

central park



madison place

downtownmanchester.com

new self contained offices

FOR SALE OR TO LET

5,304 sq ft up to 13,523 sq ft
(493m² to 1,256m²)

with generous car parking



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Madison Place is the latest phase of development at Central Park, Manchester. It comprises five contemporary office buildings ranging from 5,304 sq ft to 13,523 sq ft (493m² to 1,256m²), providing small to medium sized occupiers the opportunity to locate, for the first time, at one of Manchester's premier business parks.

Central Park is already home to Fujitsu's regional headquarters and One Central Park (OCP), a cutting edge centre for business and enterprise. On site amenities are also excellent. They include The Gateway, a dedicated transport interchange, which will provide direct access into Manchester city centre when the Metrolink extension opens in 2011.

There is also a 100 seat restaurant, Starbucks coffee shop, conference facilities and meeting rooms within OCP.

Madison Place has been designed with the occupier in mind. Each building has its own individual feel but is very much part of a family of development. The accommodation has been built to a very high standard, including air conditioning, raised floors and passenger lifts. There is also generous car parking provision and 24 hour park security.

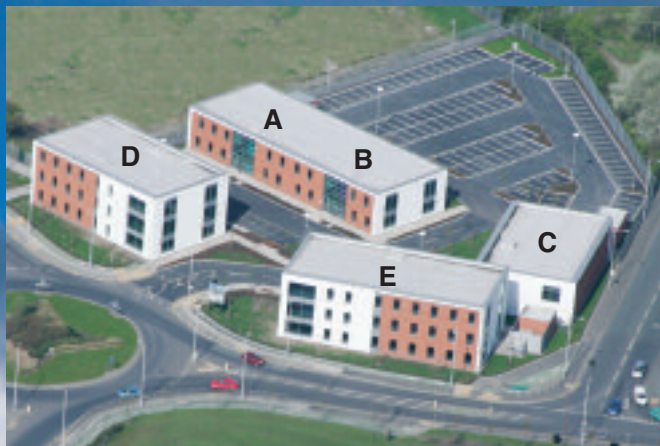
With all the benefits of a major business park, in a location on the edge of a thriving city centre, Madison Place at Central Park provides an unrivalled opportunity for owner occupiers, as well as those looking to rent quality office space.



Specification

- Contemporary design
- Double height reception area with high quality finishes
- VRV air conditioning
- Full access raised floors
- Suspended ceiling tiles with recessed CAT II lighting
- Passenger lifts
- Fully DDA compliant
- 'Very Good' BREEAM rating
- Unisex WCs on each floor
- Shower facilities





Schedule of Areas (NIA)

	sq ft	m ²	Car Spaces
Unit A	6,264	582	19
Unit B	5,304	493	16
Unit C	7,273	676	22
Unit D	11,336	1,053	35
Unit E	13,523	1,256	43
Total	43,700	4,060	135

Central Park has outline planning consent for 1.4 million sq ft of office space. There are currently bespoke design and build opportunities to accommodate requirements from 20,000 sq ft upwards.





Situated just 1.5 miles to the East of Manchester city centre, Central Park is located on the A62 Oldham Road. The M60 outer ring road is 2.5 miles away at Junction 22 and Manchester Airport is within a 30 minute drive. Central Park has its own dedicated public transport interchange known as The Gateway. This will be just one stop from Manchester City Centre when the Metrolink extension opens in 2011. Buses run to and from the City Centre every 10 minutes through Central Park via a Quality Bus Corridor, which runs along Oldham Road.

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