Offices

Airport City Manchester

曼彻斯特空港城

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Airport City Manchester
曼彻斯特**空港城**

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Welcome to Offices at Airport City Manchester.

This is an interactive PDF. You can navigate through the chapters by using the menu on the left. Some pages have further interactive elements allowing you to enlarge images and diagrams.

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Airport City Manchester

Airport City Manchester is one of the most exciting business destinations in development today, situated in the Manchester Enterprise Zone occupiers are eligible to rates relief, fast track planning and super fast broadband.

Whether you're looking for a prestigious headquarters for your international business, or simply searching for a single floor of quality office space at one of the best connected business destinations in the world, we have the right solution for you.

Each of the six different types of office buildings showcased here are designed to be efficient, sustainable and flexible, enabling us to tailor a solution that meets your specific business needs. By choosing a location, size and theme within Airport City Manchester, our team of property development experts are able to bring your brand new office space to life, exactly how you want it.

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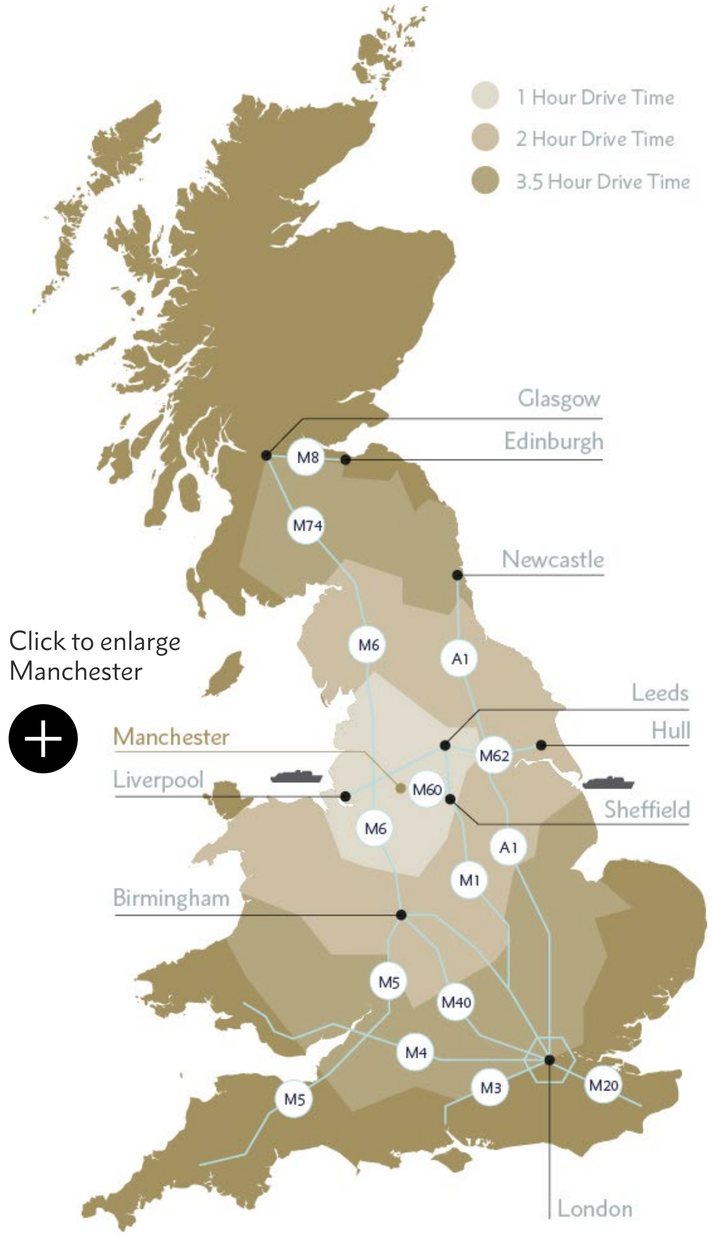
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A Connected Location

Airport City Manchester's unrivalled location at the heart of the UK offers direct links to over 200 global destinations, including Paris, Zurich, Geneva, Frankfurt, Chicago, New York, Dubai and Singapore.

This is key to its strength not only as a logistics hub, but also a truly global business cluster.

Airport City links straight into the Airport's bustling transport hub, connecting a complete range of public transport to the rest of the UK. Regular trains reach the city centre in just 17 minutes, a journey to be made even more flexible by the brand new Metrolink service. By car, the M56 and M60 are right next door and the 40,000 secure car spaces on-site mean you'll never struggle to park.



Click to enlarge
Manchester

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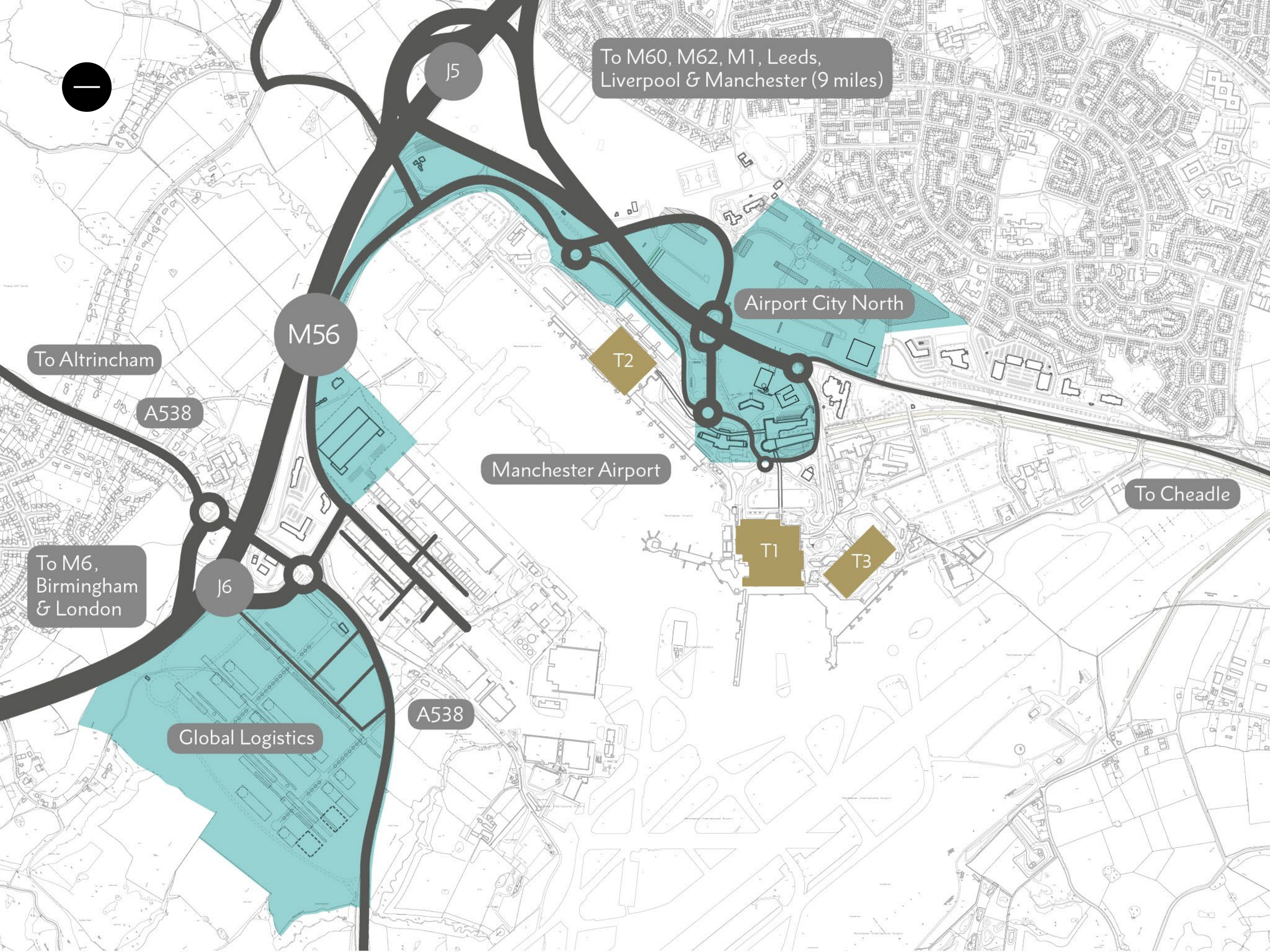
Airport City Man
heart of the UK o
destinations, incl
Frankfurt, Chicag

This is key to its s
hub, but also a tru

Airport City links
transport hub, co
public transport to the rest of the UK. Regular trains reach the city centre in just 17 minutes, a journey to be made even more flexible by the brand new Metrolink service. By car, the M56 and M60 are right next door and the 40,000 secure car spaces on-site mean you'll never struggle to park.






