

# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

EXCEPTIONAL GRADE A OFFICE SUITES  
FROM 9,809 SQ FT (911 SQ M)

TRIDENT, MANCHESTER AIRPORT, STYAL ROAD, M22 5XB



TRIDENT

# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

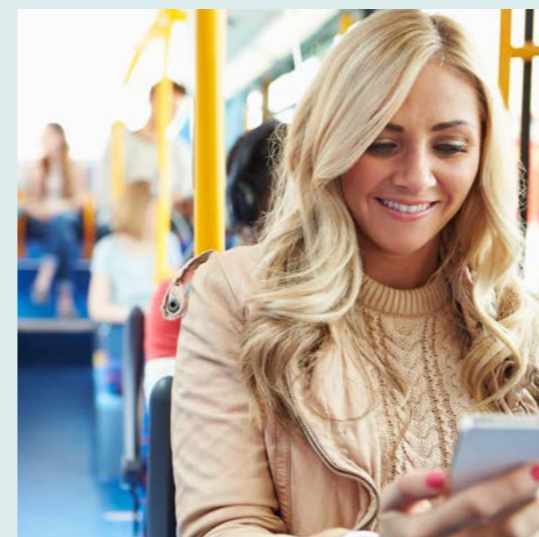
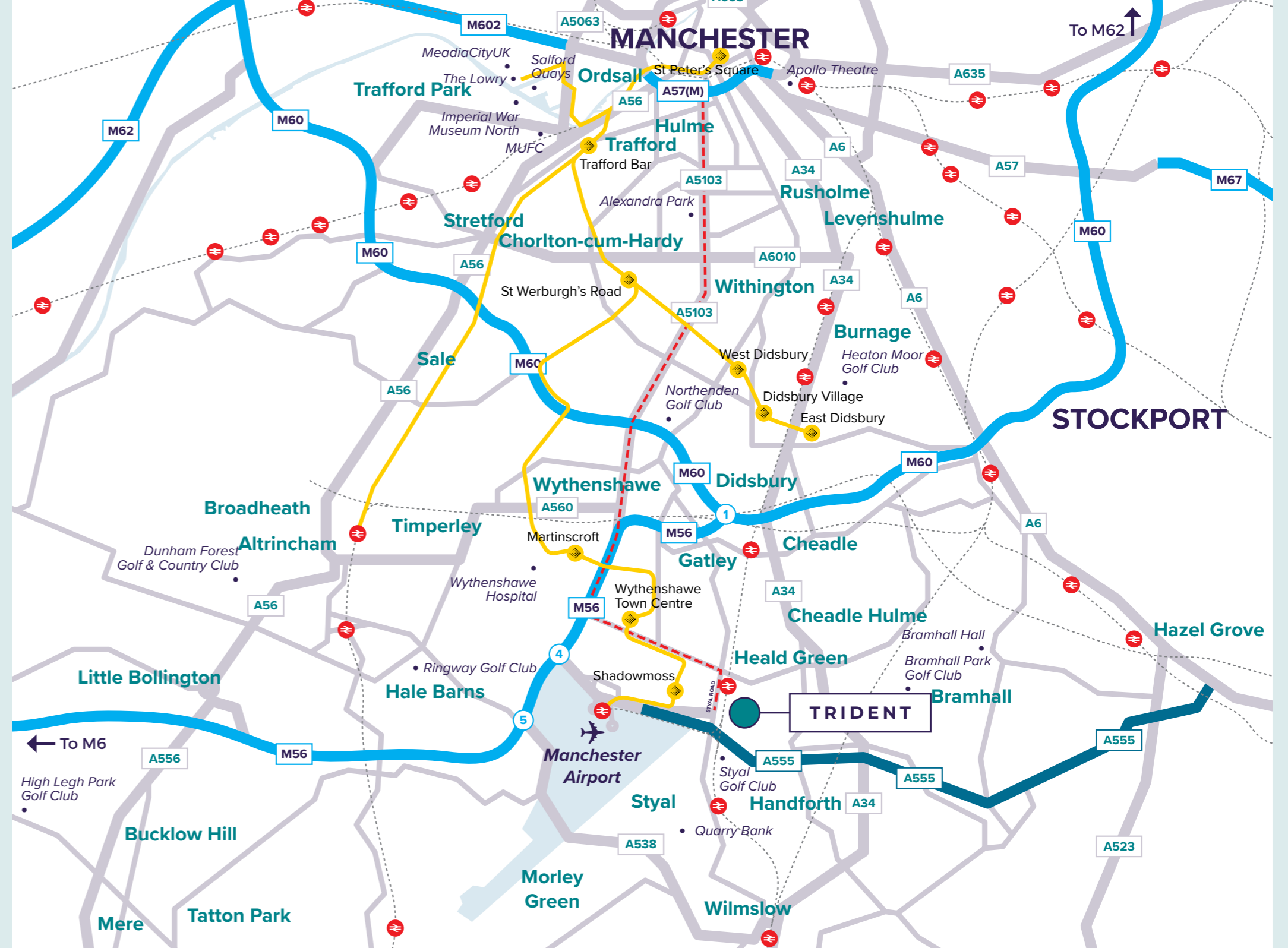
CONTACT

