

The background features a series of diagonal stripes in various shades of blue and grey. Overlaid on these stripes are several 3D rectangular bars of varying heights and widths, also in shades of blue and grey, creating a sense of depth and movement.

TRIDENT

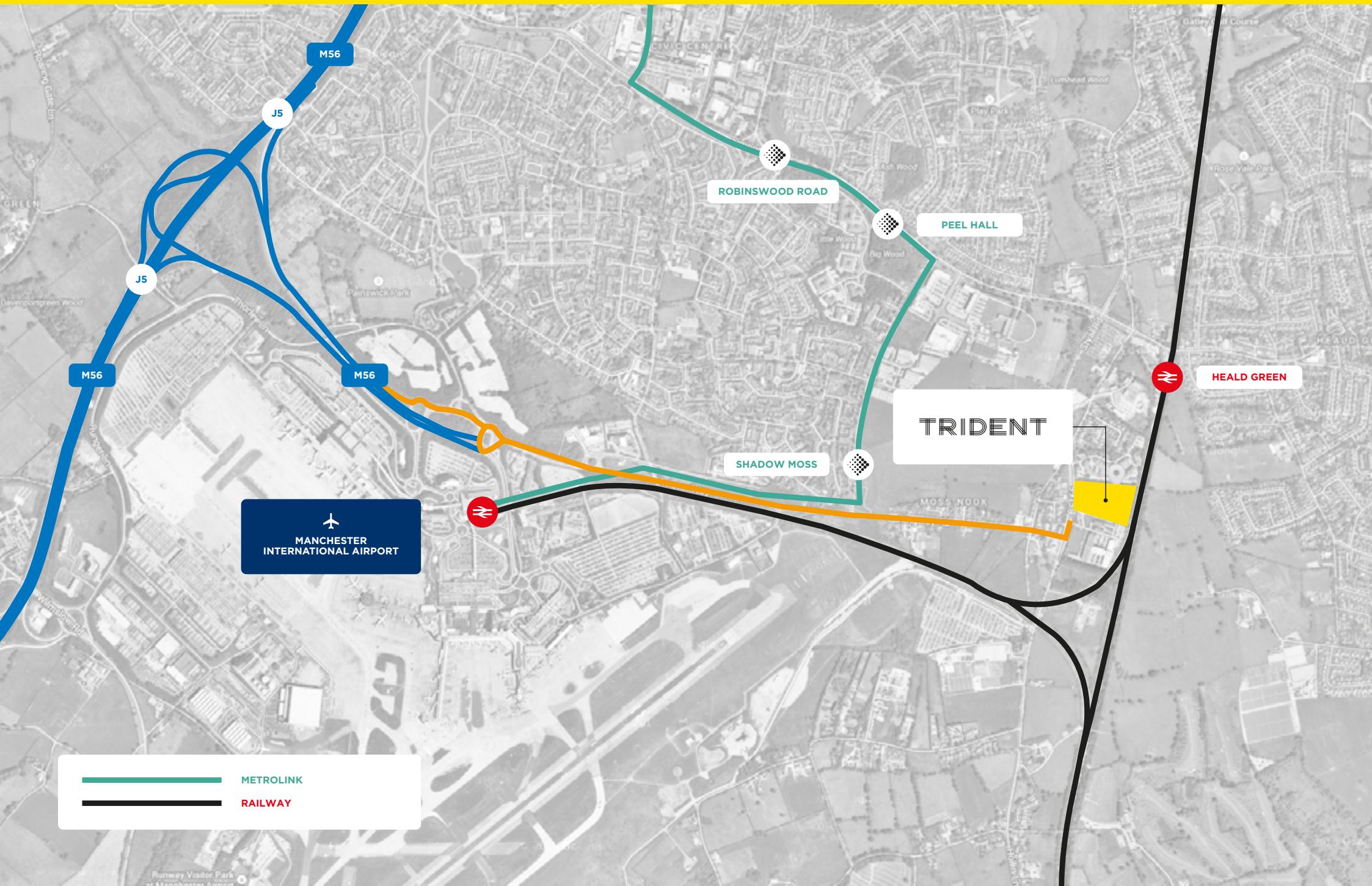
Manchester Airport

Description

Trident One provides high quality Grade A office accommodation, comprising clear open floor plates from 9,527 sq ft (885 sq m) to an entire building of up to 29,002 sq ft (2,694 sq m). All three buildings are connected and can therefore provide up to 86,000 sq ft (7,990 sq m). The buildings will be combined with a new feature glass entrance. This impressive corporate entrance will include a business concierge desk and incorporate a coffee lounge with break out space, contemporary glass fronted meeting rooms are also proposed on the upper floors above the entrance. Each self contained office building will have its own secure entrance through the reception space.