J5
To M60, M62, M1, Leeds,
Liverpool & Manchester (9 miles)
M56
To Altrincham
A538
Airport City North
T2
Manchester Airport
To Cheadle
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A538

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Buildings are show on specific plots however designs and façades can be used on a plots of your choice.

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- Car Park

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Type	Architect	NIA (sq ft)	Typical Floor NIA (sq ft)	No. of Floors	Programme
A	Bennetts Associates	75,000	15,000	5	22-24 months
B	Cartwright Pickard Architects	85,000	17,000	5	26-28 months
C	5plus Architects	68,000	17,000	4	22-24 months
D	FaulknerBrowns Architects	40,000	10,000	4	22-24 months
E	5plus Architects	21,000	9,000	3	22-24 months
F	AEW Architects	15,000	5,000	3	20 months

All figures are rounded to the nearest 1000.

These programme timings are indicative and we would welcome the opportunity to explore ways to reduce them.

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Building Types



Type A - Bennetts Associates



Type B - Cartwright Pickard Architects



Type C - 5plus Architects



Type D - FaulknerBrowns Architects



Type E - 5plus Architects



Type F - AEW Architects

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Type A

Bennetts Associates

75,000 sq ft of office accommodation over 5 floors, this prestigious building sits at the heart of the Central Business District. Designed to accommodate single or multiple occupation, the building also has the capacity to incorporate ground floor retail.

Visually the building can be considered as two distinct volumes, one placed on top of the other. The upper volume is defined by striking metallic fins, designed to catch the light in different ways throughout the day and course of the year; this will further enhance the appearance, giving it a very special and unexpected quality. The lower levels, set back on the south elevation to accommodate an entrance colonnade are fully glazed; this encourages views into the building whilst also enforcing the upper floors as a floating solid volume above.

Designed to complement the mixed use vision of Airport City, consideration has been given to its flexible office accommodation and is intended to ensure the building can sustain occupancy changes long into the future.





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Building Specification

15,000 sq ft Office Floor Plate



Fixed location.

Building design:

- Open plan floor plates of approximately 15,000 sq ft.
- Floors designed to split easily into a maximum of 4 separate demises.
- Designed to achieve a BREEAM 'Excellent' rating.
- Will be constructed to 'institutionally acceptable standards'.

Shell and floor specification:

- Office floor to ceiling height 3.65m, 2.95m to the underside of steel beams and 2.8m to underside of potential suspended ceiling. Office floor to floor height is 4m.
- 150mm raised access flooring zone.
- 700mm services zone between steel beams, 150mm lighting and ceiling zone beneath steel beams. No suspended ceilings specified.
- Above ground floor loadings of 2.5kN/m2 plus 1kN/m2 imposed load.
- Structural grid: 13.5m x 7.5m on the outer bays and 9m x 7.5m in the central core area.
- Planning module grid 1.5m x 1.5m.
- 3 passenger lifts including 1 fire fighting lift with one of the passenger lifts capable of being used as a goods lift.
- WC provision: Superloos designed to 1:8 sq m occupancy.
- Mechanical and electrical specification designed to 1:8 sq m occupancy.
- The proposed mechanical services system is: ceiling mounted four pipe fan coil units.

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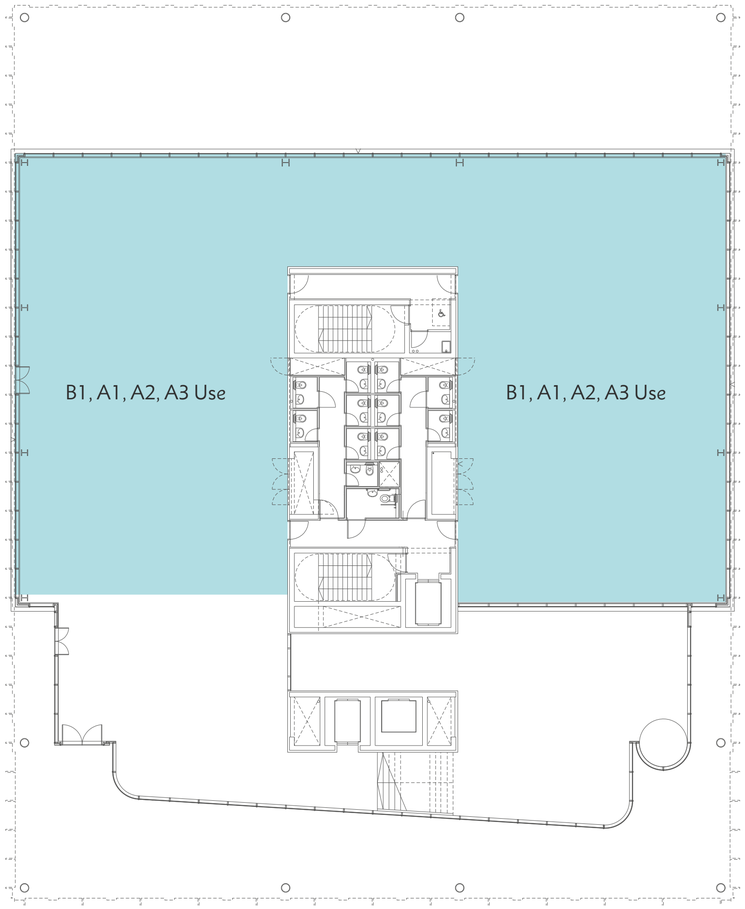
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Type A

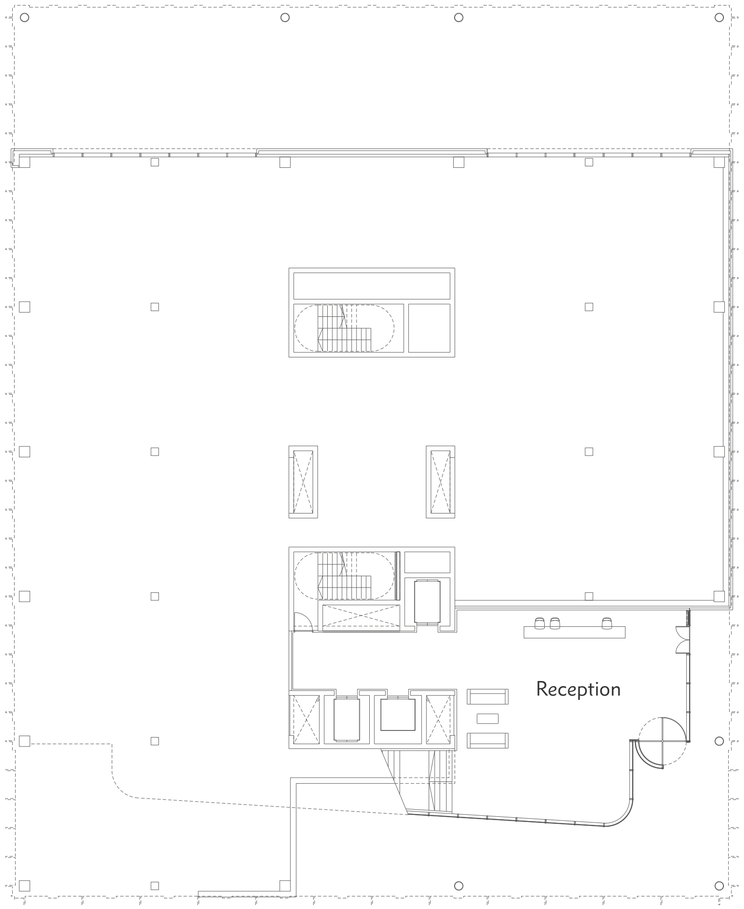
Ground floor plan

GIA: 1,958 sq m/21,084 sq ft
NIA: 888 sq m/9,558 sq ft
Net to Gross: 78%*
*upper ground only

