



MANCHESTER GREEN

STYAL ROAD, MANCHESTER AIRPORT
M22 5LW

**HIGH
SPECIFICATION
HQ OFFICES**

TO LET

**1,234 SQ FT
TO FLOORS
OF 8,400 SQ FT**

(114.6 SQ M - 780.3 SQ M)

ON-SITE CAR PARKING 1:199 sq ft



WWW.MANCHESTERGREEN.CO.UK



WELCOME TO MANCHESTER GREEN

NATURE. ON-SITE AMENITIES. A GATEWAY TO GLOBAL BUSINESS.

AT MANCHESTER GREEN, YOU GET ALL OF THIS WITHIN 7.5 ACRES OF PREMIUM BUSINESS PARK.

We focus on quality, not quantity. There are five main buildings and a new on site amenity hub.

From a modern workspace environment, you will look out onto mature, landscaped grounds, while Manchester airport is a few minutes away. From strategy sessions to client meetings and co-working, you'll have everything you need to stay inspired.

But our development is more than a beautiful home for your business. It has complimentary parking, High-bandwidth fibre connectivity, 24 hour security with cycle storage and onsite showers.

Manchester Green is made to cultivate world-class talent and enterprise.

In good company:



[CLICK TO VIEW MANCHESTER GREEN VIDEO](#)



**FULLY
EQUIPPED GYM**

Bike storage and showers



**NEW ONSITE
CAFÉ**



1:199 SQ FT

On-site car parking



22,783 SQ FT

High Specification HQ Offices



MANCHESTER GREEN

THE HUB



Freshly roasted coffee? A burst on the treadmill between conference calls? That's The Hub - a personal leisure and recreation station at the heart of our business park, that gives your team somewhere to relax, whilst the adjoining gym room (and accompanying cycle storage) allows you to work hard and train hard. The Hub brings your team the balance you've been looking for.



Fully
equipped gym



Seated
coffee area



Personal training
and bootcamp



Cycle
hub



Secure
locker area



Shower
facilities

THE GYM



THE CAFÉ



AMENITIES

In addition to the new HUB on site, there are a number of pubs and restaurants nearby including Tatton Arms, Etrop Grange, Heald Green Public House and The 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 the on site gym, QDos Fitness is located close by 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 John Lewis, David Lloyd and Sainsbury's.



MANCHESTER GREEN

LOCATION

Manchester Green is located on Styal Road adjacent to Manchester International Airport and within 1 mile of junction 5 of the M56. The M56 provides easy access to the M60 and M6 motorways and the rest of the regional network.

The SEMMS link road provides an east-west route from Hazel Grove, via the existing A555, to Manchester Airport.

The South Manchester / Manchester Airport extension to Manchester's Metrolink system has been completed. The nearest station is on Shadowmoss Road, which is within a 10 minute walk.

Manchester Green is a 5 minute walk of Heald Green railway station which provides regular and direct links to Manchester Piccadilly (and from there to London), East Didsbury, Manchester Airport, Wilmslow and access to the rest of the regional rail network.



KEY

METROLINK LINE

TRAIN LINE

SAT NAV:
M22 5LW

STOCKPORT →

MANCHESTER
CITY CENTRE

Wythenshawe Road

Barlow Moor Rd

Palatine Rd

Didsbury Road

Kingsway

Longley Lane

Edgeley Rd

M60

A560

A560

← ALTRINCHAM

M56

GATLEY

High Street

CHEADLE
VILLAGE

Stockport Road

Bird Hall Ln

Garners Ln

WYTHENSHAW

M56

Simonsway

PEEL HALL

HEALD GREEN

Park Rd

04

01

Finney Lane

03

02

Handforth Bypass A34

Councillor Ln

Ladybridge Rd

Cheadle Rd

SHADOWMOSS

Premier Inn

HEALD GREEN



MANCHESTER GREEN

Hale Road

MANCHESTER AIRPORT

Ringway Road

MANCHESTER AIRPORT

Hollin Lane

Styal Golf Club

HANDFORTH

A555 (A6 RELIEF ROAD)

