



Manchester Business Park

Manchester Airport, Aviator Way, M22 5TG



Hilton
Hotel

Manchester Airport
Rail Station, Metrolink
& Bus Interchange

Radisson
Blu Hotel

Caffè
Nero

Terminal
two



Metrolink

The Airport pub/
restaurant

Crowne
Plaza Hotel

Clayton
Hotel

Terminal
three

Caffe
Nero

Terminal
one

Greggs,
Joe's Kitchen &
Coffee House

 Manchester Airport

The UK's most forward looking & inspirational city region

An international business hub, Manchester boasts an impressive talent pool, along with a globally recognised airport and transport infrastructure. World-class education, culture and shopping ensure the area has something to offer everyone.

Few business locations could be better placed for local, national and international communications, helping you to keep in touch with your customers and suppliers wherever they might be. Just across the road, the international airport provides a co-ordinated transport hotspot. A direct train interchange to Manchester Piccadilly, J5 of the M56 within 3 minutes, and unrivalled car parking make the park well connected from all angles.

Manchester Airport, rail station, Metrolink tram and bus interchange are all within 15 minutes walk of Manchester Business Park. The airport provides a diverse range of shops, cafés and restaurants.



By Road

Manchester Airport (T1)	0.7 miles
Manchester Airport Station	0.8 miles
M56 (J5)	1 mile
M60 (J4)	4.4 miles
Manchester City Centre	8.6 miles
Liverpool	35 miles
Sheffield	46 miles
Leeds	56.7 miles
London	192 miles



By Rail

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.



