



# KINGSLEY HALL

MANCHESTER AIRPORT M90 4AN

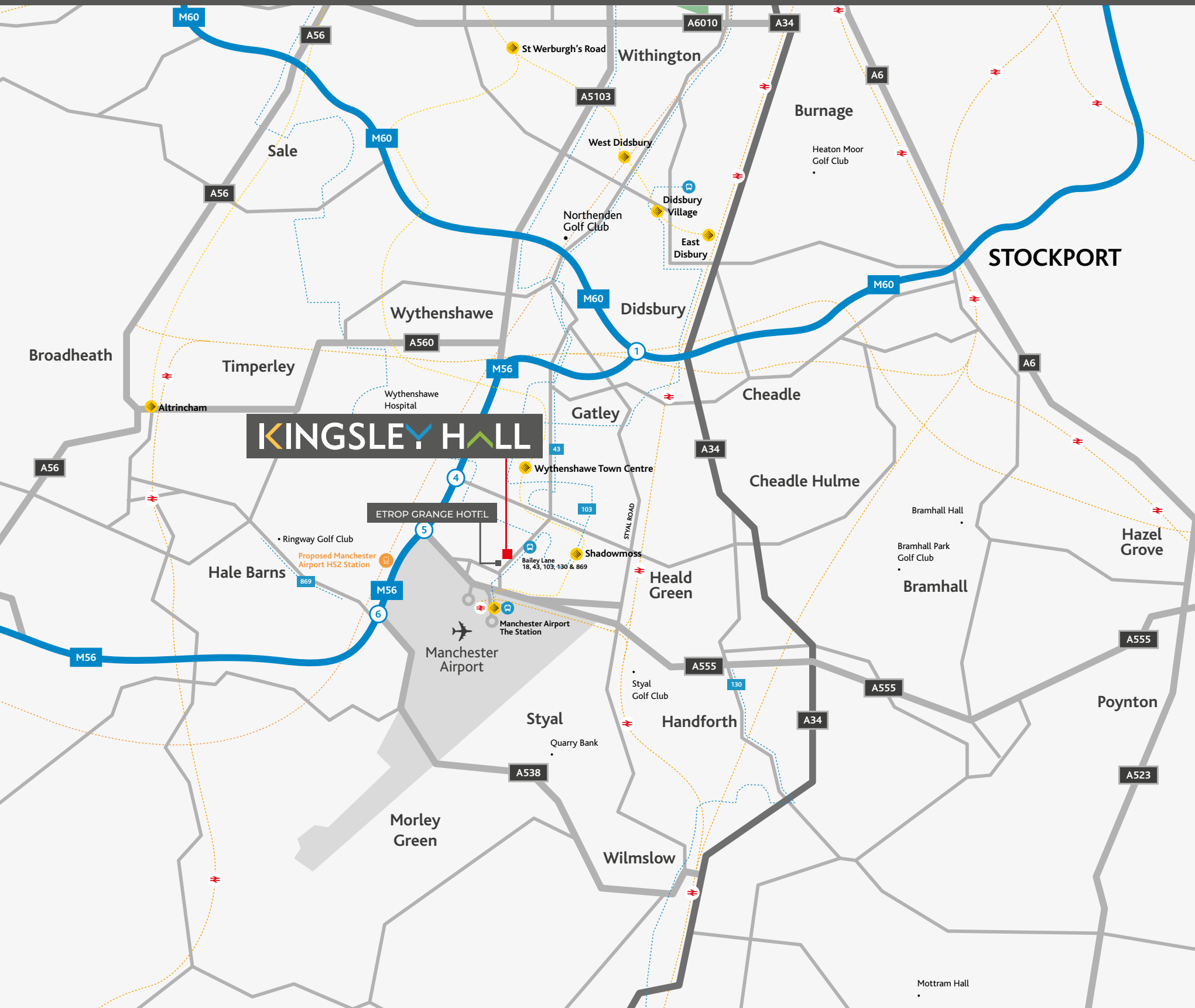
**AIR CONDITIONED WORKSPACE**  
**301 – 2,530 SQ FT (28 - 235 SQ M)**