Upper Ground Floor



Lower Ground Floor



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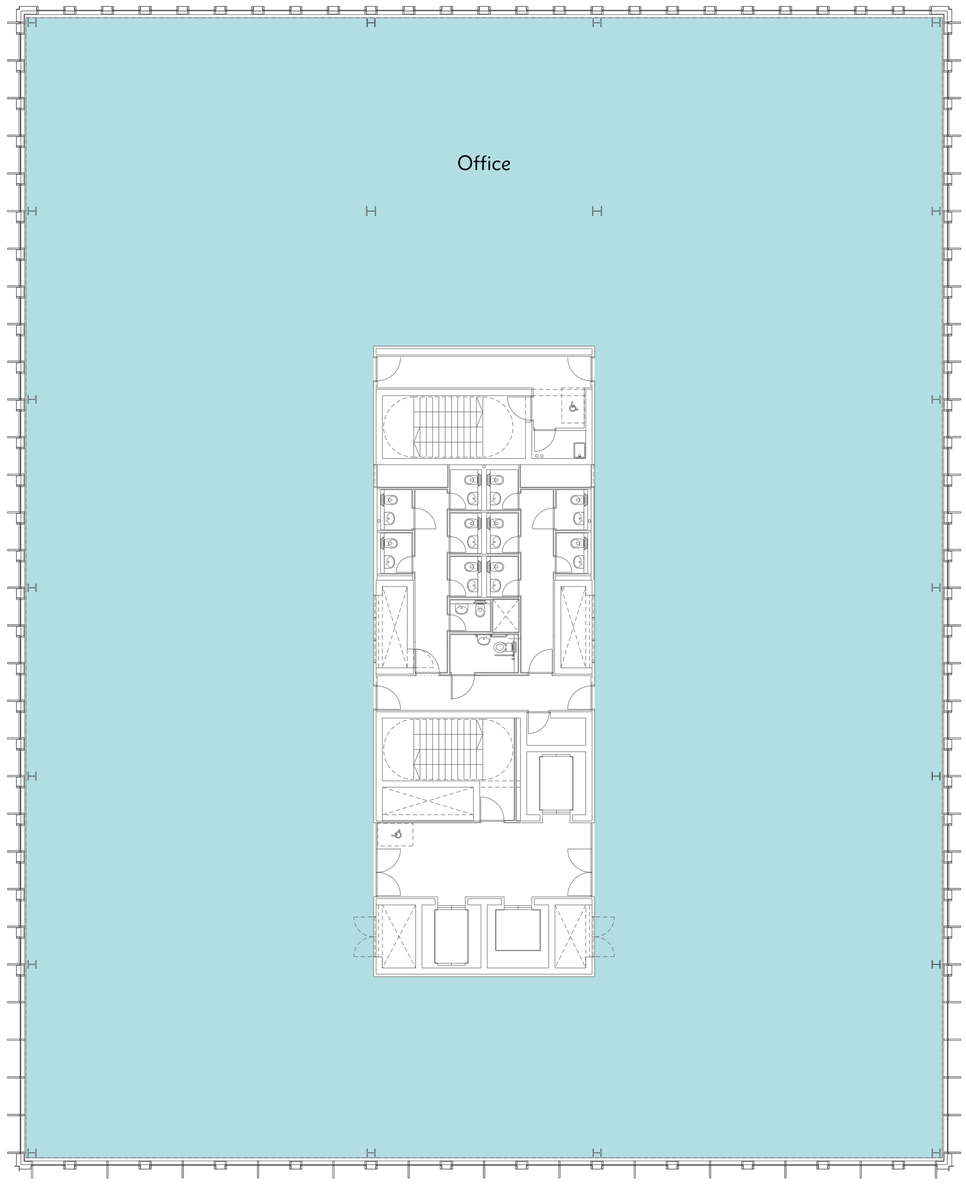
- Type B - Cartwright Pickard Architects
- Type C - 5plus Architects
- Type D - FaulknerBrowns Architects
- Type E - 5plus Architects
- Type F - AEW Architects

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Type A

Typical floor plan

GIA: 1,652 sq m/17,784 sq ft
NIA: 1,412 sq m/15,201 sq ft
Net to Gross: 85%



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Type B

Cartwright Pickard Architects

85,000 sq ft of office and retail accommodation over 5 floors, this distinctive building sits at the heart of the Central Business District. Highly flexible in its design, the building has the capacity to accommodate single or multiple occupation.

The building uses a simple palette of modern materials which ensures a quality and striking architecture. The massing of the building has been tested to ensure it offers generous proportions and an open and transparent ground-level interface with the public realm. Expressed structure at the ground floor creates a strong and dynamic entrance, whilst the mesh screen cloaks the upper levels; a distinctive aesthetic that provides environmental benefits through solar shading.

The building also incorporates a roof top pavilion, capable of creating an independent office provision or executive suites with south facing terraces, all offering dramatic views back to the airport. Its design and specification reflects the prestigious and forward thinking nature of its setting within Airport City Manchester's Central Business District.





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Building Specification

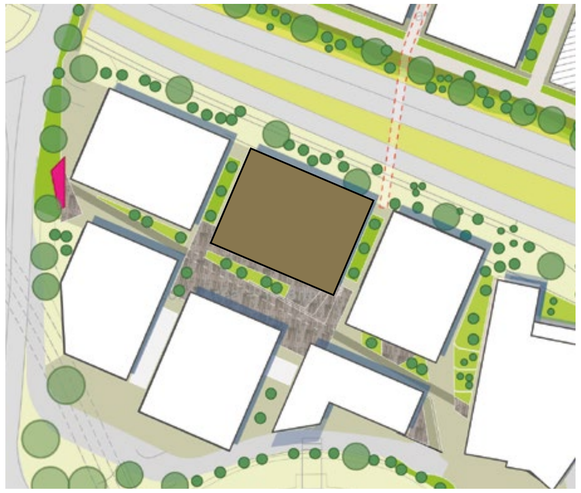
17,000 sq ft Office Floor Plate

Building design:

- Open plan floor plates up to 17,000 sq ft.
- Floors designed to split easily into a maximum of 4 separate demises.
- Designed to achieve a BREEAM 'Excellent' rating.
- Will be constructed to 'institutionally acceptable standards'.

Shell and floor specification:

- Office floor to ceiling height 2.8m suspended ceiling or 3.5m with exposed soffit.
- 150mm raised access flooring zone.
- 600mm ceiling services zone.
- Above ground floor loadings of 2.5kN/m2 plus 1kN/m2 imposed load.
- Structural grid generally 12m x 7.5m.
- Planning module grid 1.5m x 1.5m.
- 3 passenger lifts and 1 goods and fire fighting lift.
- WC provision: Supaloos designed to 1:8 sq m occupancy.
- Mechanical and electrical specification designed to 1:8 sq m occupancy.
- The proposed mechanical services system is: ceiling mounted four pipe fan coil units.



Suggested location.

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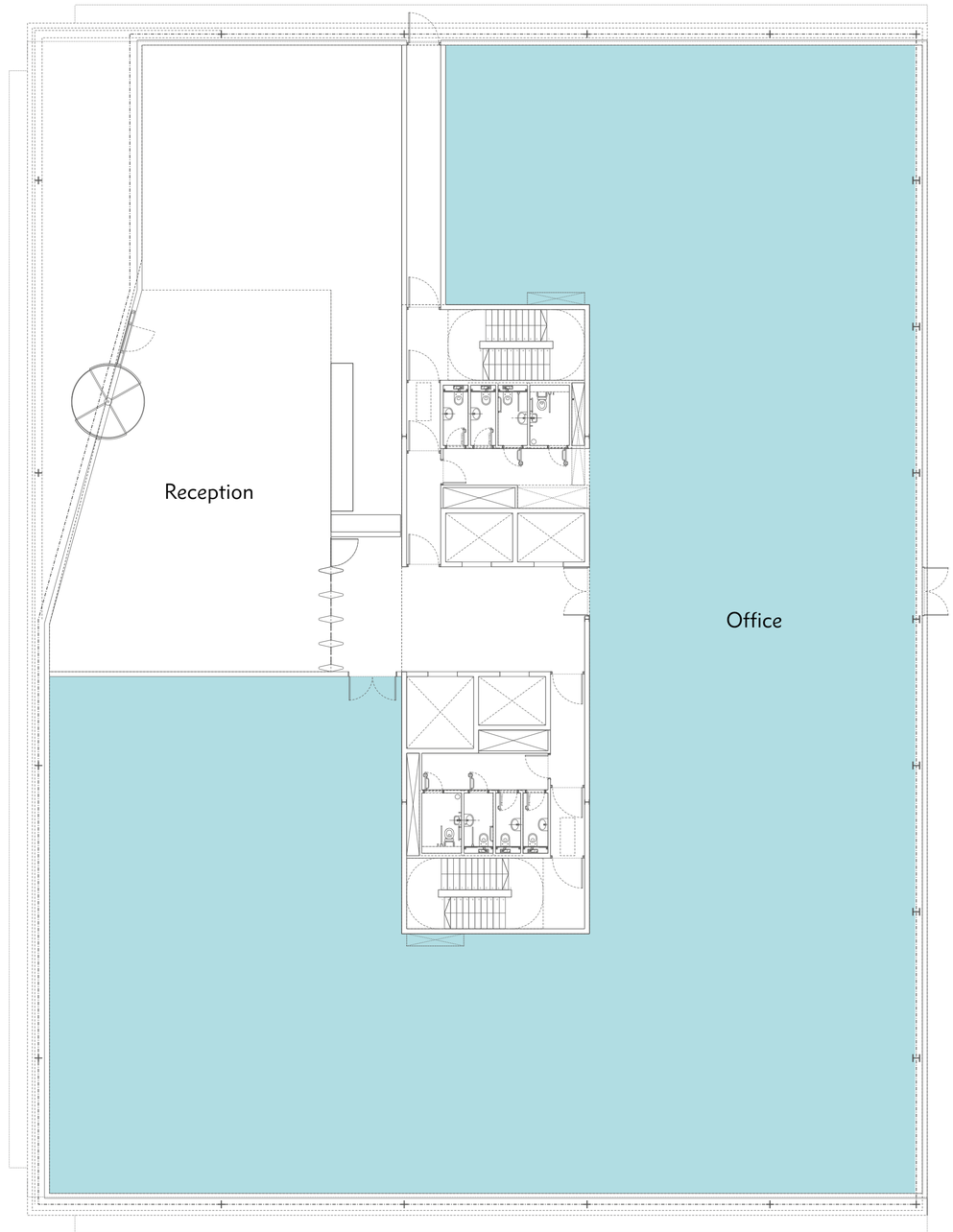
- Type A - Bennetts Associates
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Type B