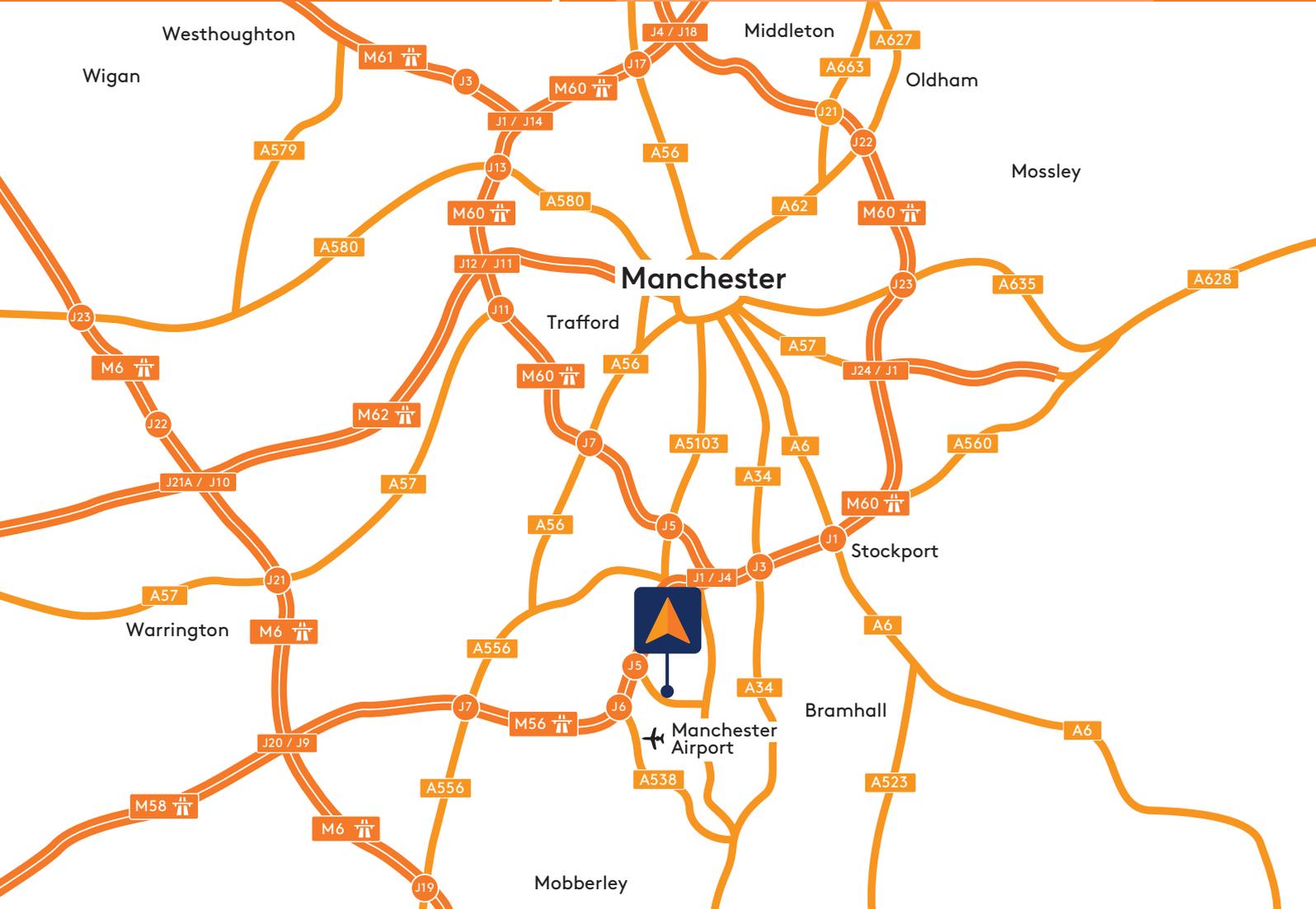
By Air

The UK's third largest airport, handling over 26 million passengers a year. At present more than 60 airlines offer direct flights from Manchester to over 200 destinations. The airport now also offers direct flights to Beijing with a new service operated by Hainan Airlines.



By Bus

The Park is connected by Metrolink (tram/light rail) with stops at both the airport and Shadowmoss. Services run every 12 minutes and provide easy connections to the City Centre. In addition, there are excellent bus services to the City Centre, local conurbations and other regional centres.





Trafford Centre

“

UK's 2nd largest creative, digital and tech hub.

Fastest growing city and commercial centre in the North of England.

115m visitors to Manchester every year.

4 universities across the city with 100,000 students and 50% of graduates remaining in Manchester.

”

“

Manchester was voted the 7th most exciting city in the world to live and explore in 2018

”



Salford Quays



Metrolink - Airport to City Centre



Alderley Edge looking out across Cheshire



“

Manchester Airport is the largest regional airport in the UK, serving over 26 million passengers every year.

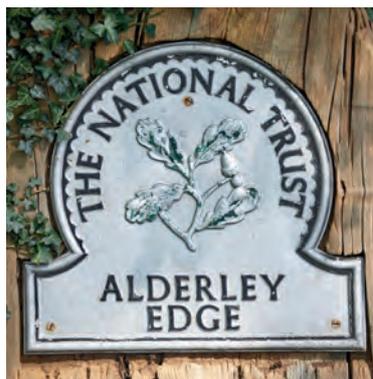
225 direct flights to 225 destinations.

72 trains daily from Manchester to London Euston with a 2 hour journey time. HS2, coming in 2033, will reduce this to 1 hour 8 minutes.

”



Quarry Bank Mill, Styal Estate, Wilmslow



“

Second largest city in the UK with a population of 2.8m.

20 million people live within a 2 hour drive of Manchester.

£59.6bn GVA for Greater Manchester.