## LOCATION

Trident is located adjacent to Manchester International Airport on Styal Road and within 1 mile of junction 5 of the M56. Rail connections are available at both Heald Green and Manchester Airport providing frequent access to the city centre and the wider national rail network. The airport Metrolink extension and local Shadowmoss station are within a 5 minute drive and Heald Green provides extensive facilities and amenities from banks to convenience stores and shops.

The recently opened A555 Manchester Airport Link Road provides easy access to the Bramhall, Poynton and Hazel Grove suburban districts.

Occupiers also benefit from the added convenience of the Trident shuttle bus, which runs at peak times and collects from Manchester Airport train, tram and bus station to the local Shadowmoss Metrolink station and Heald Green train station.



## DRIVING TIMES

Manchester Airport terminals & train station	3 minutes
Heald Green village	3 minutes
Wilmslow town centre	10 minutes
Manchester City Centre	20 minutes

# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



PURPOSE  
BUILT GYM



OUTDOOR  
MILITARY FITNESS



SPORTS,  
NETWORKING &  
SOCIAL EVENTS



INTERNAL BIKE  
STORAGE



SHOWER & CHANGING  
FACILITIES

## LIFESTYLE

Trident is a first-class business location for our occupiers.

The Trident tenant programme and on-site facilities include:



COFFEE & FOOD  
AMENITY



COMMUNAL  
BREAKOUT LOUNGE



MEETING  
ROOM



ON-SITE CAR  
VALETING



TRIDENT  
SHUTTLE BUS



PERSONAL  
TRAINING

# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

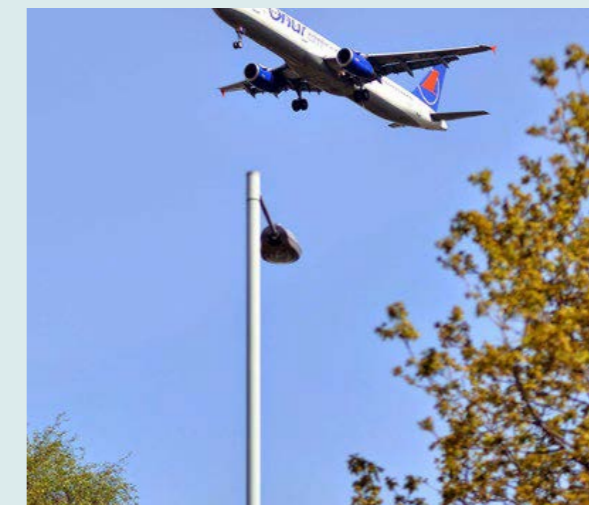
CONTACT

## AMENITIES

In addition to The Drum Cafe there are a number of pubs and restaurants nearby including Etrop Grange, Tatton Arms, Heald Green Public House and The Flying Horse on Styal Road. There is also a Premier Inn Hotel within immediate walking distance and a selection of other hotels in and around Manchester Airport.

In addition to Trident's on-site facilities, QDos Fitness is located within walking distance on Longstone Road and a new children's day nursery has opened on Styal Road. Heald Green and Cheadle's local shops are a short drive away and include David Lloyd, John Lewis and Sainsbury's.

