



3000 Aviator Way, Manchester Business Park, Manchester Airport, Manchester, M22 5TG

Fully fitted, flexible office suites ranging from 2-250 desks excellently located adjacent Manchester Airport.

Summary

Tenure	To Let
Available Size	250 to 10,000 sq ft / 23.23 to 929.03 sq m
Rent	Rent on Application
Service Charge	Included within the Rent
Business Rates	Included within the Rent
EPC Rating	Upon Enquiry

Key Points

- Grade A Office Suites
- Excellently located with car/rail/metro connectivity
- Meeting rooms available
- Flexible licence / lease terms
- On-site Restaurant / extensive break out spaces
- Cycle and shower facilities on site

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Service Charge	Included within the Rent
Car Parking	Extensive Car Parking Available
EPC Rating	Upon Enquiry

Description

This modern office building provides a variety of suite sizes in a Grade A office building. With an impressive glass fronted reception entrance, on site restaurant and 18 modern meeting rooms available, the suites are perfect for growing businesses who require flexibility and the ability to grow organically within a building.

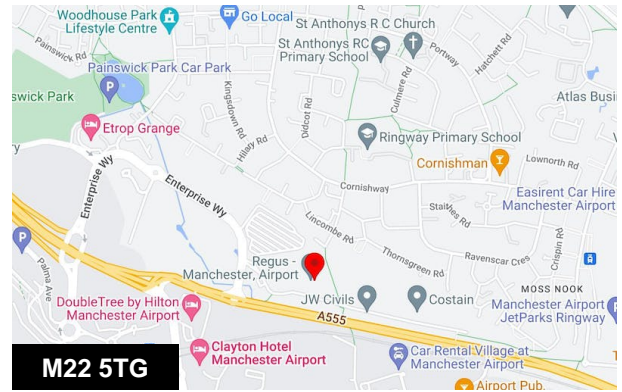
Location

The building is excellent located adjacent Manchester Airport and benefits from ease of access to rail, metro and bus connections whilst providing immediate access to the M56 and M60.

Accommodation

The accommodation comprises suites available from 250 sq ft up to 10,000 sq ft+

Name	Sq ft	Sq m	Availability
Unit - Various Suite Sizes Available	250	23.23	Available
Unit - Various Suite Sizes Available copy	10,000	929.03	Available
Total	10,250	952.26	



Viewing & Further Information



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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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