HAZEL GROVE →

KEY

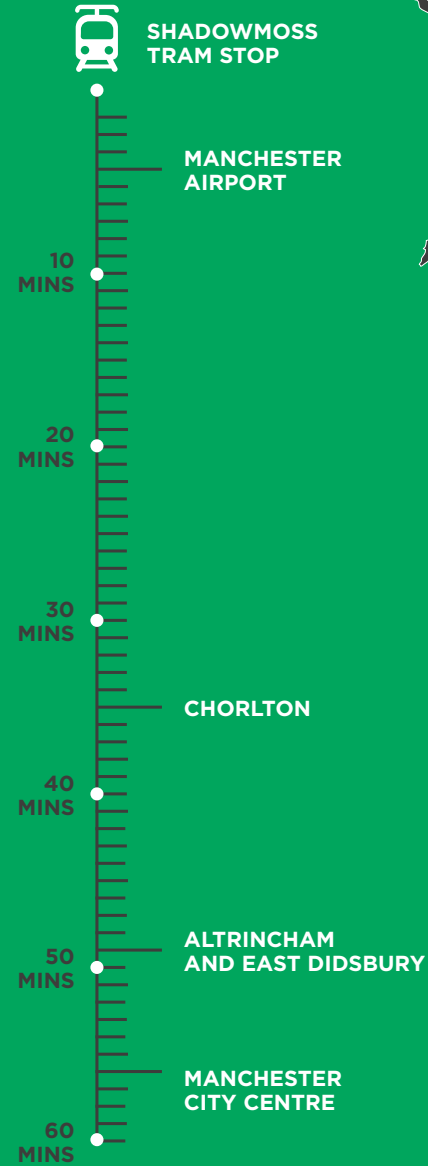
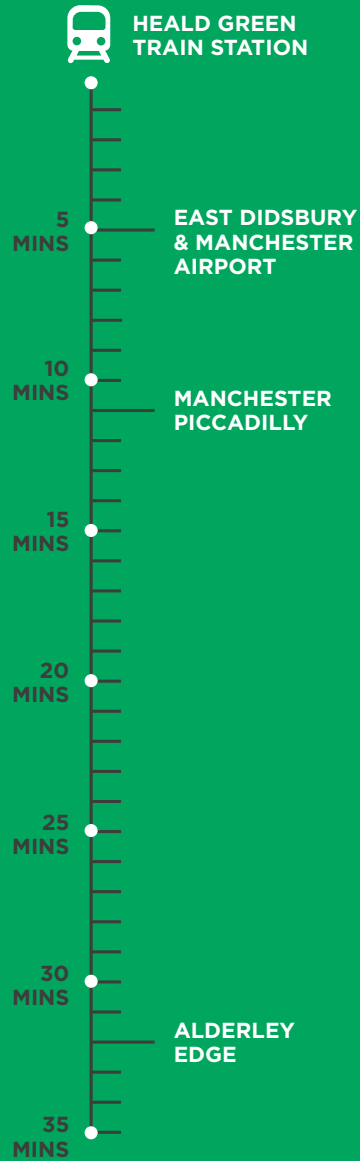
01 **TESCO**


02 John Lewis

03 Sainsbury's

04 *David Lloyd*
—CLUBS—

CONNECTIVITY



 There are various bus routes in the vicinity of the property.



Source: Google Maps



MANCHESTER AIRPORT

M56

TO WILMSLOW

A555 (A6 RELIEF ROAD)