Externally there is extensive car parking and grounds to be adapted to provide staff amenity space, including sports facilities and Trident branded bikes. An exclusive Trident shuttle bus will be available to occupiers, running at peak times to and from the airport and nearby Heald Green train station.






MANCHESTER
INTERNATIONAL AIRPORT

TRIDENT

ROBINSWOOD ROAD

PEEL HALL

SHADOW MOSS

HEALD GREEN

METROLINK

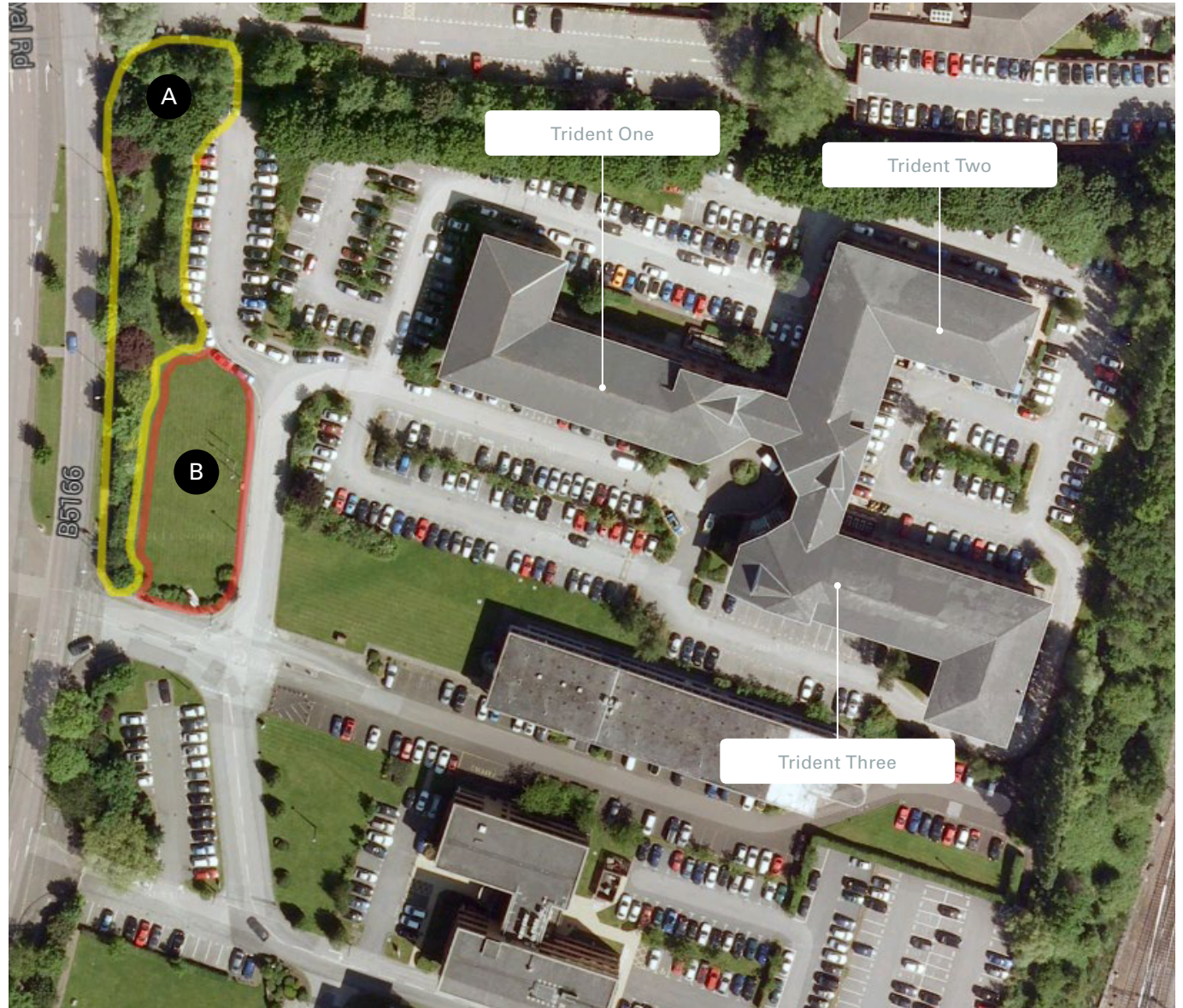
RAILWAY



New site entrance



New coffee drive-thru



Location

Trident is located adjacent to Manchester International Airport on Styal Road and within 1 mile of junction 5 of the M56. Rail connections are available at both Heald Green and Manchester Airport providing frequent access to the city centre and the wider national rail network. The airport Metrolink extension and local Shadowmoss station are within a 5 minute drive and Heald Green provides extensive facilities and amenities from banks to convenience stores and shops.