**AIR  
CONDITIONED  
WORKSPACE  
FOR BUSINESS  
BIG AND SMALL**

**KINGSLEY HALL**  
MANCHESTER AIRPORT M90 4AN

# AN IDEAL LOCATION IN SOUTH MANCHESTER...



**COMMUTING**  
MADE EASY...



Proposed Manchester Airport HS2 Station



J5 M56

**KINGSLEY HALL**

Little Faces Nursery

etrop grange

Bailey Lane

18, 43, 103, 130 & 869

Enterprise Way

**THG**

A555 - Ringway Road West

GREGGS

**T2**



Radisson BLU HOTEL MANCHESTER AIRPORT



Outwood Lane

**T3**

PLATFORM Airport City Manchester

WH Smith

CAFFÈ NERO



<T1

**AT THE HEART OF A CONNECTIVITY HUB**



8 minute walking distance to Manchester Airport amenities



M56 Junction 5 within 2 minutes

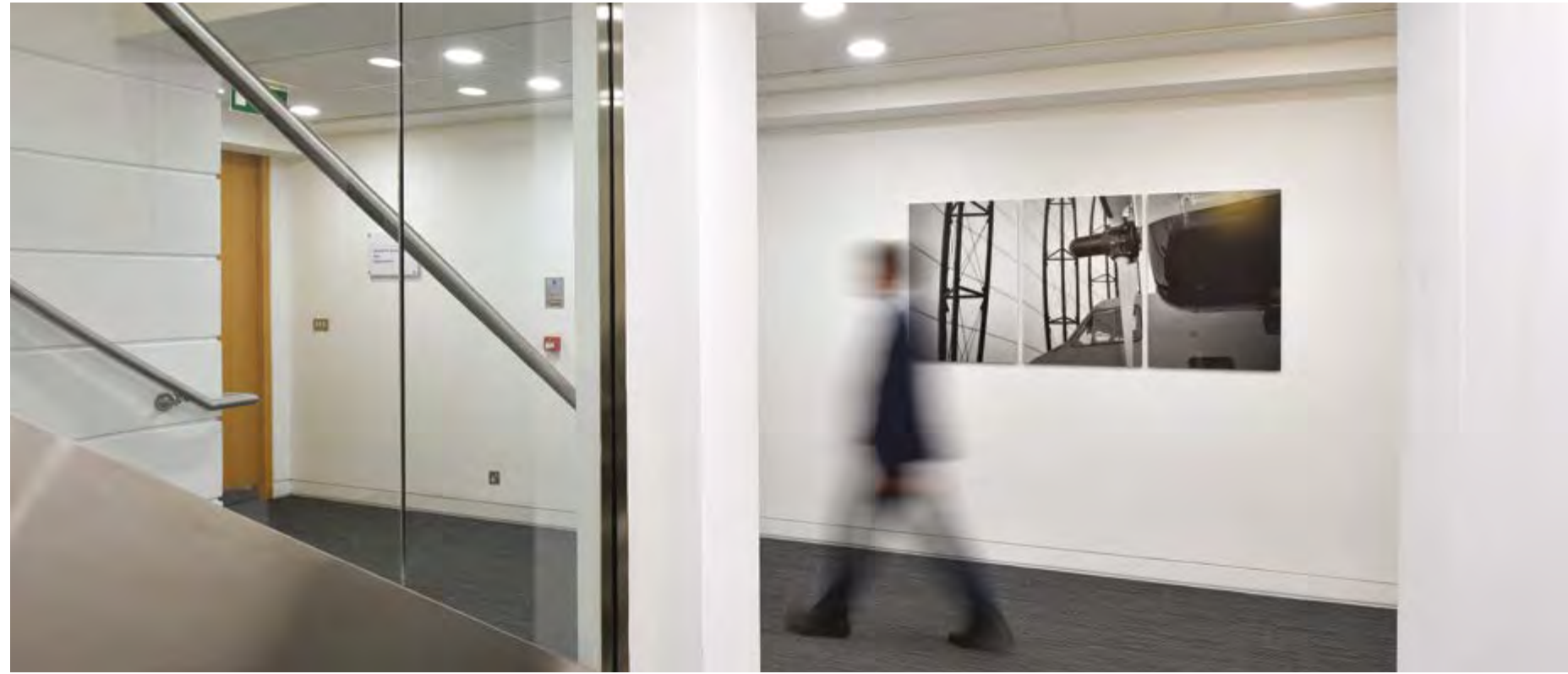


Rail & Metrolink stations providing trains every 10/12 minutes to Manchester Piccadilly



Fly direct to over 200 worldwide destinations

# > AN ENVIRONMENT DESIGNED FOR BUSINESS



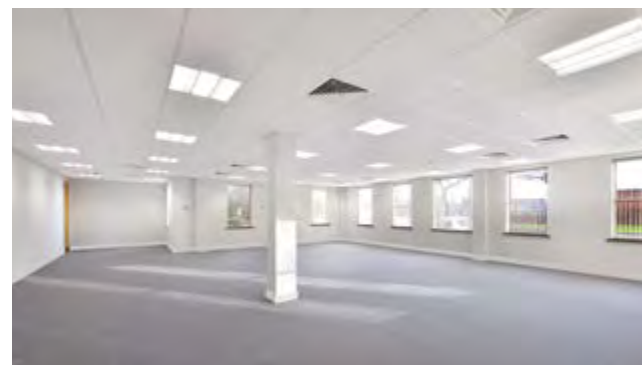
## SPECIFICATION

- Air Conditioning
- Full access raised floors
- LED lighting
- Male, female and disabled WC's
- Shower facilities
- Building commissioner



## EXTERNAL FEATURES

- Secure on site parking
- Covered bicycle store
- Secure environment with CCTV and controlled access via swipe card
- Attractive landscaping incorporating a balanced mix of hard and soft finishes



> ACROSS THE UK AT OUR STRATEGIC OFFICE LOCATIONS ORBIT DEVELOPMENTS ARE ALWAYS LOOKING TO CREATE A **GENUINE SENSE OF COMMUNITY**, SOMEWHERE PEOPLE CAN **MEET, WORK AND RELAX**



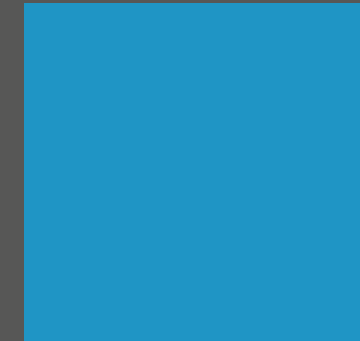
Outdoor seating & "picnic" areas for downtime.



