

# TRIDENT

South Manchester's Premier Business Park  
Manchester Airport, Styal Road, M22 5XB



Ground Floor Suite - 2,938 sq ft

[tridentmanchesterairport.com](http://tridentmanchesterairport.com)

# GRADE A ACCOMMODATION

## DESCRIPTION

- Ground floor open plan office immediately accessed via the reception
- Feature glass triple height reception
- Grade A accommodation
- Café
- Gym
- Showers and cycle facilities
- Lockers/cycle facilities
- Break out areas
- Meeting pods
- Shuttle Bus



## SPECIFICATION

- Open plan offices
- Raised floors
- Floor boxes allocation
- Integrated VRF system for heating and cooling
- Suspended ceilings
- LG7 Lights
- Extensive parking

## INSURANCE

£0.30 per sq ft

## SIZE

2,938 sq ft

## PARKING

Available at £450 per space

## RENT

£22.00 per sq ft

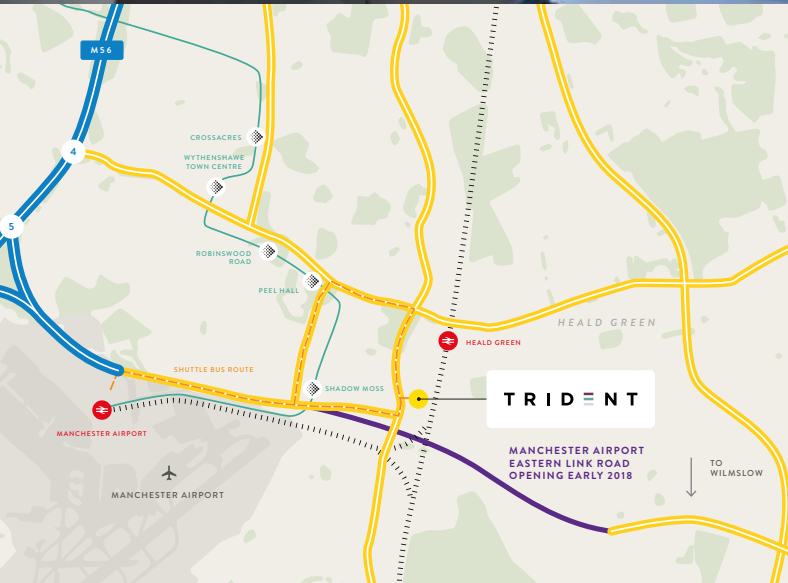
## RATES

£5.89 per sq ft (approx)

## SERVICE CHARGE

£5.12 per sq ft

\*quoted costs subject to change



Jamie Bottomley  
07712 160 057  
jamie.bottomley@cbre.com

Paul Codling  
07799 625 236  
paul.codling@cbre.com



Scott Shufflebottom  
07767 005 825  
scott.shufflebottom@colliers.com

Tom Lathwood  
07720 068 200  
Tom.lathwood@colliers.com