Occupiers will also benefit from the added convenience of the Trident shuttle bus, which will run at peak times and collect from Manchester Airport train, tram and bus station to the local Shadowmoss Metrolink station and Heald Green train station.

Driving distances

Airport terminal
4 minutes

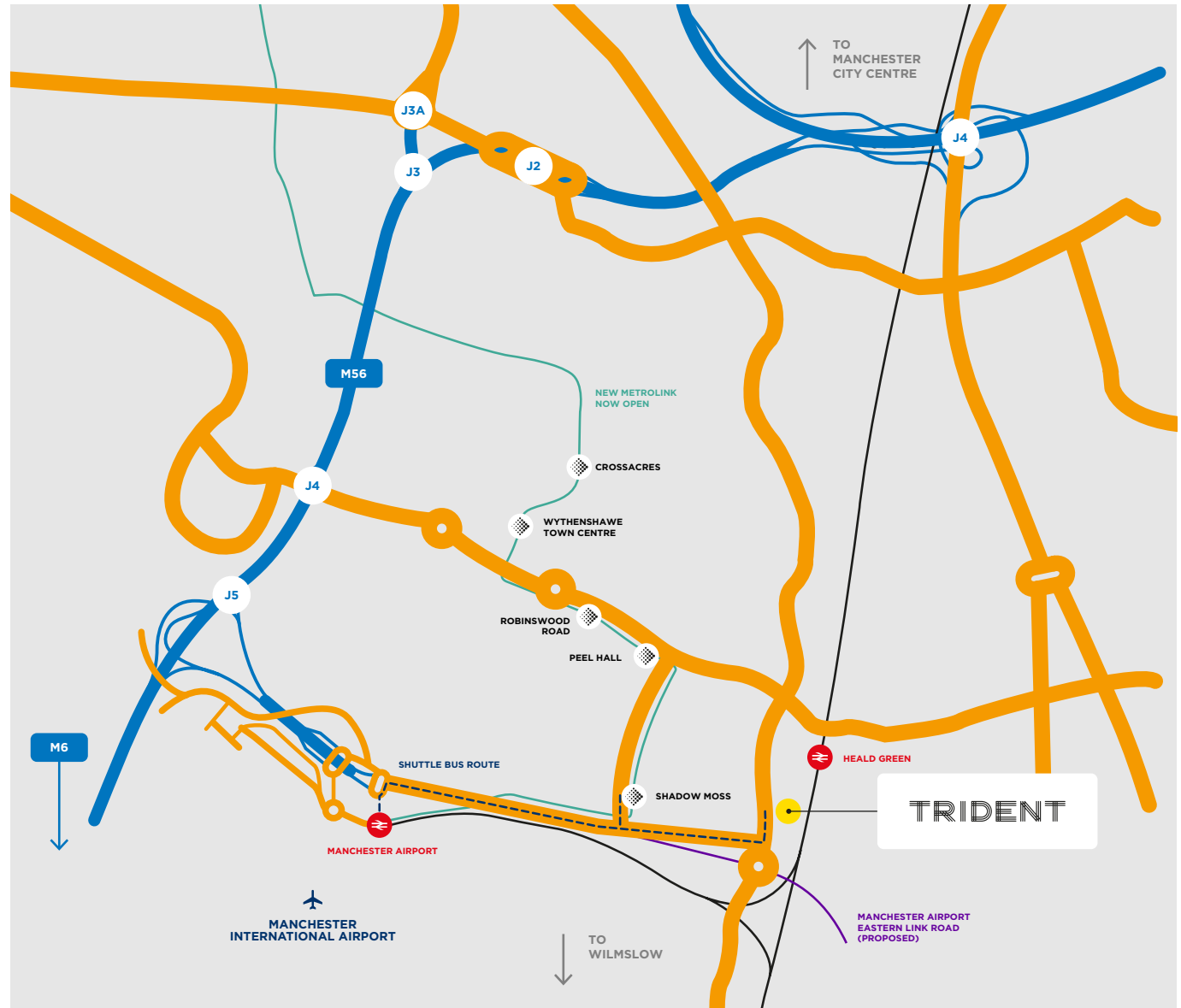
Manchester Airport train station
5 minutes

Heald Green train station
4 minutes

Manchester City Centre
20 minutes

Cheadle Royal
10 minutes

Heald Green local shops
4 minutes



Lifestyle

Property Alliance Group's service proposition is strengthened by an in-house property management team. Its proven tenant engagement programme ensures that Trident occupiers maximise their working environment and enjoy on-site facilities both inside and out.