Food pop-ups, bringing food & snacks direct to the front door.



Daily visits by the superior catering franchise, delivering great quality food.



# AND PLEASURE...



## > AVAILABILITY

### LEASED WORKSPACE (3 YEARS +)

SUITE B

2,530 sq ft

235 sq m

### MANAGED WORKSPACE (12 MONTH LICENCE)

SUITE 5

301 sq ft

28 sq m

\*Licence Fee Includes: Office Rent, Service Charge, Building Insurance, Business Rates, Electricity.

AVAILABLE ON  
FLEXIBLE TERMS  
TO SUIT YOUR  
REQUIREMENTS

SMALLER SUITES ARE  
AVAILABLE ON A 12  
MONTH LICENCE



> FULLY AIR CONDITIONED WORKSPACE



# > KINGSLEY HALL YOU'RE IN GOOD COMPANY

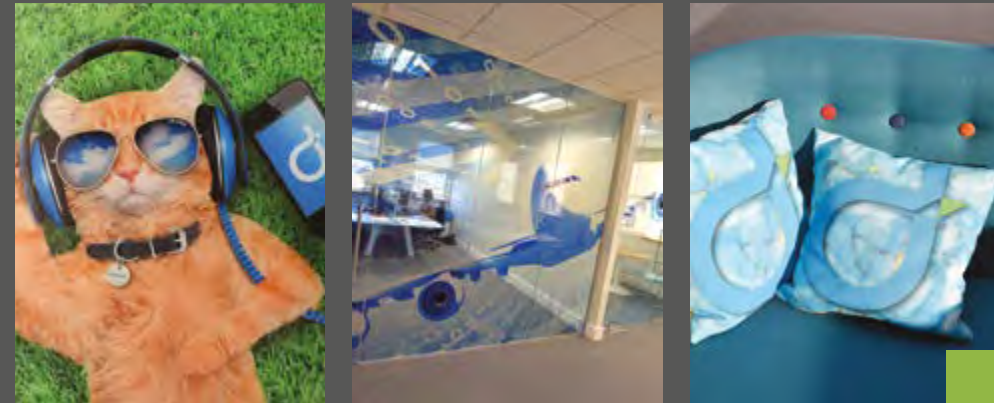


dnata

**"We were attracted to Kingsley Hall due to its strategic location at the heart of a connectivity hub, within a stone's throw of Manchester Airport and with immediate access to the regional motorway network Kingsley Hall is the perfect fit for our business."**

Stacey Shortall - Chief Operating Officer UK Regions & Ireland at dnata

dnata is one of the world's largest air services providers offering ground handling, cargo, travel, and flight catering services across five continents and employing over 45,000 people worldwide.



## > JOIN THE IMPRESSIVE TENANT LINE-UP @ KINGSLEY HALL

razorblue  
IT Solutions for Business

**"The location here at Kingsley Hall provides a great range of nearby amenity, with the airport, local area and nearby centres providing everything our team might require."**

Craig Dean - Regional Director at Razorblue

Razorblue are a long established, Top-rated MSP and multi-award winning IT Solutions business with 80+ staff across 6 offices.



## > NEARBY AMENITIES

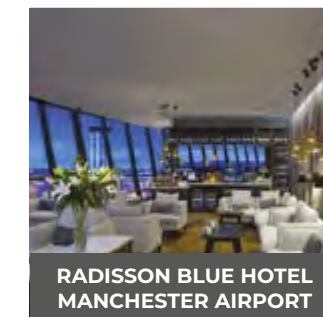
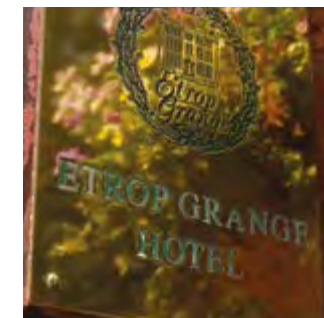
Nearby leisure and retail facilities include: Heald Green, Wythenshawe, Wythenshawe Forum, Handforth Dean, Stanley Green (John Lewis, Tesco, Sainsbury's, Marks and Spencer, Premier Inn and David Lloyd).



THE CLINK, STYAL



TATTON ARMS



RADISSON BLUE HOTEL  
MANCHESTER AIRPORT



THE SHIP, STYAL



THE AIRPORT HOTEL







# KINGSLEY HALL

MANCHESTER AIRPORT M90 4AN

Call us now with your  
requirements for current  
availability.

To arrange a viewing  
please call

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