

# GATEWAY HOUSE

Styal Rd Manchester Airport M22 5WY



## OFFICE SPACE TO LET

**3,272 - 10,032 SQ.FT.** (304 - 932 SQ.M.)

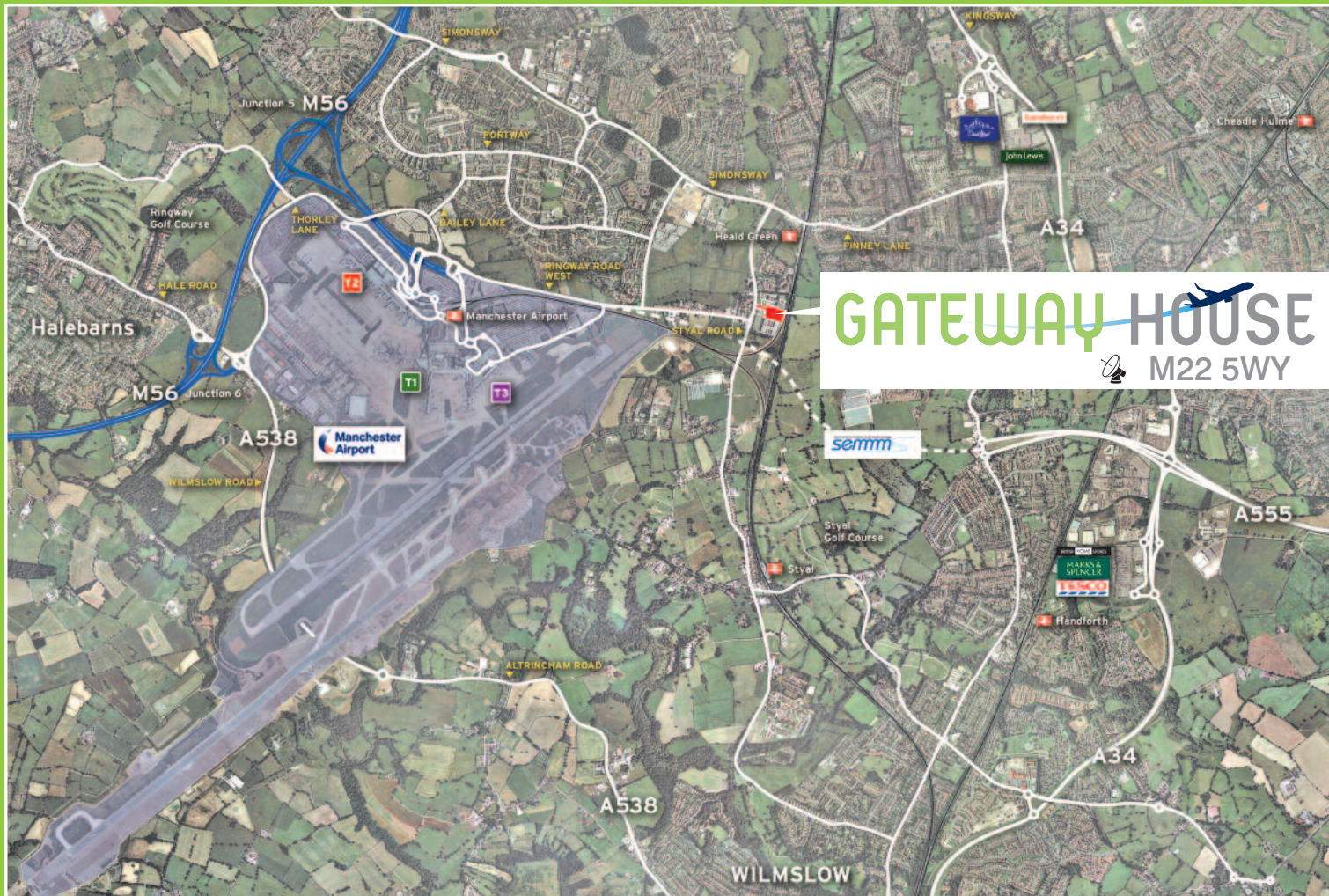
Close to Manchester Airport

Car parking available on-site

Flexible terms available

May consider splitting floors for smaller requirements

**Ground** – 3,272 sq.ft. | **First** – 3,380 sq.ft. | **Second** – 3,380 sq.ft.



# GATEWAY HOUSE

M22 5WY

## DESCRIPTION

Gateway House provides refurbished office space, located in close proximity to Manchester Airport. The available space is located on the ground, first and second floors and is available on flexible terms.

## SPECIFICATION

- Self contained floors
- Raised access floors throughout
- Central heating via perimeter radiators with the added benefit of comfort cooling to all office areas
- Car Parking at a ratio of 1:292 sq ft

## LOCATION

Gateway House is conveniently located less than a mile from Manchester Airport which provides direct flights to over 225 destinations worldwide and handles over 22 million passengers a year.

Gateway House benefits from excellent connectivity including;

- Close to Junction 5 of the M56 motorway system
- Heald Green railway station is within 10 minutes' walk providing regular commuter services to Manchester Piccadilly and the regional and national rail network
- A comprehensive network of bus routes operate locally to Gateway House



## AMENITIES

- Cheadle Royal - David Lloyd, John Lewis, TGI Fridays & Sainsbury's
- Radisson Blu Hotel providing 360 bedrooms including health club and swimming pool
- Wilmslow town centre is 3.5 miles away offering a host of local amenities including; Starbucks, Costa Coffee, Boots, Waitrose, Tesco Express, Hoopers department store, Pizza Express and Revolution
- Travel Lodge offering meeting rooms to hire and regular shuttle bus service to the airport
- The WineGlass Restaurant at Etrop Grange Hotel
- The Romper Public House
- The Honey Bee Public House
- Kids Unlimited Nursery

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