Ground floor plan

GIA: 1,623 sq m/17,470 sq ft
NIA: 1,207 sq m/12,992 sq ft
Net to Gross: 74%



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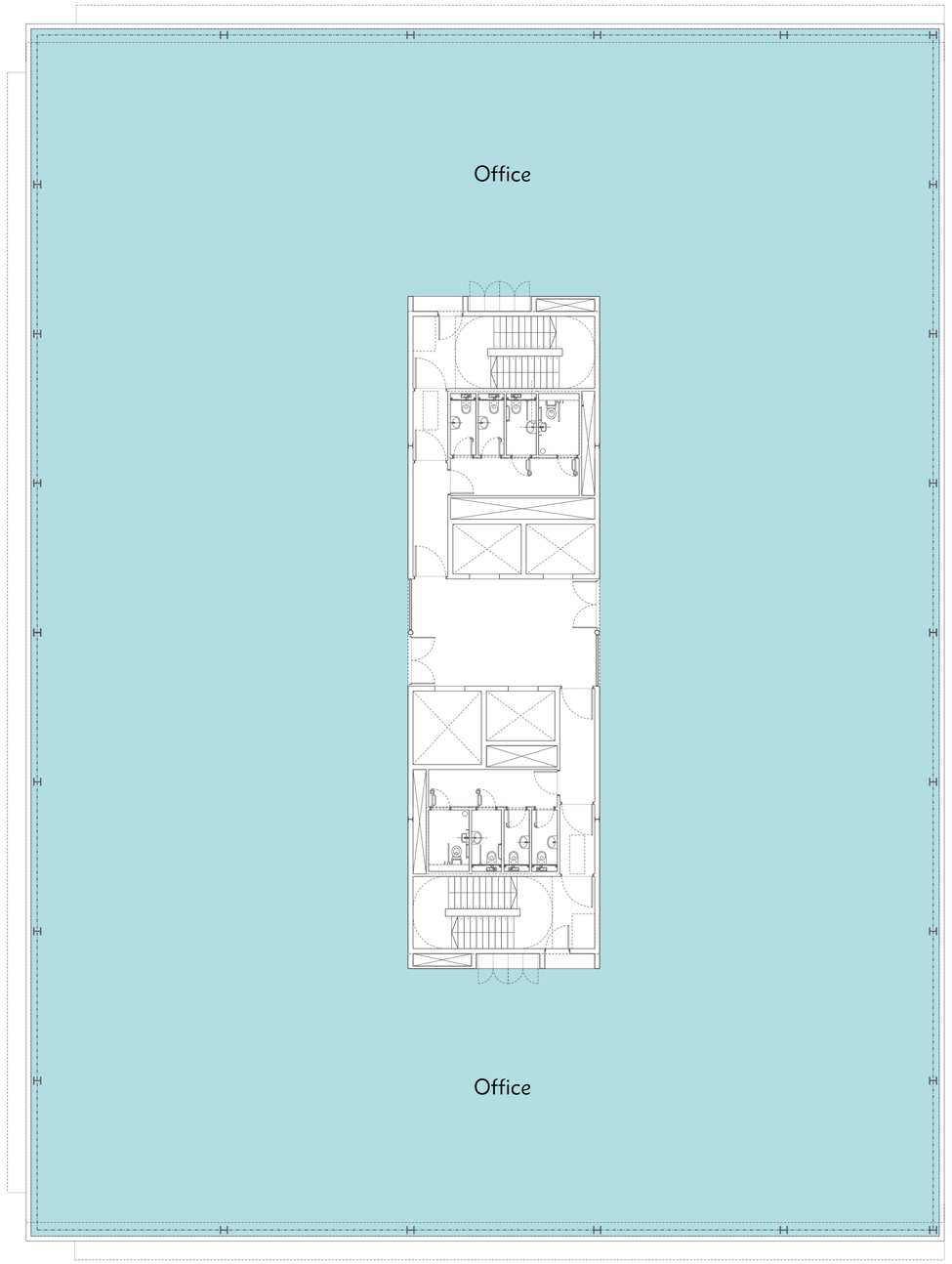
- Type A - Bennetts Associates
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Type B

Typical floor plan

GIA: 1,770 sq m/19,052 sq ft
NIA: 1,571 sq m/16,910 sq ft
Net to Gross: 89%



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- Type F - AEW Architects

Contact

Type C

5plus Architects

68,000 sq ft of BREEAM 'Excellent', Grade A offices across 4 floors, this building allows for single or multiple occupation. Alternatively, it can be split down as a series of buildings to create a campus for a larger occupier.

This building is conceived as a simple and efficient commercial building, offering occupiers a flexible and adaptable solution to their workspace needs. The concept for the elevations reflects the desire to create a repetitive, yet visually interesting solution, that creates a common vocabulary which can be adapted to suit a particular occupiers bespoke requirements.

A purposefully generous building reception creates two separate office demises suitable for retail or restaurant uses. Alternatively, these spaces can create an opportunity for a ground floor business lounge or common shared space; further defining its purpose as a highly flexible property.





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- Type E - 5plus Architects
- Type F - AEW Architects

Contact

Building Specification

16,000 sq ft Office Floor Plate



Suggested location.

Building design:

- Open plan floor plates up to 16,000 sq ft.
- Floors designed to split easily into a maximum of 4 separate demises.
- Designed to achieve a BREEAM 'Excellent' rating.
- Will be constructed to 'institutionally acceptable standards'.

Shell and floor specification:

- Office floor to ceiling height 2.7m.
- 100mm raised access flooring clear void zone.
- 700mm ceiling services zone.
- Above ground floor loadings of 2.5kN/m2 plus 1kN/m2 imposed load.
- Structural grid generally 12m x 12m.
- Planning module grid 1.5m x 1.5m.
- 2 passenger lifts and incorporating goods lift capability.
- WC provision: Supaloos designed to 1:8 sq m occupancy.
- Mechanical and electrical specification designed to 1:8 sq m occupancy.
- The proposed mechanical services system is VRF.