The Trident tenant programme includes on-site events from football and gym classes to charity days, networking events and summer barbeques.

Bicycle storage and shower facilities ensure cycling to and from work is encouraged for keen cyclists. Trident bikes will also be available to tenants and provide an alternative option for lunchtime shopping and recreation time. The coffee lounge will be open daily and can be used for informal meetings and as breakout space, whilst also serving tasty lunch options.



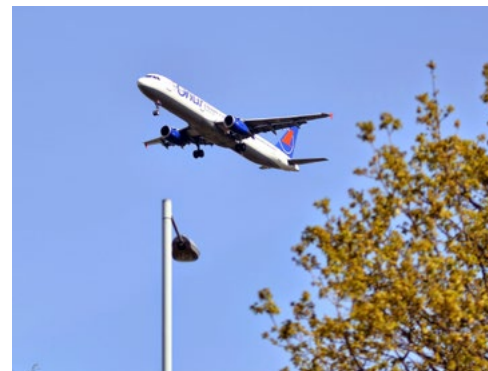
Amenities

Trident occupiers can sign up to the privilege card scheme providing discounts to tenants for convenient on-site facilities as well as the local retail and leisure amenities. There are a number of pubs and restaurants nearby including Etrop Grange, Tatton Arms, Heald Green Public House and the recently opened Flying Horse on Styal

Road. There is also a Premier Inn Hotel within immediate walking distance and a selection of other hotels in and around Manchester Airport.

In addition to Trident's on-site facilities, QDos Fitness is located within walking distance on Longstone Road and a new children's day nursery

has opened on Styal Road. Heald Green and Cheadle's local shops are a short drive away and include David Lloyd, John Lewis and Sainsbury's.



Manchester Demographics

Strength Through Variety

Key sectors include Creative Industries, IT & Digital, Professional Services, Biotechnology and Energy. There are more banks than any other region outside of London making it a financial centre of national importance.

Global Investment

Greater Manchester attracts global occupiers such as Ford Credit, Gazprom, Bank of New York Mellon, Google, Emirates, Eithad or Aegis . Over 2000 foreign owned companies have a base in the Greater Manchester. Trader Media, Towergate and BBC are all recent examples of major UK occupiers who have chosen to locate major functions in the region.

FTSE 100 Representation

80 of the FTSE 100 have a representation in Manchester.

Headquarters

Greater Manchester was voted number one location for a new headquarters operation in Europe Global HQ's include PZ Cussons, The Cooperative Group and Umbro, whilst UK and European HQ's include Brother, Kellogg's, Adidas, Siemens and Totesport.

Knowledge

The UK's largest university, world class research and Europe's largest student population. 30,000 graduates annually continually reinforce Manchester's high quality workforce and stimulate innovation in the city's science and R&D sector.

The Airport

Manchester Airport is the third largest airport in the UK. It serves more destinations than any other UK airport. New routes include daily flights to the Middle East and China.

Culture & Sport

Two global football teams; Test Cricket; one of the world's busiest music venues; six theatres; the BBC Philharmonic and The Halle Orchestra; museums and galleries including Imperial War Museum North and National Football museum.

Tourism & Conferences

The third most popular UK city for international visitors. The tourism economy is worth £6.6 billion per annum. £820 million per annum is generated by conference and business events, which attract over 5 million delegates annually including the Conservative/Labour Party Conferences.

Manchester is the premier regional centre in the UK and the centre of a thriving city region. It is the largest economic area outside London with a gross value added of £51 billion.

Specification

The buildings provide efficient, open plan floors with high levels of natural light that create a highly productive working environment. The building benefits from the following:

- Open plan accommodation
- Raised floors
- VRF heating and cooling
- Suspended ceiling
- Extensive car parking at a ratio of 1:250 sq ft
- Mature landscaped environment
- 1 passenger lift
- Showers
- Will achieve an EPC Rating of C or better
- New entrance/coffee amenity
- Bike store
- Shower facilities

Availability

Trident One

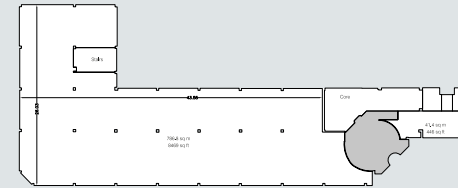
FLOOR	SQ FT	SQ M
Ground	9,527	885
First	9,666	898
Second	9,809	911
TOTAL	29,002	2,694