”

Bright, vibrant, contemporary office space, designed and built to your exact requirements. Plot 2000 is all those things and more – and as flexible as your business demands

In safe hands

- Planned space layout
- Attention to design and technical issues
- Excellent working environment for your team
- Managed business park setting with 24-7 security on site
- Delivered on time, on budget and to an extremely high standard, with a proven track record

Ready to go

- Outline planning consent for B1 office development
- Full infrastructure – gas, water, electricity and broadband all in place and ready to connect
- Enterprise Zone status giving a £55,000 per year rates relief for 5 years, simplified planning and access to superfast broadband

Impressive names

At Manchester Business Park you're in good company with well-known names like:



Arlington can deliver your ideal business space solution in just 18 months, here's how:

1

month

- Initial meeting to discuss and agree the brief
- First proposal submitted including outline designs, cost estimates and programme
- Review meeting to refine the outline proposals
- Final presentation where the finalised proposal is submitted for your approval
 - Instruct the design team

2-3

months

- Draft Heads of Terms issued for discussion
- Heads of Terms are agreed and solicitors instructed

4-7

months

- Contracts are exchanged
- Detailed planning application submitted for approval
 - Detailed planning approval received
 - Detailed design work commences

8-18

months

- Construction starts
- Regular design meetings held to review construction progress
 - Building complete

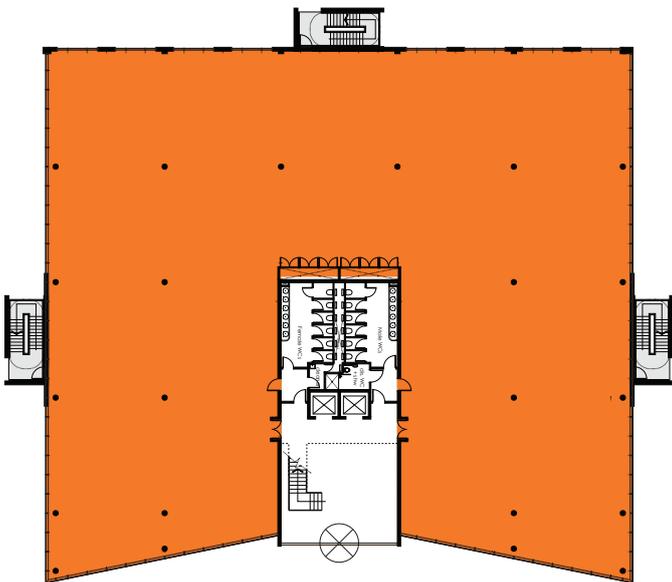
Complete!





CGI

Typical Office Floor Plan



Specification

- Open plan office floor plates of 10,000 – 20,000 sq ft
- Flexible floors designed to allow sub-division of up to 4 suites per floor
- Designed to achieve an EPC Rating 'A' and BREEAM 'Very Good' rating
- Floor to floor height of 3.85m with flexibility to allow exposed services, suspended ceilings and a 150mm raised access floor
- Up to 3 passenger lifts with one which can be used as a goods lift
- Four-pipe fan coil heating and cooling system
- Designed to 1:8 sq m occupancy
- High quality WC, shower, changing and locker facilities
- Secure bicycle storage
- Car parking at 1:269 sq ft GEA

Not to scale. For indicative purposes only.

Option one



140,500 sq ft (Net Internal Area) of office accommodation in 4 buildings over 3 floors set within an attractive courtyard landscaped setting. Each building is designed in a flexible way to provide both single HQ or multiple business occupation.

Building A
38,870 sq ft and 212 car parking spaces

Building C
29,340 sq ft and 161 car parking spaces

Building B
29,340 sq ft and 161 car parking spaces

Building D
42,900 sq ft and 231 car parking spaces

Option two



140,000 sq ft (Net Internal Area) of office accommodation in 2 buildings over 4 floors. Each building is set as a book-end to a central landscaped boulevard and is designed to offer both single HQ or multiple business occupation.

Building A
60,000 sq ft and 262 car parking spaces

Building B
80,000 sq ft and 350 car parking spaces

Option three



140,000 sq ft (Net Internal Area) of office accommodation in 3 buildings over 3 floors. Each building has its own distinctive architectural style, set around an attractive courtyard landscape, and designed to offer single HQ or multiple business occupation. 3-storey offices with car parking at 1:269 sq ft.

Building A
30,000 sq ft

Building C
60,000 sq ft

Building B
50,000 sq ft

**Discover how this opportunity
can fit with your business needs...
contact us now**

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Arlington