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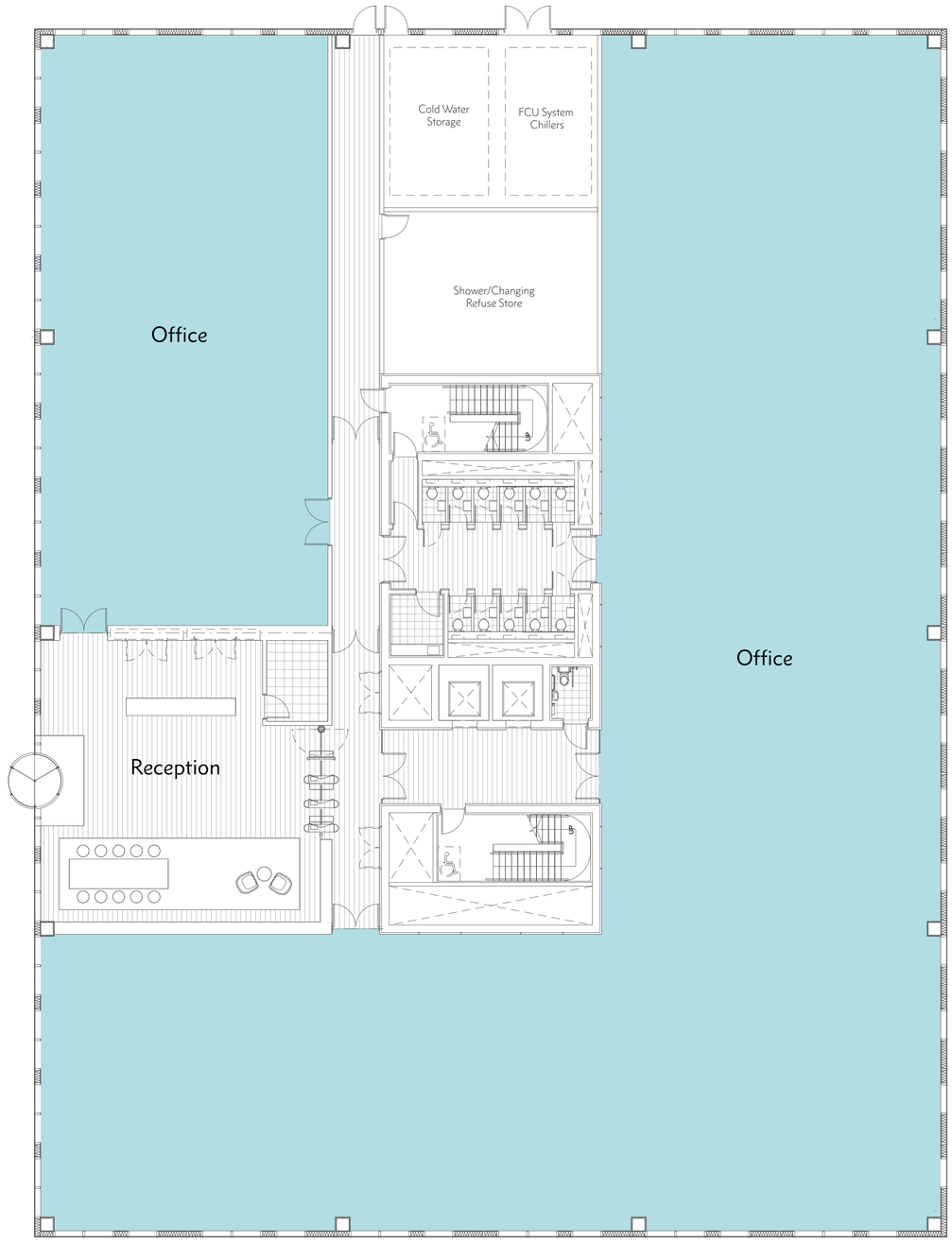
- Type A - Bennetts Associates
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Type C

Ground floor plan

GIA: 1,765 sq m/19,000 sq ft
NIA: 1,220 sq m/13,130 sq ft
Net to Gross: 70%



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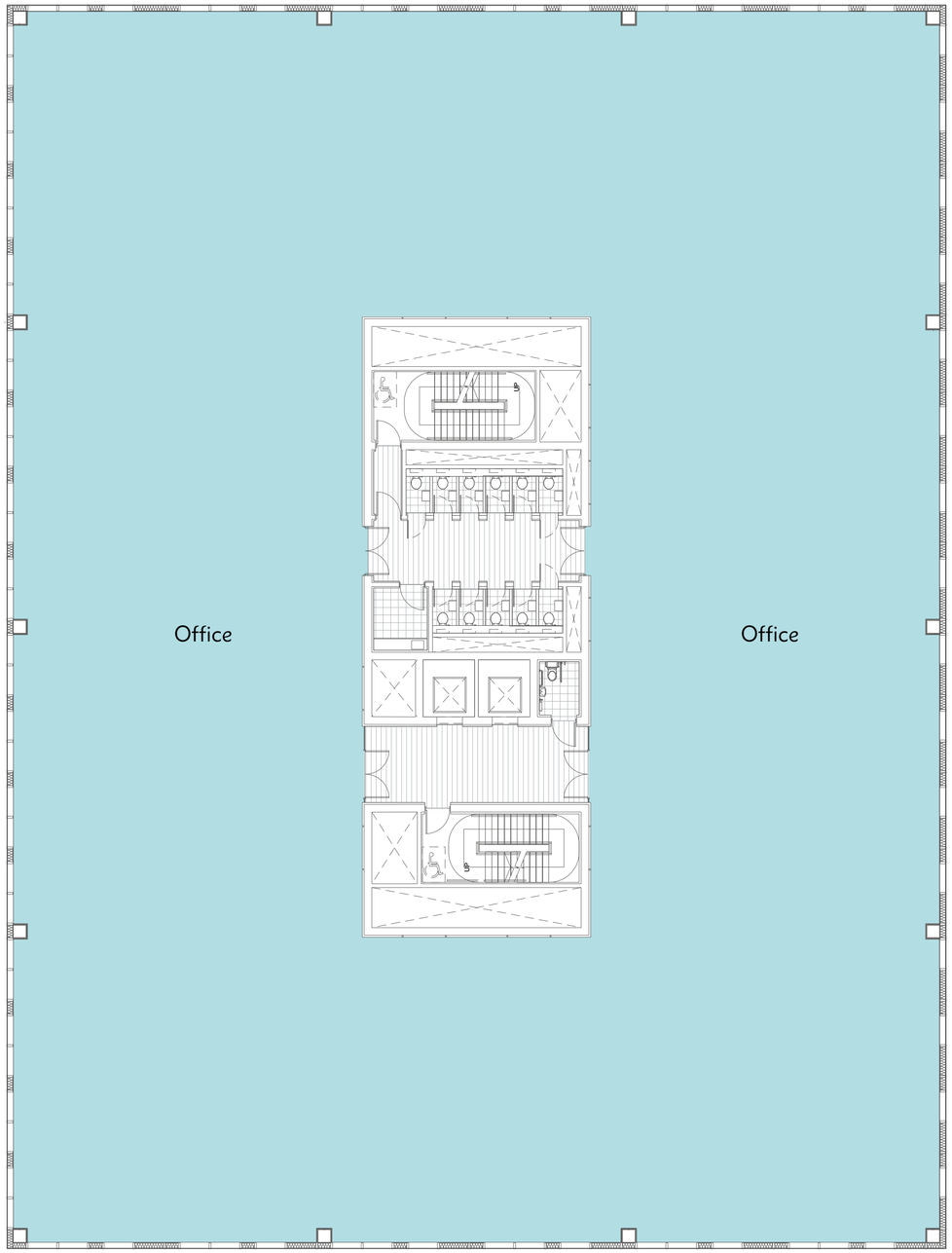
- Type A - Bennetts Associates
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Type C