RINGWAY ROAD WEST

SHADOWMOSS

METROLINK LINE

TATTON ARMS PUB & RESTAURANT

FLYING HORSE PUB & RESTAURANT

MANCHESTER GREEN



STYAL ROAD

Premier Inn

Beefeater

HEALD GREEN

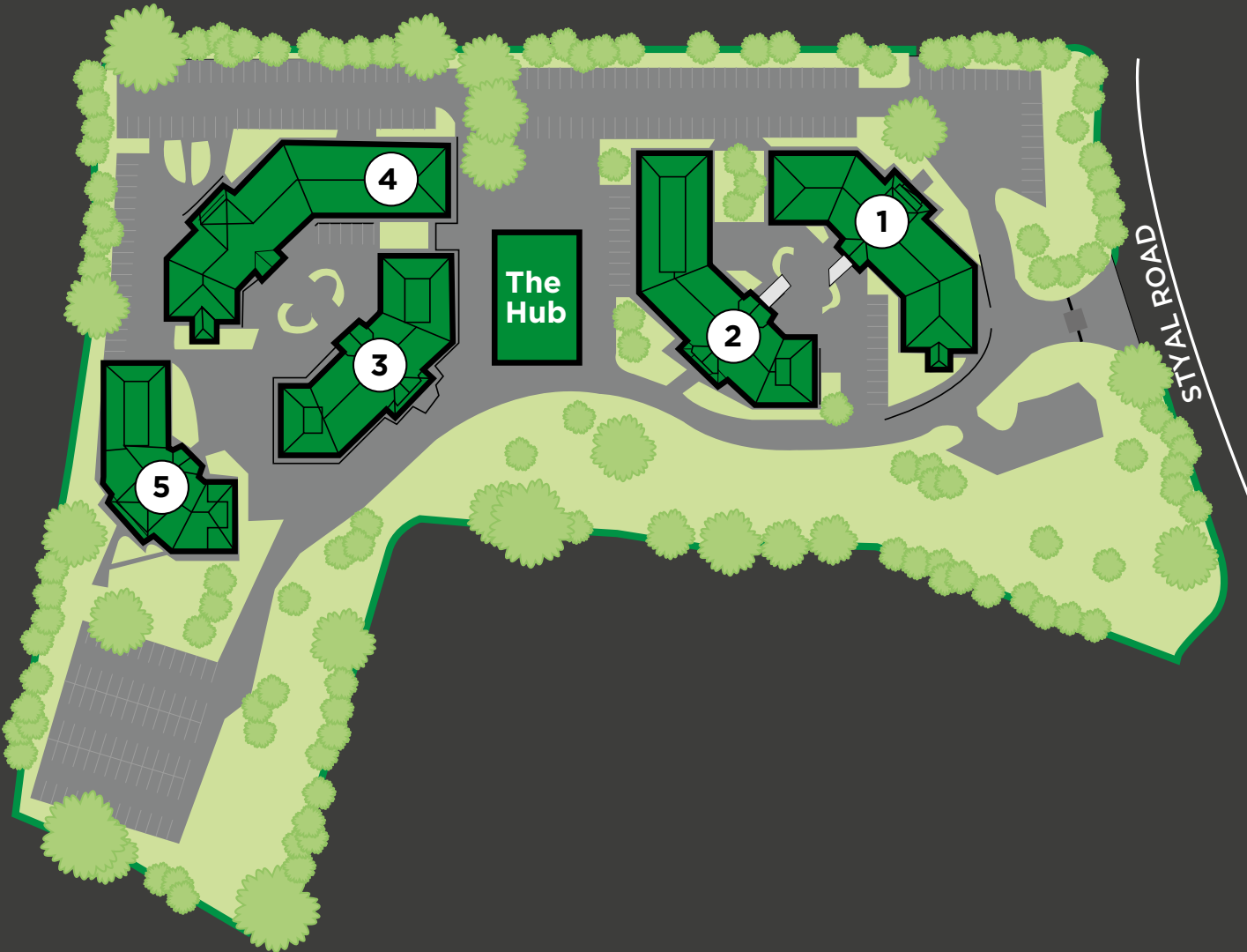
SIMONSWAY

HEALD GREEN VILLAGE CENTRE

TO MANCHESTER

TO CHEADLE

MASTERPLAN



AVAILABILITY

BUILDING ONE

Ground Unit 1	3,345 sq ft	306.5 sq m
Ground Unit 2	4,497 sq ft	418 sq m
1st Floor Unit 3 and 4	8,389 sq ft	779.3 sq m
2nd Floor Unit 5	3,674 sq ft	341.3 sq m

Splits available to meet size requirement.

BUILDING FOUR

Part Ground Right	6,957 sq ft	646.3 sq m
Suite 2 2nd Floor	1,237 sq ft	114.9 sq m

On-site car parking 1:199 sq ft.



