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MIOC

MANCHESTER
INTERNATIONAL
OFFICE
CENTRE

MIOC is a prominent landmark office building extending to some 100,000 sq ft which provides occupiers with high quality space ranging from suites of 450 to 8,000 sq ft.

The building has undergone a complete internal transformation with a total refurbishment of the reception and common areas.

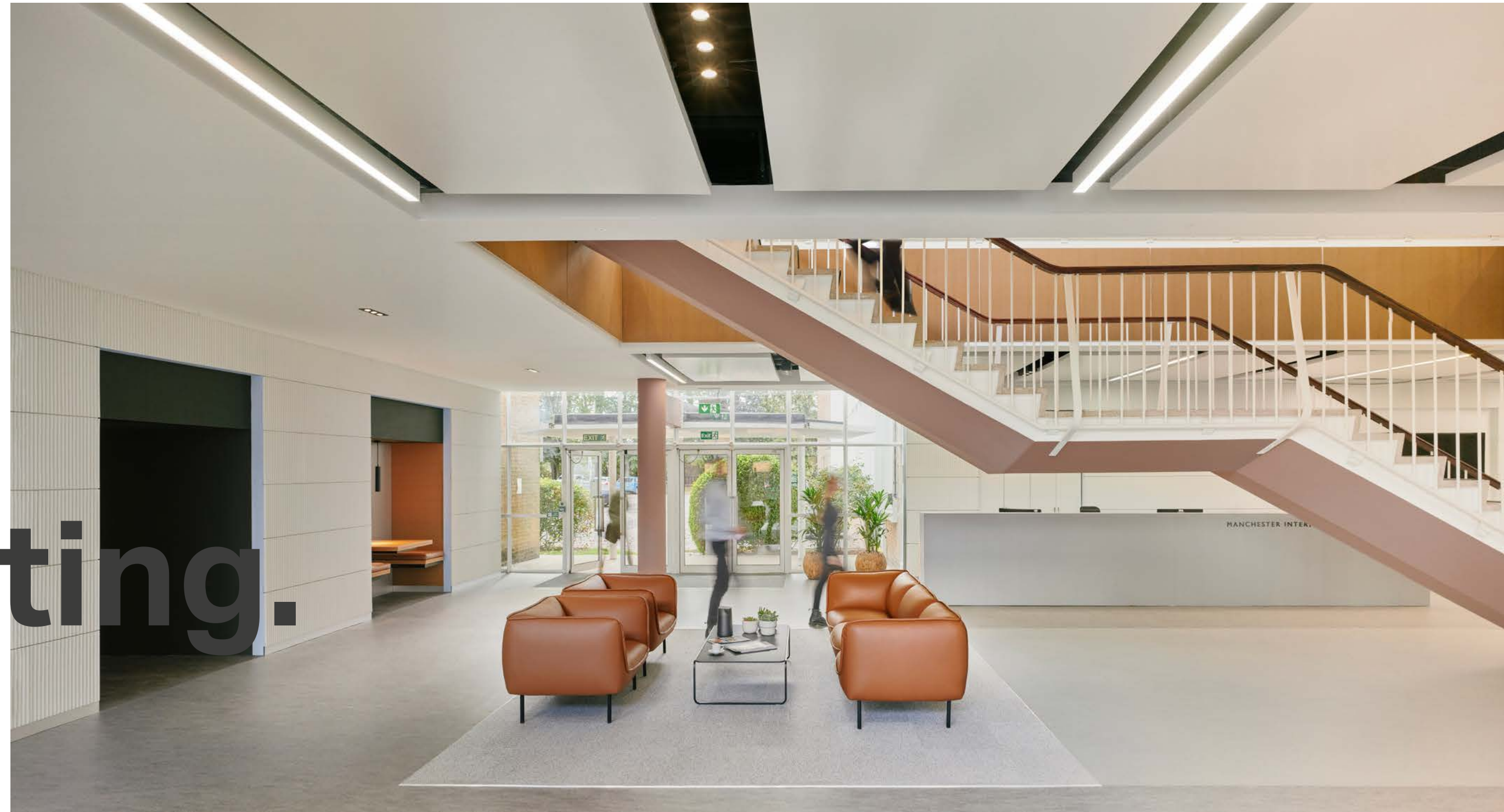
In addition a new fitness centre, cyclelockers, business lounge, changing facilities and showers offer tenants excellent amenities.

MIOC provides a superb working environment in line with the demands of todays occupier.

Car parking is provided at an excellent ratio of 1:250 sq ft including electric vehicle points.



inviting.





A COMPELLING LOCATION

The strategic location of **MIOC** and the excellent public transport links ensures occupiers are able to benefit from a wide range of local, national and international business and transport connections provided by Manchester International Airport and the motorway network.