Typical floor plan

GIA: 1,765 sq m/19,000 sq ft
NIA: 1,545 sq m/16,630 sq ft
Net to Gross: 88%



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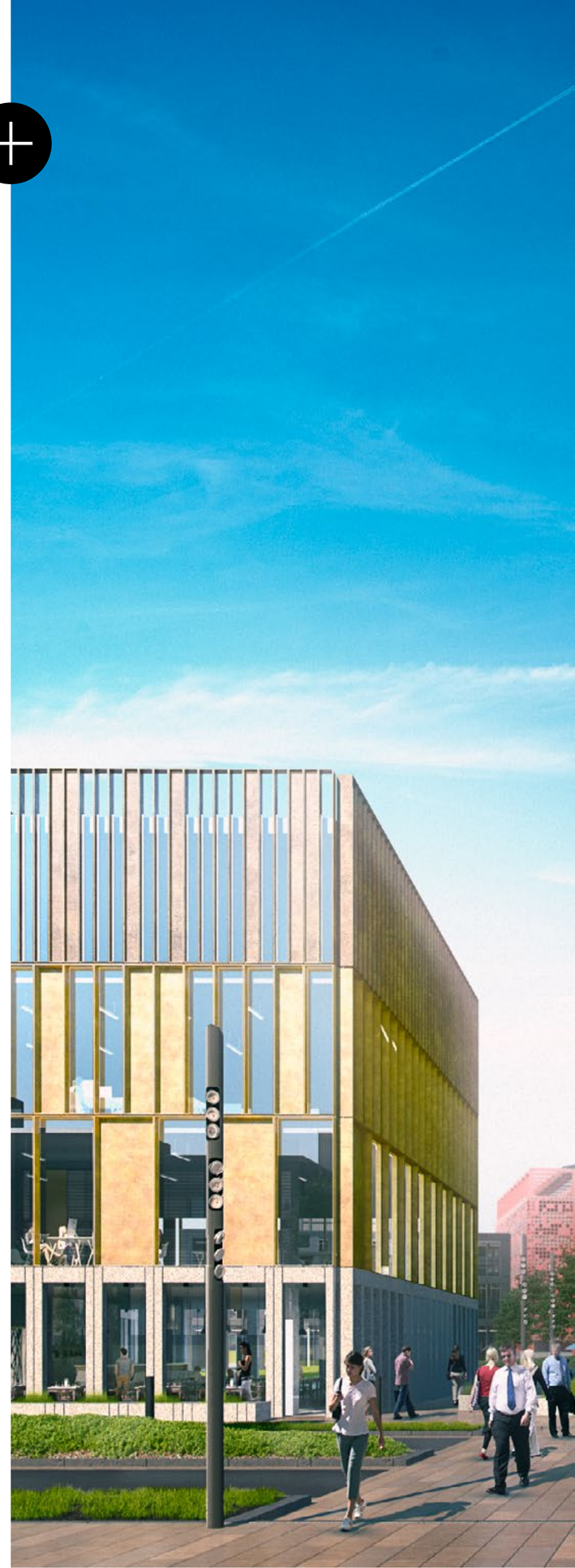
Type D

FaulknerBrowns Architects

Comprising 40,000 sq ft of BREEAM 'Excellent', Grade A offices across 4 floors, this high-specification building allows for single or multiple occupation. In tandem with its sister property (Type E), it helps form a striking gateway into the landscaped central park.

The building sits upon a white concrete and glass colonnade plinth. This is crowned with a glass and metal framing system, modulated vertically to ensure the elevations are expressed as defined layers. Internally, a precast flooring solution has been chosen with maximum flexibility in mind. The exposed soffit increases floor to ceiling height and delivers heating and cooling efficiencies, as well as providing a contemporary backdrop to the workplace.

The quality and character of the ground floor public realm between these two buildings is crucial and will act a threshold into Airport City, offering users a lasting first impression upon arrival.





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Building Specification

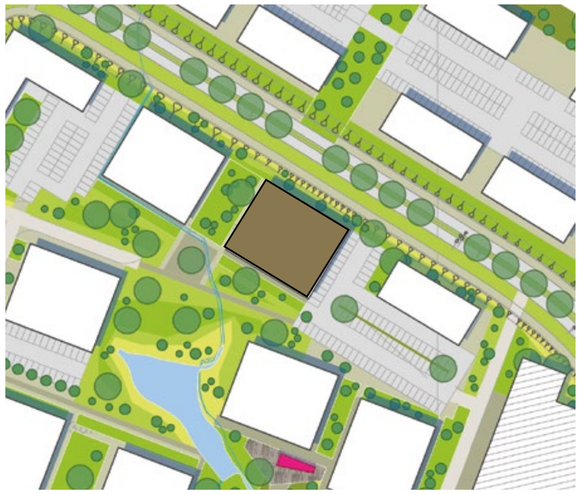
10,000 sq ft Office Floor Plate

Building design:

- Open plan floor plates up to 9,970 sq ft.
- Floors designed to split easily into two separate demises.
- Designed to achieve a BREEAM 'Excellent' rating.
- Will be constructed to 'institutionally acceptable standards'.

Shell and floor specification:

- Office floor to soffit height 3.25m.
- 150mm raised access flooring zone.
- 450mm ceiling services zone.
- Above ground floor loadings of 2.5kN/m2 plus 1kN/m2 imposed load.
- Structural grid generally 12m x 12m or 9m x 12m.
- Planning module grid 1.5m x 1.5m.
- 2 passenger lifts.
- WC provision: Supaloos designed to 1:8 sq m occupancy.
- Mechanical and electrical specification designed to 1:8 sq m occupancy.
- The proposed mechanical services system is able to accommodate VRF, VRV, VAV, chilled beams and chilled ceilings systems.



Suggested location.

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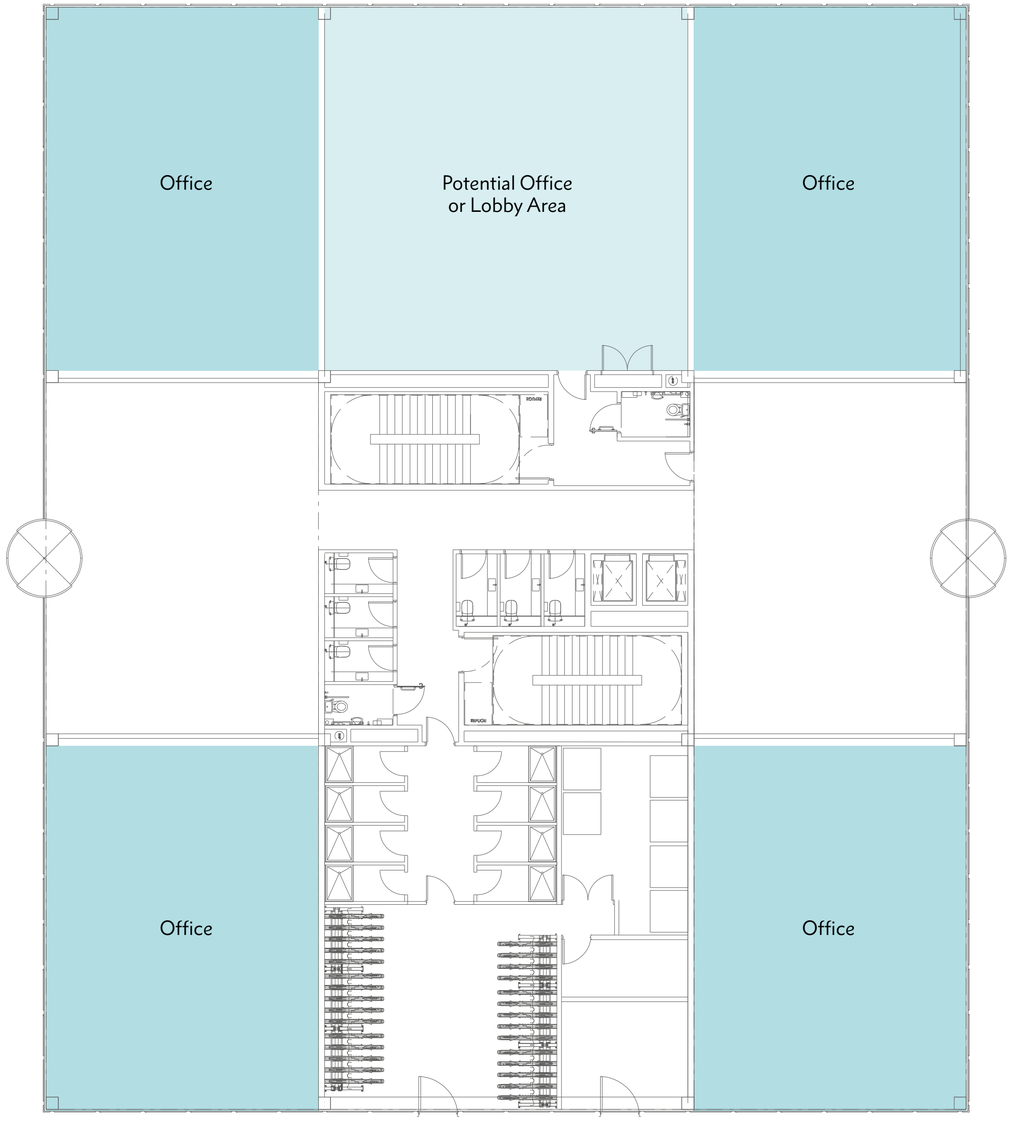
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Type D