Trident Two

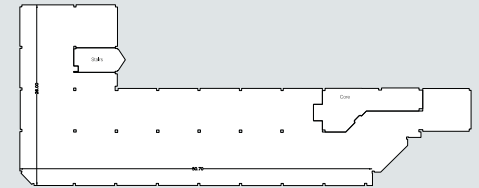
FLOOR	SQ FT	SQ M
Ground	9,588	891
First	9,752	906
TOTAL	19,340	1,797

Trident Three has been fully let to Quindell

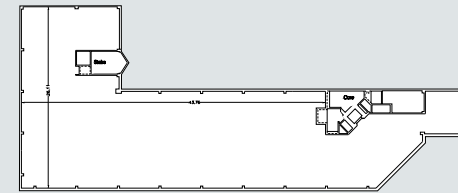
Trident One



Ground Floor

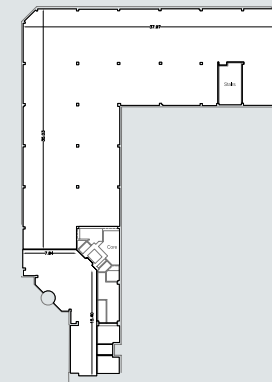


First Floor

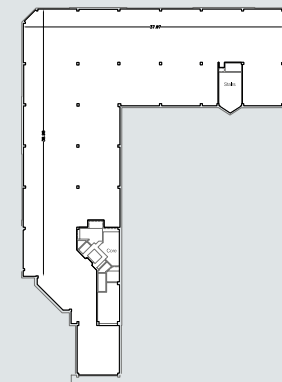


Second Floor

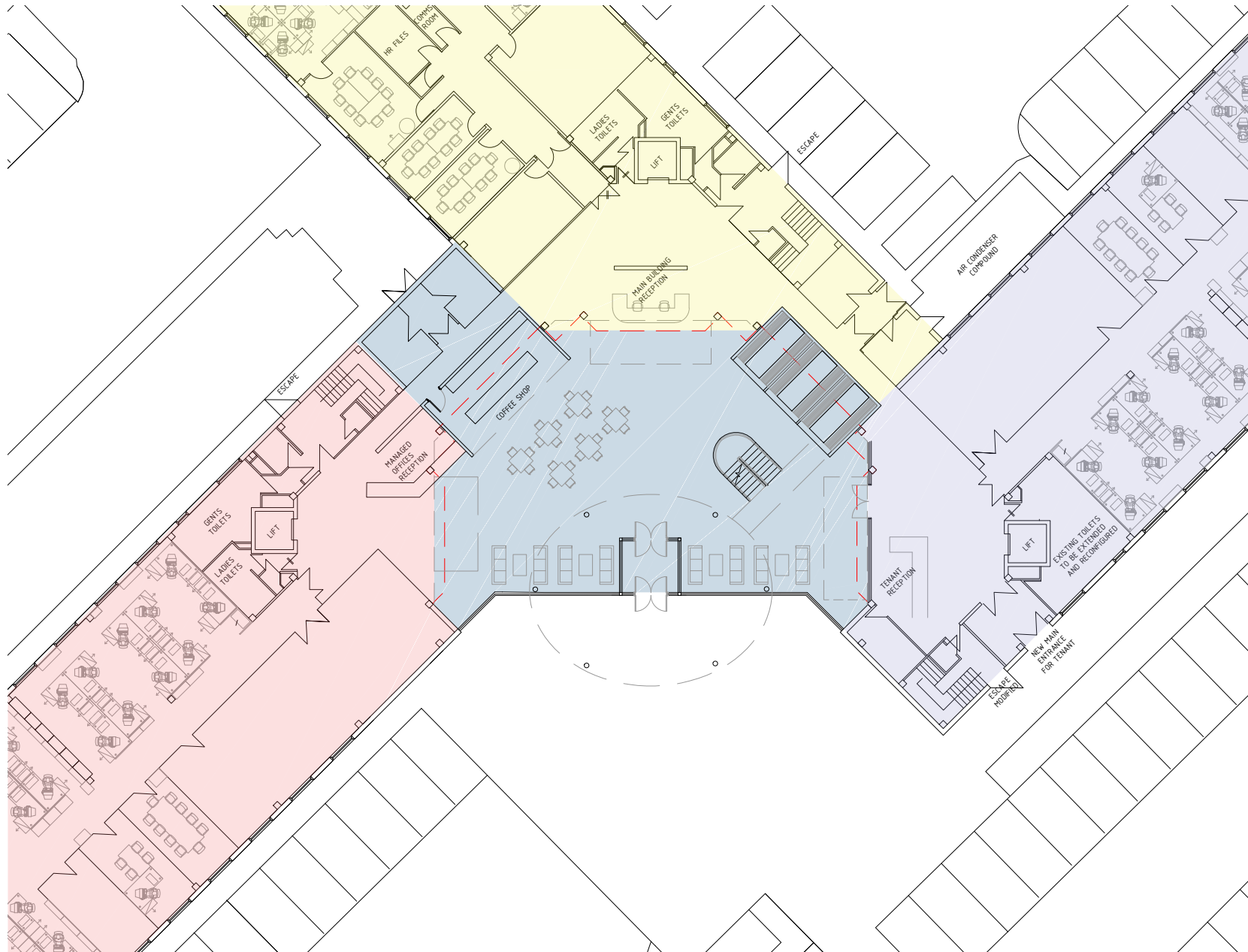
Trident Two



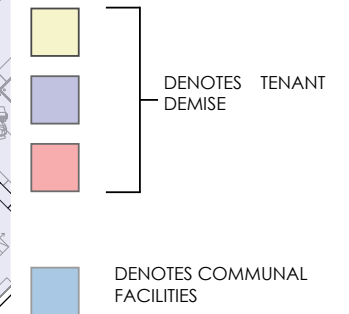
Ground Floor