# THE DRUM



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

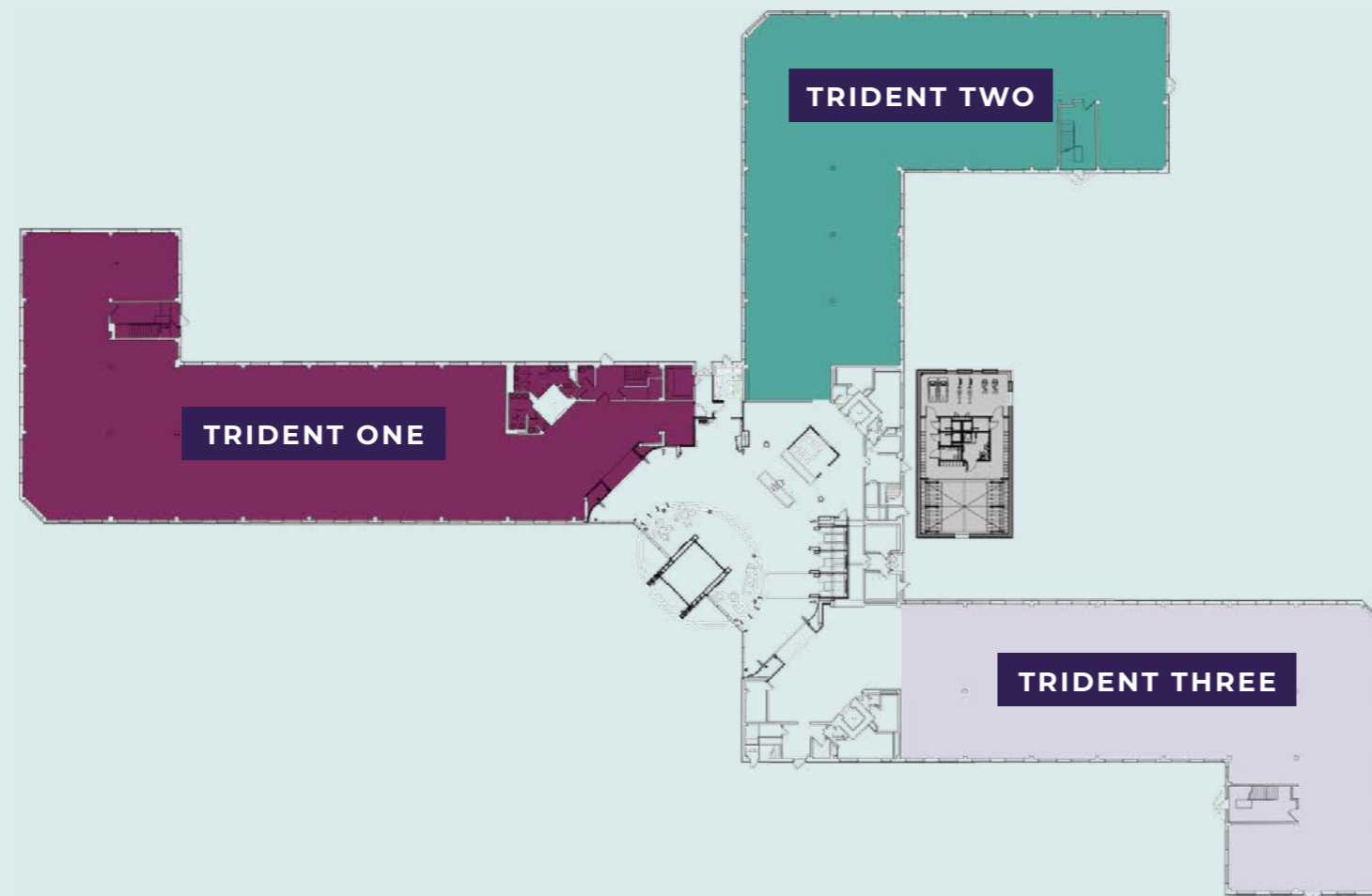
AVAILABILITY

SPECIFICATION

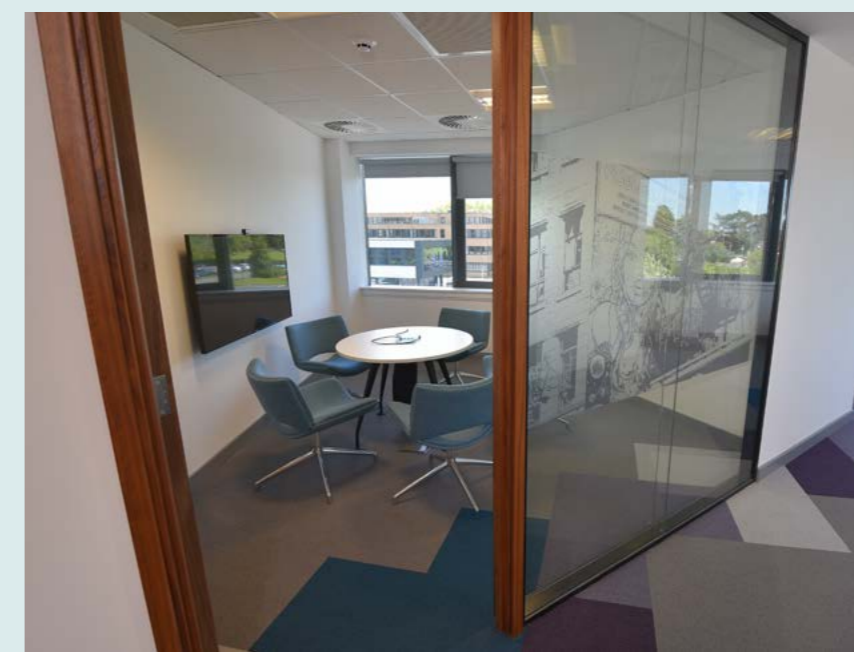
GALLERY

CONTACT

## AVAILABILITY



WING	FLOOR	SIZE	
TRIDENT ONE	SECOND	10,000 SQ FT	929 SQ M
	FIRST	LET	
	GROUND	LET	
TRIDENT TWO	SECOND	9,809 SQ FT	911 SQ M
	FIRST	LET	
	PART GROUND	LET	
TRIDENT THREE	PART GROUND	LET	
	SECOND	LET	
	FIRST	LET	
TOTAL	GROUND	LET	
		19,809 SQ FT	1,840 SQ M



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



The buildings provide efficient, open plan floors with high levels of natural light that create a highly productive working environment. The buildings benefit from the following:

## BUILDING SPECIFICATION

- Open plan Grade A Office Accommodation
- Existing Cat B fit out
- Raised access floors
- Suspended ceiling incorporating LG7 compliant lighting
- Modern VRF Air Conditioning at a base occupational density of 1:10 per sq m
- 13-person passenger lift.
- Separate self-contained reception area
- High quality fitted carpet
- 24/7 Access and site security with cctv monitoring
- Manned building reception with concierge
- Ground floor cafeteria and seating
- Ground floor meeting booths
- Excellent parking ration 1:250 sq ft

# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT





# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

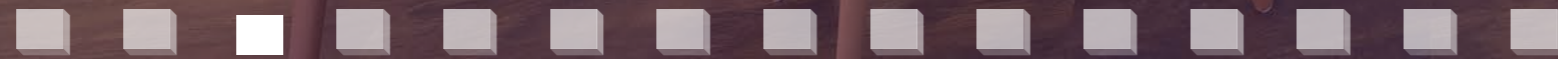
AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