Ground floor plan

GIA: 967 sq m/10,408 sq ft
NIA: 588 sq m/6,329 sq ft
Net to Gross: 61%



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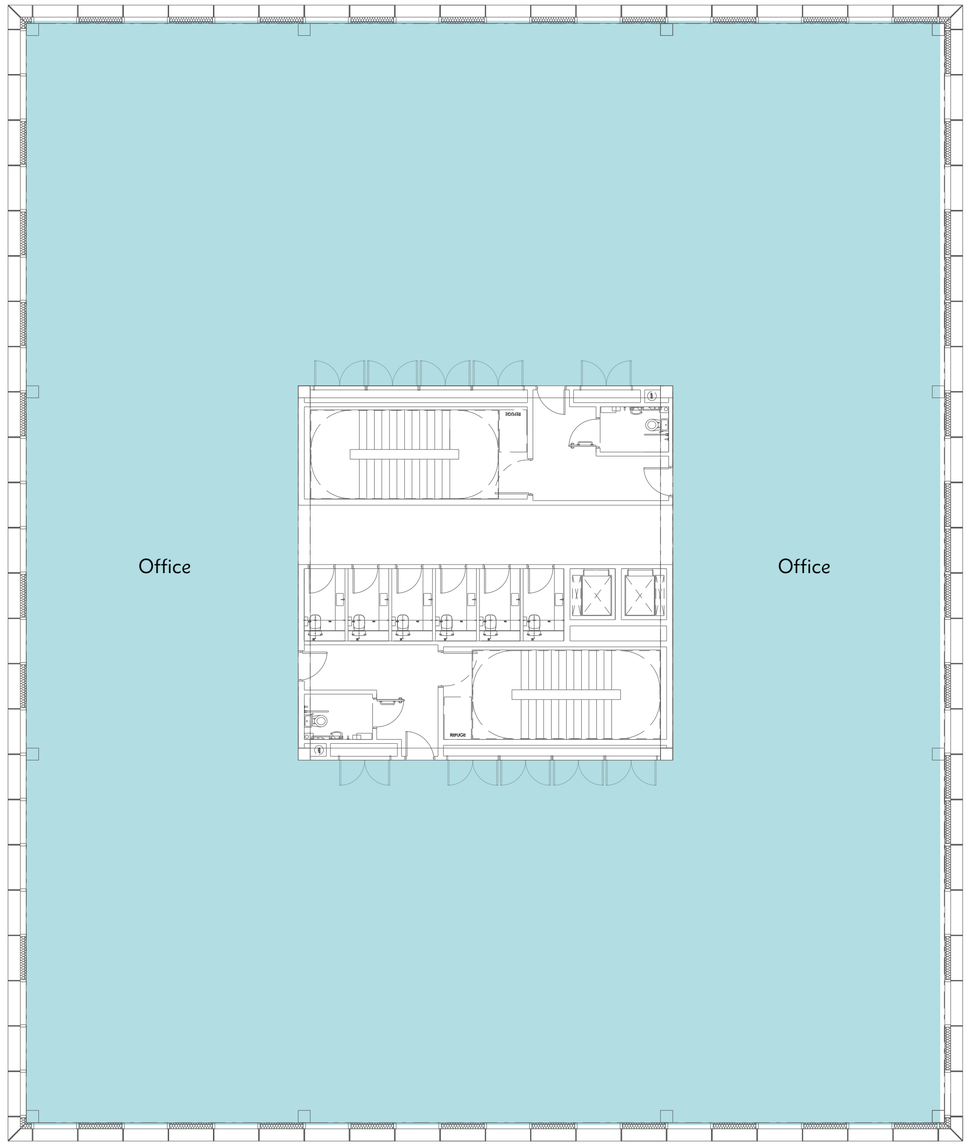
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Type D

Typical floor plan

GIA: 1,064 sq m/11,452 sq ft
NIA: 929 sq m/10,000 sq ft
Net to Gross: 86%



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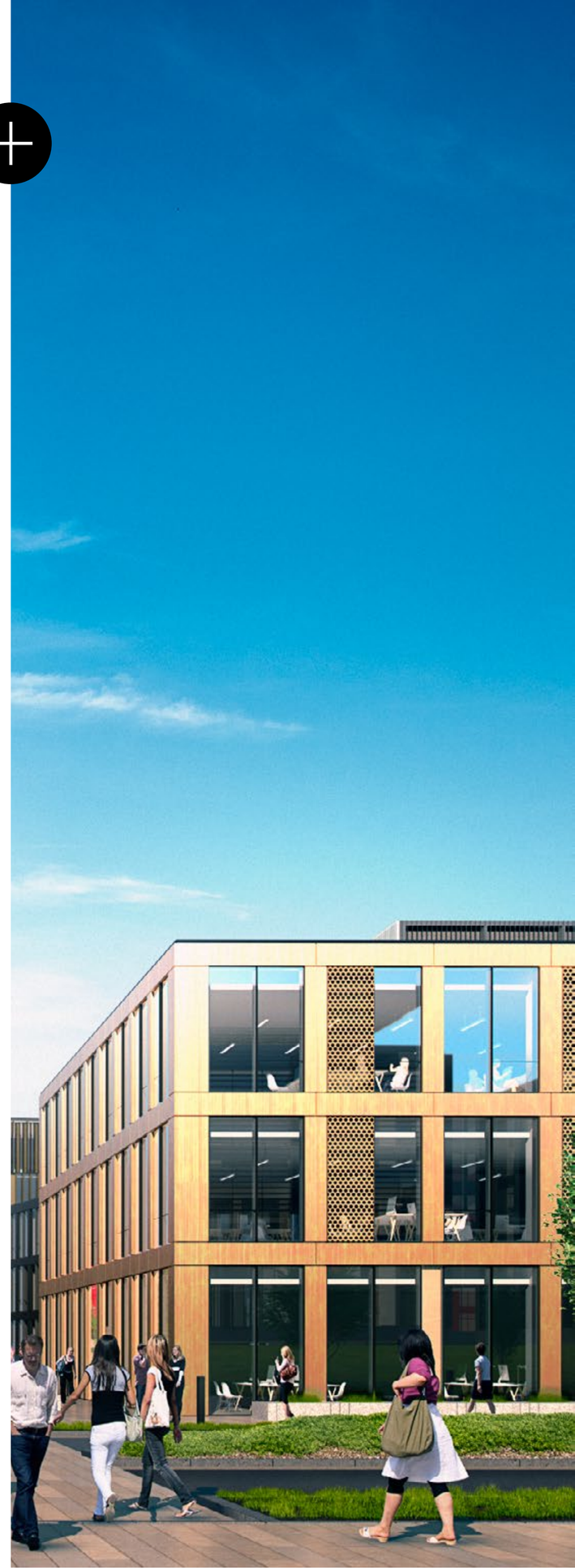
Type E

5plus Architects

Comprising 21,000 sq ft of BREEAM 'Excellent', Grade A offices across 3 floors, this building allows for single or multiple occupation. Alternatively, it can be split down in to a series of buildings, to create a campus for a larger occupier.

Conceived as a simple and efficient commercial building, it offers occupiers a flexible and adaptable solution to their workspace needs. The concept for the elevations reflects the desire to create a repetitive, yet visually stimulating solution, where full height glazing is integrated into a composite metal panel wall system; the colour and texture of which can be chosen to suit occupiers' specific preferences.

The generous common building reception creates two distinct office demises, each suitable for retail or restaurant use. Alternatively, these spaces can create an opportunity for a ground floor business lounge or common shared space; further emphasising its highly flexible nature.





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Building Specification

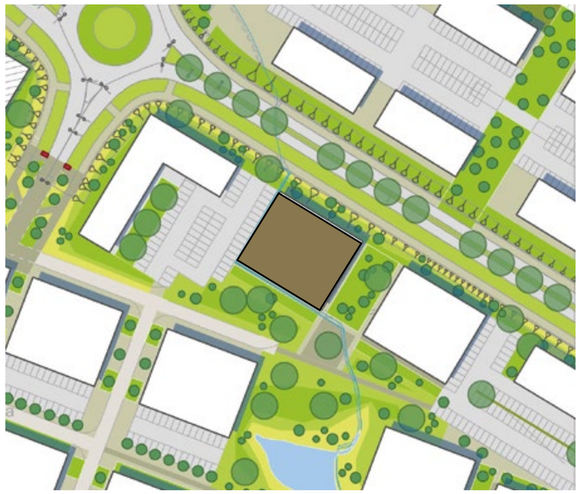
9,000 sq ft Office Floor Plate

Building design:

- Open plan floor plates up to 9,000 sq ft.
- Floors designed to split easily into 4 separate demises.
- Designed to achieve a BREEAM 'Excellent' rating.
- Will be constructed to 'institutionally acceptable standards'.

