



Altitude, Atlas Park, Manchester, M22 5PR

Refurbished workspace and wellness facilities near Manchester Airport

Summary

Tenure	To Let
Available Size	4,960 to 30,267 sq ft / 460.80 to 2,811.90 sq m
Rent	£18.50 per sq ft
Service Charge	£7.50 per sq ft
Rates Payable	£8.50 per sq ft Approx.
EPC Rating	Upon Enquiry

Key Points

- Refurbished office space
- Onsite security
- Secure cycle storage
- New fitness studio and shower hub
- Bright office space

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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 if you are looking for a quick getaway for the weekend!

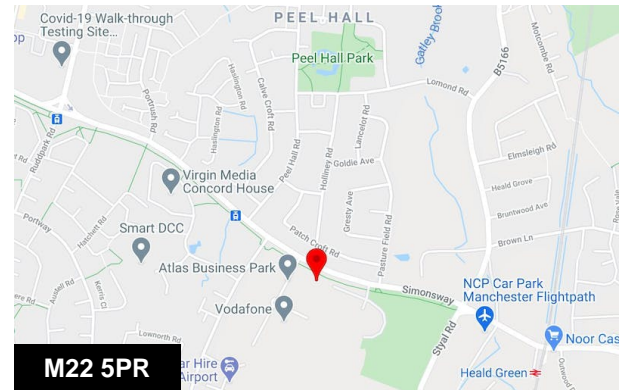
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd - Full Floor	15,155	1,407.95	Available
Ground - Part Floor	4,960	460.80	Available
Ground - Part Floor - B	10,152	943.15	Available
Total	30,267	2,811.90	

Specification

Just across the way from Atlantic House, Altitude has a business centre which can be



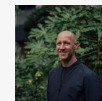
Viewing & Further Information



Scott Shufflebottom

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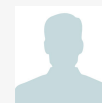
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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the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

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