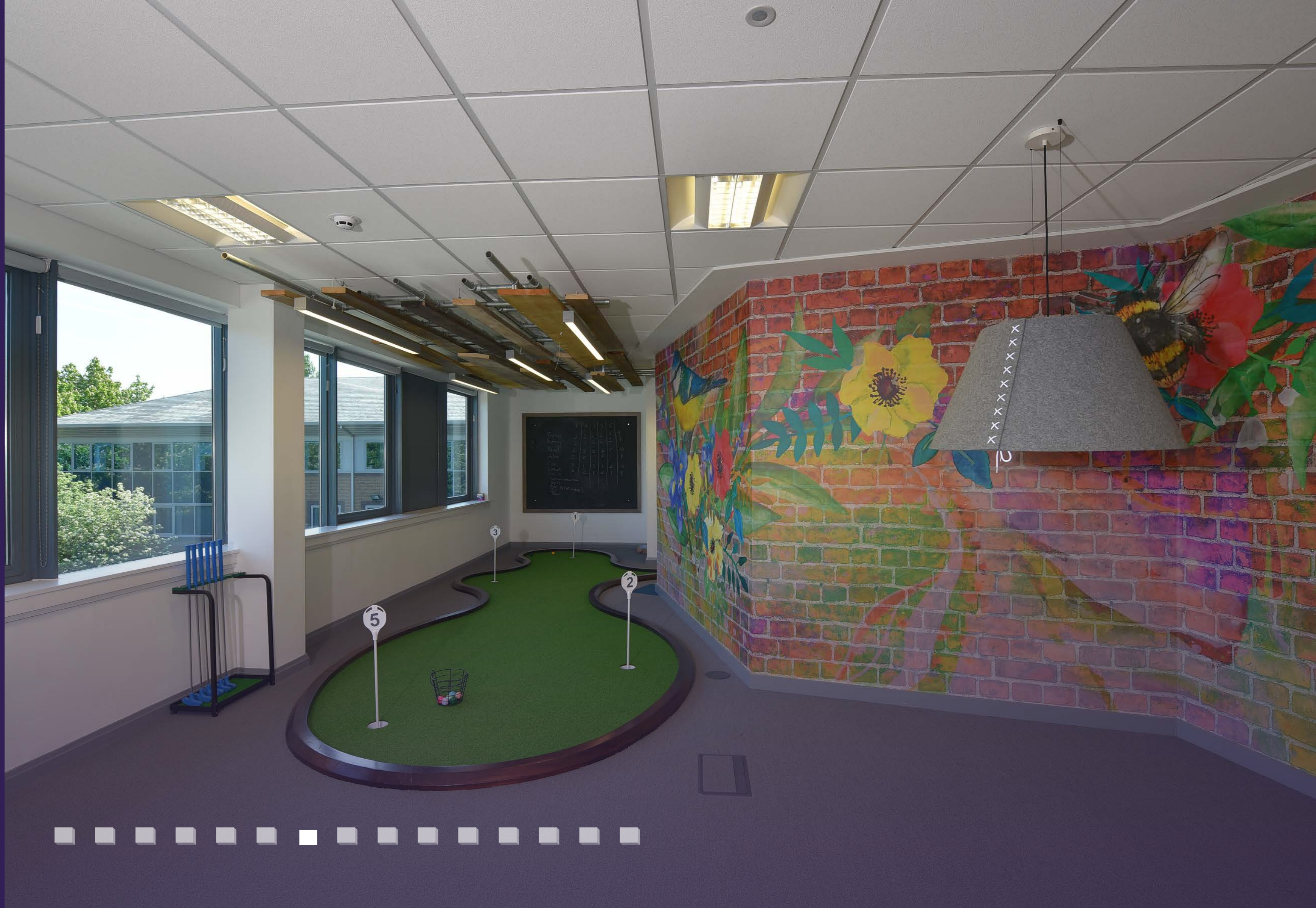
AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT





# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



# TO LET

MODERN FULLY FITTED  
OFFICE ACCOMMODATION

HOME

LOCATION

LIFESTYLE

AMENITIES

AVAILABILITY

SPECIFICATION

GALLERY

CONTACT



## TENURE

Available by way of lease assignment or new lease directly from the landlord.

## CONTACT

For viewings and further information, please contact the agents.

**CBRE**

+44 (0)161 455 7666

[www.cbre.co.uk](http://www.cbre.co.uk)

Mark Garner  
[mark.garner@cbre.com](mailto:mark.garner@cbre.com)

Neil Mort  
[neil.mort@cbre.com](mailto:neil.mort@cbre.com)



0161 831 3300  
[colliers.com/uk](http://colliers.com/uk)

Dominic Pozzoni  
[dominic.pozzoni@colliers.com](mailto:dominic.pozzoni@colliers.com)

Dan Margolis  
[dan.margolis@colliers.com](mailto:dan.margolis@colliers.com)

**Williams  
Sillitoe**

01625 800 066  
[willsill.co.uk](http://willsill.co.uk)

Simon Gardner  
[sg@willsill.co.uk](mailto:sg@willsill.co.uk)

Charlie Williams  
[cw@willsill.co.uk](mailto:cw@willsill.co.uk)

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Designed and produced by Richard Barber & Co. 0161 833 0555. [richardbarber.co.uk](http://richardbarber.co.uk). October 2022.