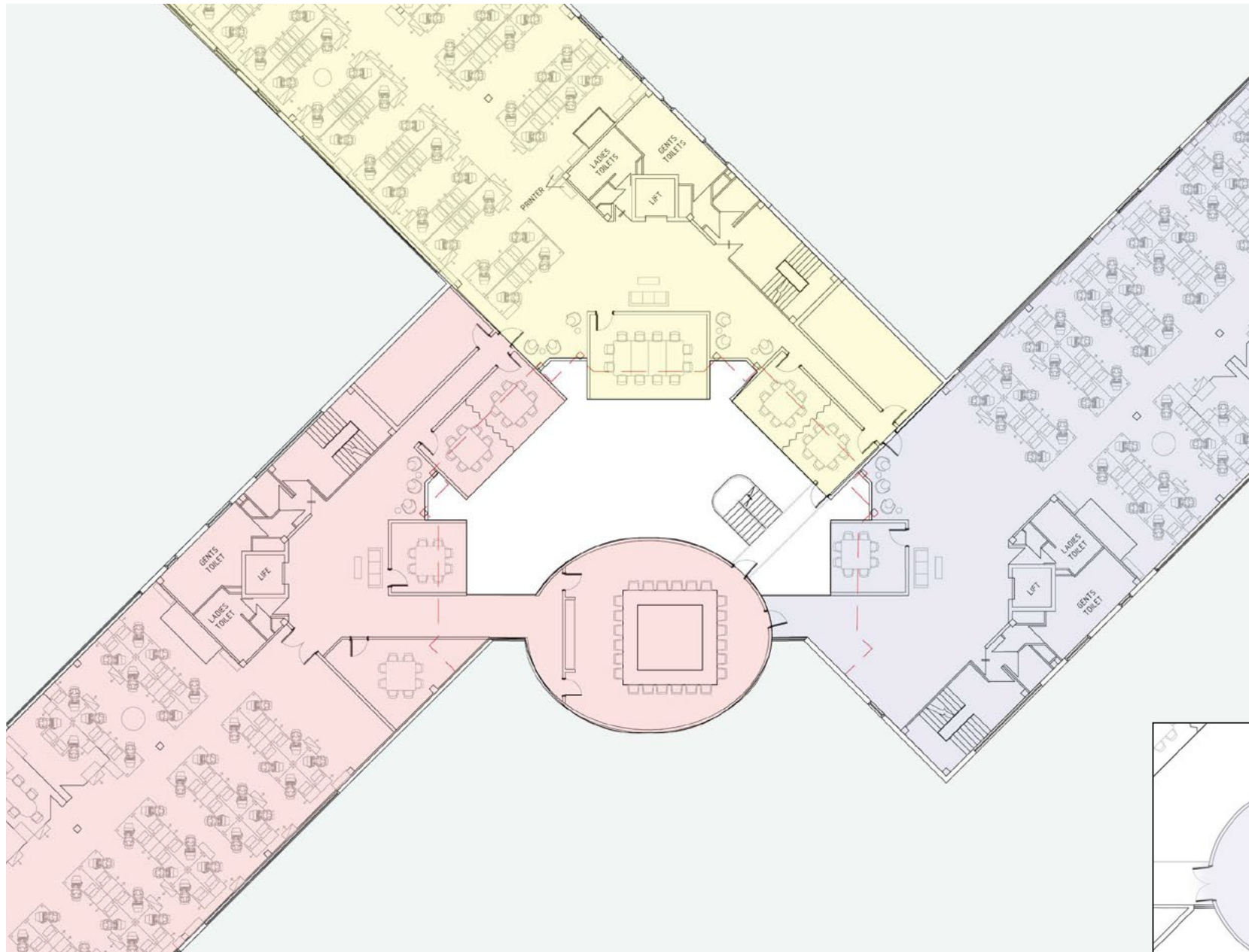


First Floor

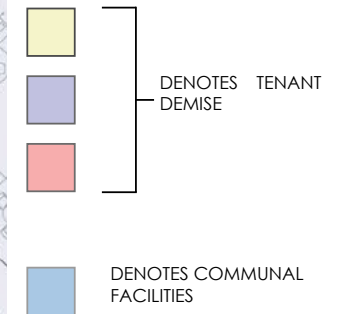


PROPOSED GROUND FLOOR PLAN

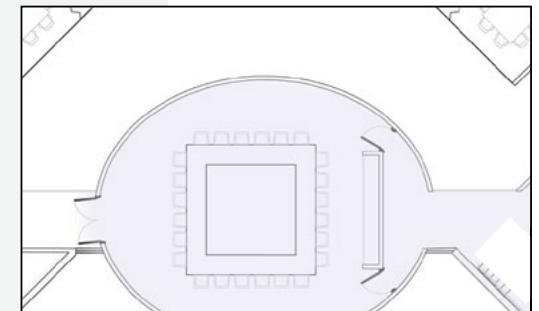




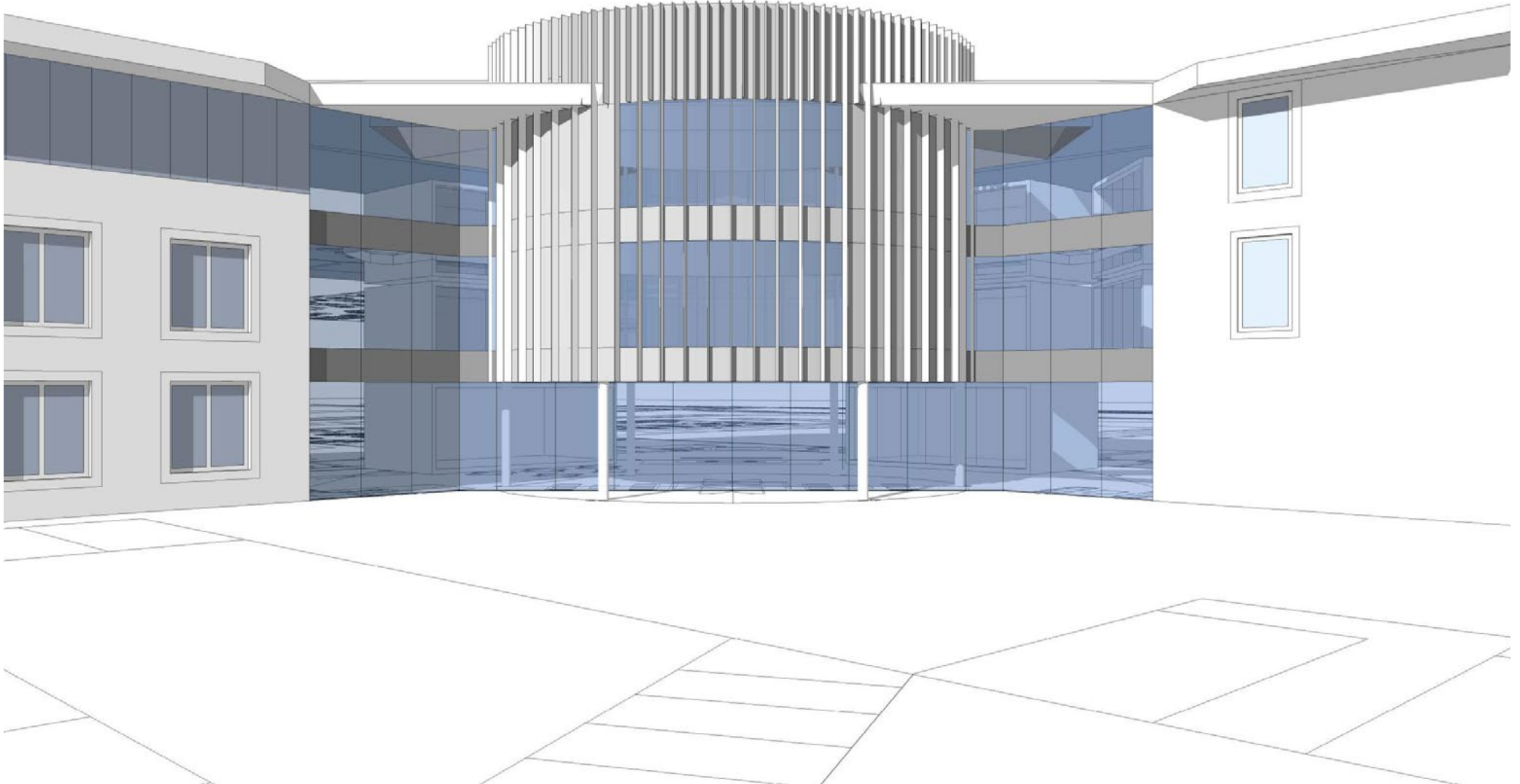
PROPOSED TYPICAL UPPER
(FIRST AND SECOND FLOOR)