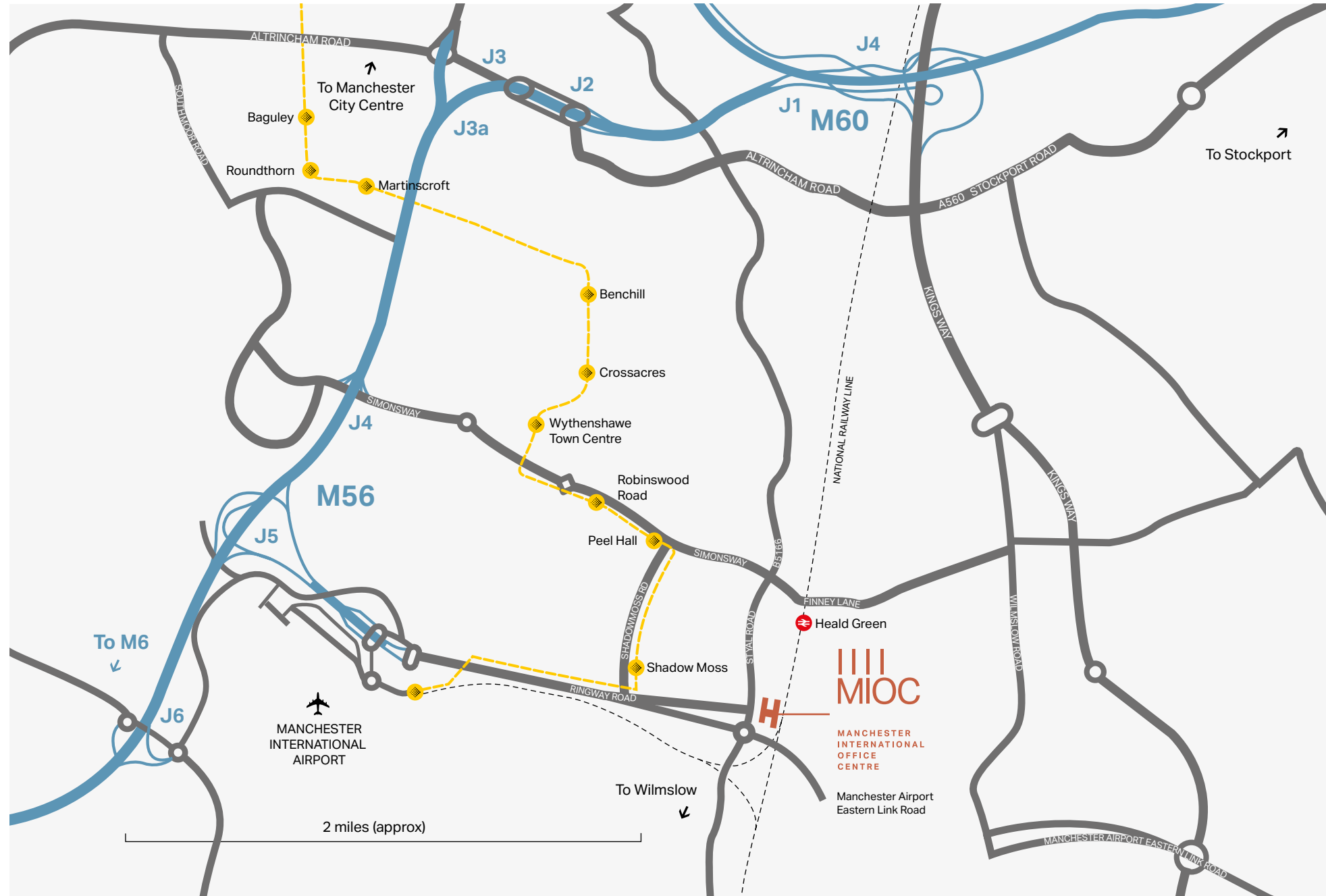
MIOC is located less than a mile from Manchester International Airport and Junction 5 of the M56 Motorway, providing direct access to the national motorway system. The building occupies a prominent position at the junction of Styal Rd and Ringway Rd.

Heald Green railway station has regular connections to Manchester Piccadilly and is within 10 minutes walk away. Intercity connections are available from Wilmslow or Manchester City Centre. A comprehensive network of bus routes operate locally to the building.

The Manchester Airport eastern link road provides a fast connection to the region.

There are a diverse array of amenities within close proximity to MIOC. The local centres of Cheadle Royal, Heald Green and the affluent town of Wilmslow all provide a wide range of restaurants, bars, hotels and shops. Manchester City Centre is a large cosmopolitan centre offering all the benefits of a modern city.

The Metrolink tramline connects Manchester Airport to the local tram network and provides a fast, frequent, efficient form of public transport, providing a tram every 12 minutes between Manchester Airport and Manchester City Centre. Shadowmoss Tram Station is a 10 minute walk away.



DRIVE TIMES

Manchester Airport	2 mins
Metrolink	3 mins
Stockport	17 mins
Manchester City Centre	20 mins
Chester	38 mins
Liverpool	43 mins
Birmingham	1 hr 27 mins
London	3 hr 38 mins

MIOC boasts outstanding specification and on-site amenities



SPECIFICATION

- Air conditioning
- Suspended ceiling incorporating LED lighting
- High quality finishes and decoration throughout

AMENITIES

- Building manager / receptionist
- On-site café and business lounge
- Conference and meeting room facilities available
- Gym on-site
- Shower and changing facilities
- On site car parking at 1:250 sq ft
- Landscaped gardens
- 24 hour access
- CCTV

Flexible lease terms available.





ACCOMMODATION

MIIOC provides a broad range of availability ensuring big businesses can be accommodated.

The building also offers the ability for smaller businesses to expand as their business grows.

flexible.







FURTHER INFORMATION

For further information
please contact the
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