ACCOMMODATION

LAYOUT PLAN

132 OPEN PLAN DESKS

2 X PRIVATE OFFICES

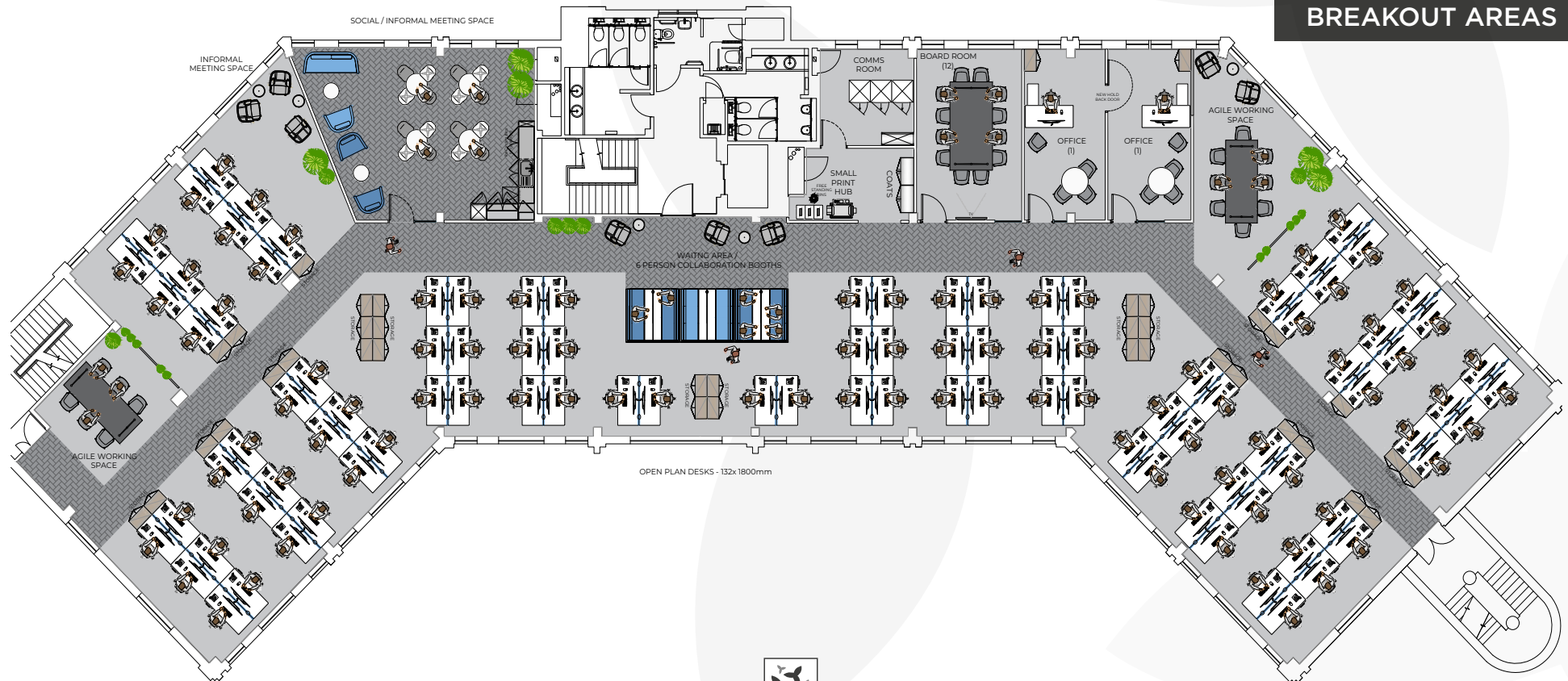
1 X BOARDROOM

3 X BOOTH AREAS

KITCHEN

COMMS ROOM

BREAKOUT AREAS



SPECIFICATION



Air-conditioning throughout



EV charging



Fully refurbished exteriors



EPC rating



Suspended ceiling with LED lighting



Cycle hub



8 person passenger lift



High bandwidth fibre connectivity



Remodelled reception area



Full access raised floors



Redesigned male and female toilets



Shower facilities



New security system including comprehensive site CCTV



1:199 SQ FT On-site car parking



MANCHESTER GREEN

GALLERY



MANCHESTER GREEN



For further information or to arrange a viewing please contact the joint agents:



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MANCHESTER
GREEN

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