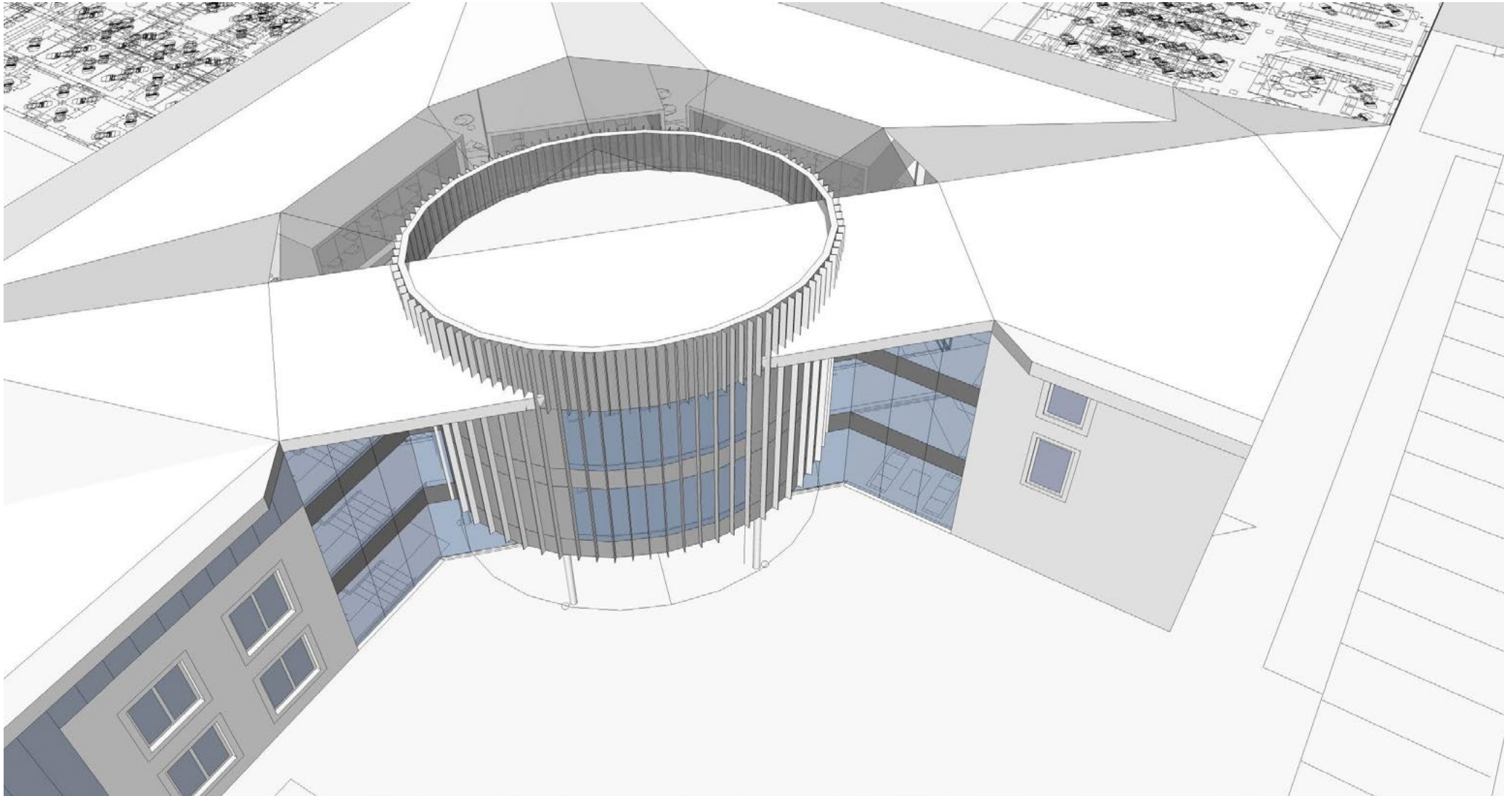
SECOND FLOOR



Brand new entrance
Front perspective



Brand new entrance
Roof perspective



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DS Emotion

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