Rail link from airport to national rail network

International

Air

- + Regular direct flights to over 180 destinations across five continents
- + Dedicated World Freight Terminal



a more accommodating business park+

You need to be confident that your new workplace will be available when you want it and to the agreed standard. Our business is to make sure that you occupy the office accommodation that allows your business to prosper.



The choice is yours

- + Built-to-suit offices up to 100,000 sq.ft.
- + Interim Office Solution – purpose-built temporary, serviced accommodation during construction; managed by Goodman
- + Short-term accommodation in Regus serviced offices
- + Room for future expansion
- + A choice of terms, including short-term agreement combined with inclusive services package



At Manchester Business Park we only create buildings that combine the style, quality, functionality and adaptability demanded by modern businesses. And then we go the extra mile to ensure that it meets your operational requirements and timeframes.

With 675,000 sq.ft. of development potential there's scope to provide tailor-made solutions to meet different needs in a fully managed park environment.

And we have a choice of flexible options and terms to help you relocate and expand in the future.



A café/restaurant on the Park is available to all for breakfasts, lunches, snacks and refreshments.



450,000 sq.ft. HQ campus built-to-suit for T-Mobile, Hatfield Business Park.

Creating your workspace
We have extensive experience of working with companies to design and build tailor-made offices to suit their exact requirements including Orange, T-Mobile, Canon, BAE Systems, Blackwell Publishing, Oxfam, NatWest, Zurich Insurance and many more.

As well as Regus (below) other companies who have chosen the Park include iSOFT, Kingston Communications and Ericsson.

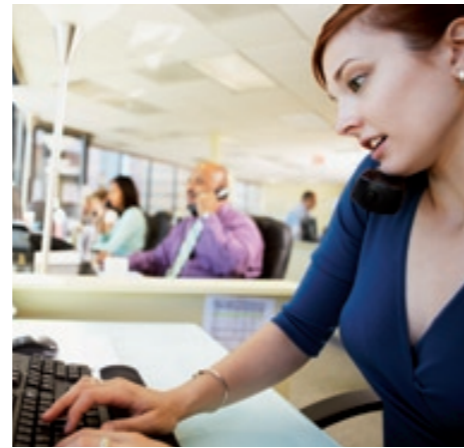




at your
service+



We're here to help you make the most of your property. We can assist with your move, create and maintain your workplace, support your technology and help you adapt and grow in the future – giving you peace of mind and helping to ensure that your aspirations are always met by your workplace.



Creating your workplace

As well as delivering the building on time, we can also help you to create your fully fitted workplace. By integrating all your services and fit-out requirements during the build programme, you are assured of a fully operational building from the day you move in.

- + workplace appraisal
- + space planning
- + full-scale fit-out
- + furniture planning and provision
- + relocation management

Supporting you in occupation

Once you've moved in, we can continue to support your business with a range of services that leave you free to concentrate on what you do best.

- + building and M&E maintenance
- + cleaning/waste management
- + landscape maintenance
- + security services
- + repair/handyman services
- + 24/7 service desk
- + re-engineering space
- + dedicated customer support team

Helping you to move

We can assist you with your relocation, planning the logistics and managing the implementation to ensure you have an easy and efficient move.

Our experience and resources will make certain that the process takes place with no downtime for your business.

We can also assemble fully-serviced temporary office accommodation, managed by Goodman, to help with staff logistics and keep you operational during relocation.

- + Full project management
- + Records management
- + Data storage solutions
- + Inventory services
- + Consultancy

Enabling your workplace

Through Goodman Net Services we can support your IT network, making it as easy as possible for you to access the world wide web or your own corporate systems. Our services range from the installation of IT equipment and infrastructure in and around the building, to the ongoing provision and monitoring of both public and private network connections.



a great place to work+play

Out of town does not mean out of touch. Manchester Airport and the immediate vicinity has a host of facilities for Park occupiers to enjoy.



Nearby hotels

The Hilton, Bewley's, Radisson SAS, Crowne Plaza and Travel Lodge hotels are all within the airport complex with Etrop Grange only a short distance away.



At the airport

More than 60 shops, cafes and restaurants are just across the road in the airport complex together with many other services such as travel agency, banking, car rental and Post Office.



Sport+leisure

For those who enjoy sports and keeping fit, there are two golf courses, a swimming pool, Holmes Place and David Lloyd health and fitness clubs within easy reach of the Park.

Goodman+ creating tomorrow's workplace today

Goodman is an integrated property group that owns, develops and manages industrial property and business space globally.

We invest in business parks, office parks, industrial estates and warehouse and distribution centres.

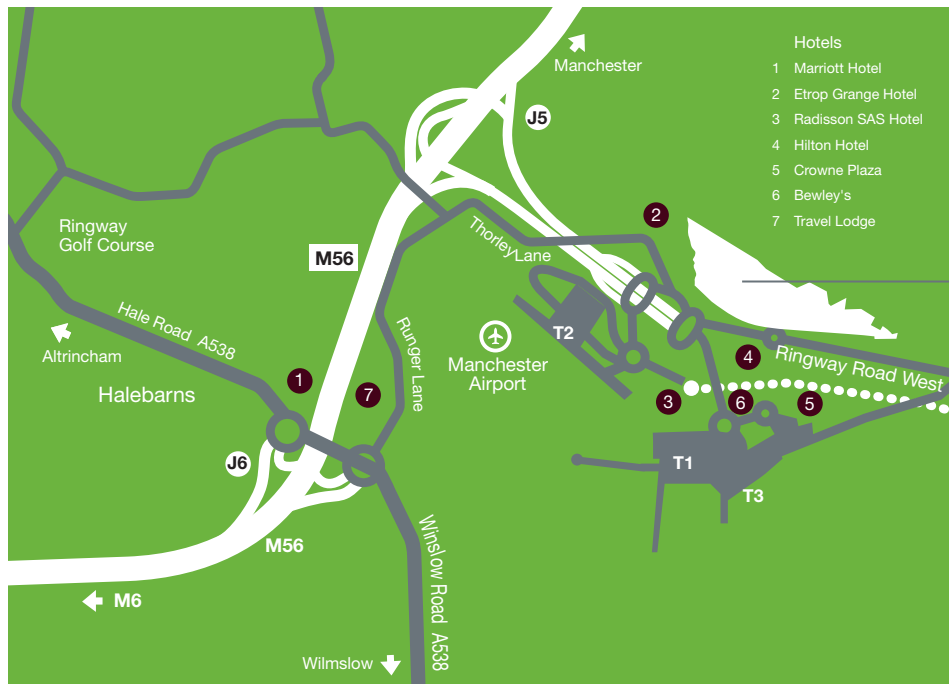
With more than 30 business parks in the UK and Europe and a substantial development pipeline in place, we have both the heritage (through the combined expertise of the former Arlington and Akeler businesses) and the resources to continue to lead the way in providing superior locations for the future.

Our integrated own-develop-manage customer service offering is at the heart of everything we do. Working with customers throughout each stage of a project allows us to develop a thorough understanding of their needs, resulting in long-term relationships and creative solutions.

Our business, now and in the future, is to ensure that your business is best placed to thrive and succeed.



easy to get to, easy to find, that's a prime location+



Manchester Business Park

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These particulars are believed to be correct at the date of publication (July 2007), but their accuracy is in no way guaranteed, neither do they form part of any contract.

All areas, distances and travel times are approximate.

