



REFURBISHED WORKSPACE AVAILABLE NOW

Atlantic House, Atlas Park, Manchester, M22 5RR

Offices available just a stones throw from Manchester Airport with new wellness facilities and onsite amenity.

Summary

Tenure	To Let
Available Size	1,511 to 6,777 sq ft / 140.38 to 629.60 sq m
Rent	£18.50 - £21 per sq ft
Service Charge	£7.50 per sq ft
Rates Payable	£8.50 per sq ft
EPC Rating	Upon Enquiry

Key Points

- Refurbished space available now
- New fitness suite and shower hub
- Onsite break out/ coffee facilities
- Ample car parking
- Manchester Airport location
- Secure cycle store
- Meeting rooms available

Atlantic House, Atlas Park, Manchester, M22 5RR

Summary

Available Size	1,511 to 6,777 sq ft
Rent	£18.50 - £21 per sq ft
Rates Payable	£8.50 per sq ft
Service Charge	£7.50 per sq ft
EPC Rating	Upon Enquiry

Description

Atlas Park has developed into one of South Manchester's most established and mature Business Parks with over 225,000 sq ft already developed on the site. Occupiers include Vodafone, Civil Aviation Authority, Bureau Veritas and Simon Carves. Atlas Park boasts a range of Grade A office buildings and wellness amenities set within a mature well maintained landscape coupled with unrivalled transport connections. Atlas Park delivers the complete package for aspiring occupiers.

Location

Atlas Park is one of the North West's premier business parks. It lives up to its reputation by providing the highest quality business accommodation along with easy access to surrounding amenities. Located in South Manchester in close proximity to Manchester Airport, Atlas Park offers exclusive office accommodation and office management that surpasses all expectations of a traditional business park environment.

Greater Manchester is home to 2.8million with access to a diverse workforce of 7.2 million people (50 mile radius). This will be strengthened with the HS2 infrastructure which will connect Manchester Airport to London Euston with a travel time of only 1 hour and 3 minutes.

Manchester Airport is the UK's third largest airport, handling more than 27 million passengers a year. More than 70 airlines offer direct flights from Manchester to over 210 destinations worldwide with new routes being added all of the time. There are now direct links to Beijing, China's busiest airport. Manchester Airport also handles over 121,000 tonnes of cargo each year.

Atlas Park is a 5 minute drive from Manchester Airport. It is also only one stop on the train from Heald Green, 2 stops on the tram from Peel Hall, a 15 minute cycle or 30 minute walk. Great for business of if you are looking for a quick getaway for the weekend!

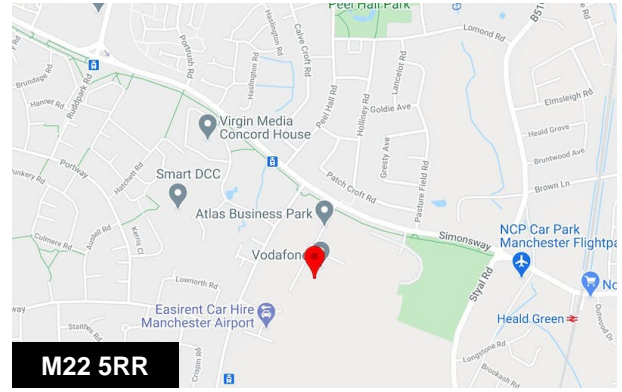
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Part Floor	6,777	629.60	Available
Ground - Small Suite	1,511	140.38	Available
Total	8,288	769.98	

Specification

The ground floor has recently been refurbished to provide a brand new cycle store, shower hub and fitness studio. Alongside activities offered by the Park, occupiers are encouraged to use this space for themselves with their own classes and activities. In

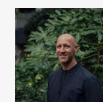


Viewing & Further Information



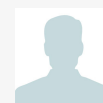
Scott Shufflebottom

07715683369 | 07715 683 369
scott@sixteenrealestate.com



Nick Nelson

0161 461 1616 | tel:+44 (0)7842 714 043
nick@sixteenrealestate.com



Rosie Veitch

rosie@sixteenrealestate.com

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation or warranty whatsoever in relation to this property. Generated on 24/08/2023