Shell and floor specification:

- Office floor to ceiling height 2.7m.
- 100mm raised access flooring clear void zone.
- 700mm ceiling services zone.
- Above ground floor loadings of 2.5kN/m2 plus 1kN/m2 imposed load.
- Structural grid generally 9m x 9m.
- Planning module grid 1.5m x 1.5m.
- 2 passenger lifts and incorporating goods lift capability.
- WC provision: Supaloos designed to 1:8 sq m occupancy.
- Mechanical and electrical specification designed to 1:8 sq m occupancy.
- The proposed mechanical services system is VRF.



Suggested location.

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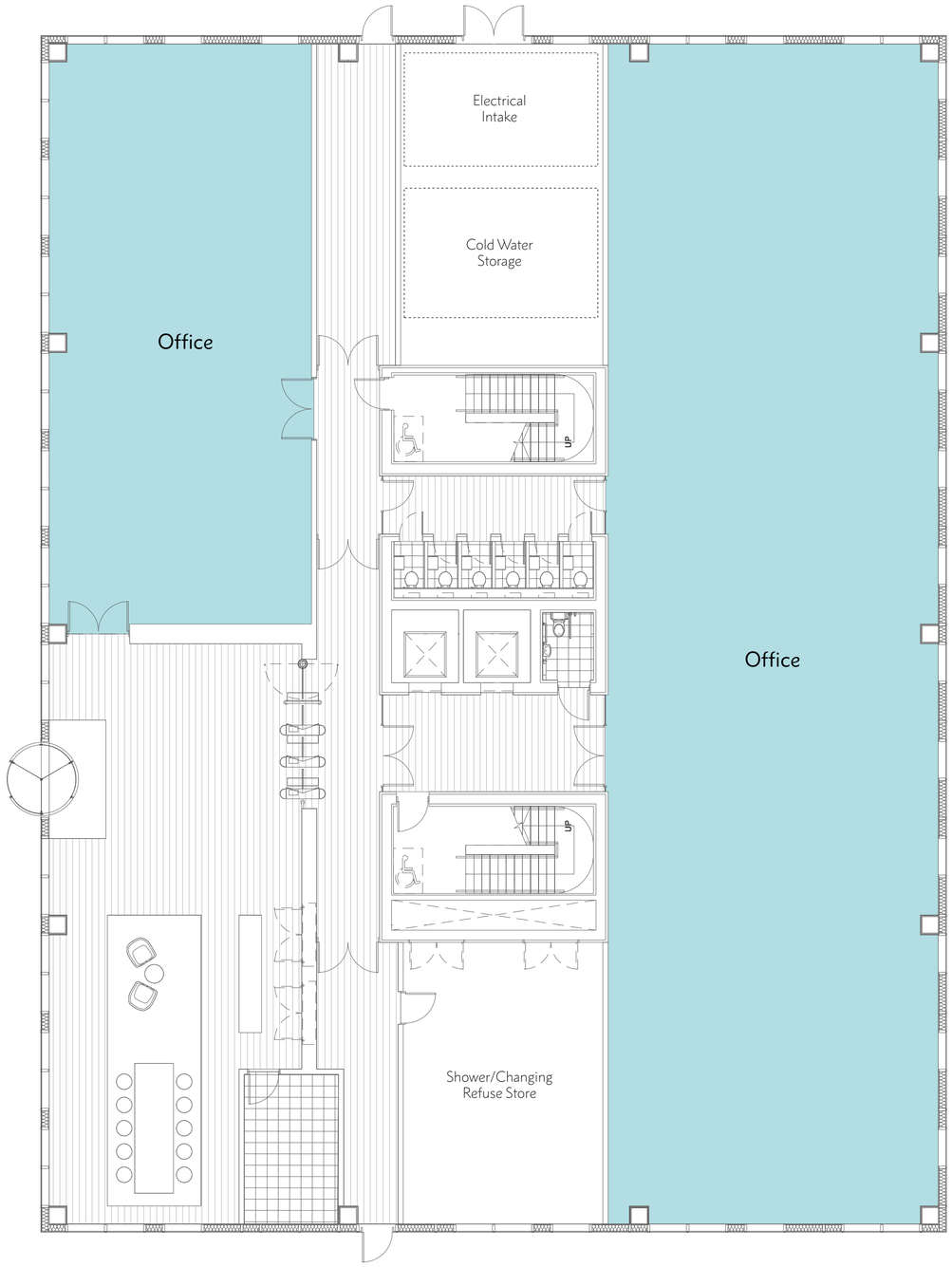
- Type A - Bennetts Associates
- Type B - Cartwright Pickard Architects
- Type C - 5plus Architects
- Type D - FaulknerBrowns Architects
- Type E - 5plus Architects
  - Description
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  - Typical Floor Plan
- Type F - AEW Architects

Contact

Type E

Ground floor plan

GIA: 1,000 sq m/10,764 sq ft
NIA: 510 sq m/5,490 sq ft
Net to Gross: 51%



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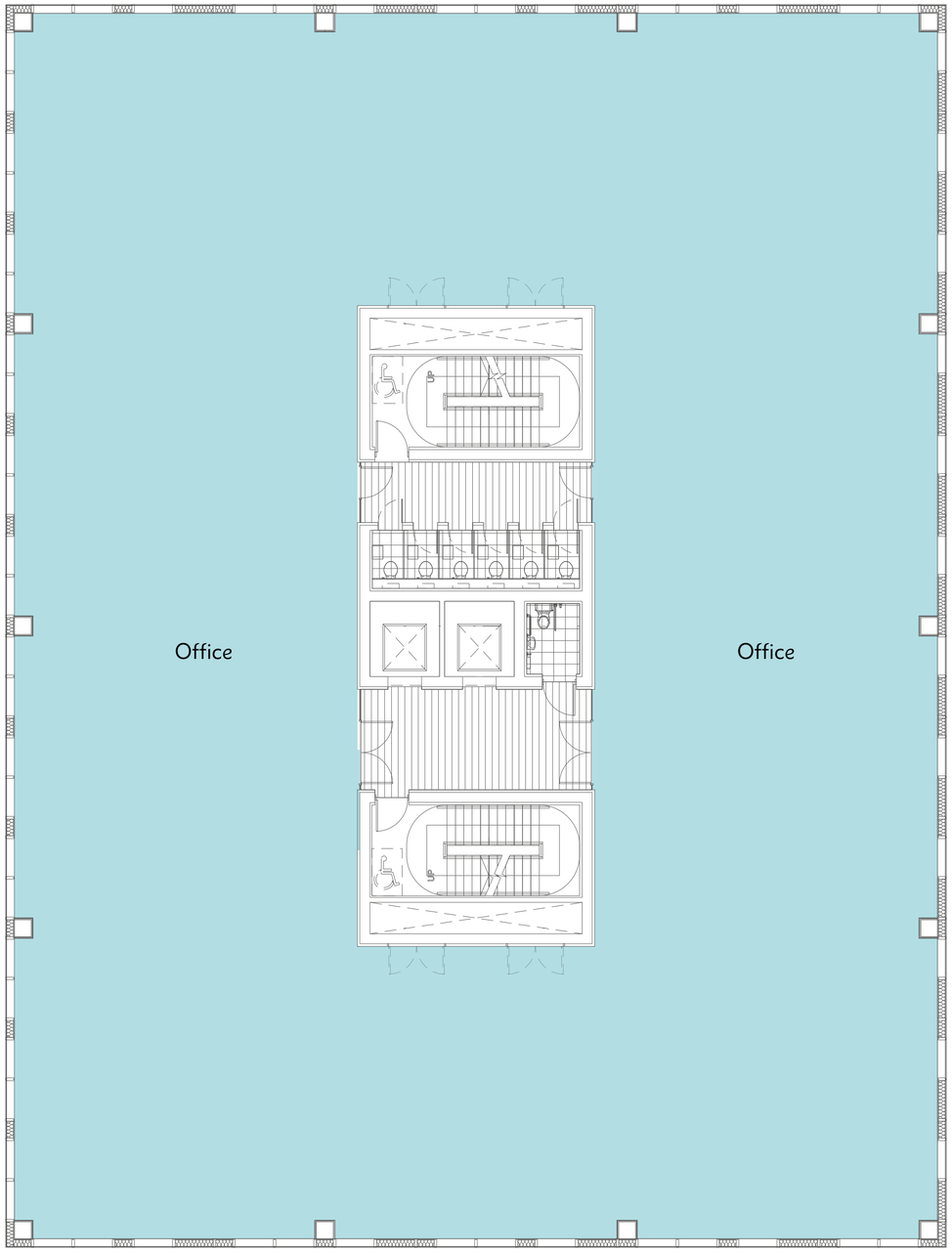
- Type A - Bennetts Associates
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- Type C - 5plus Architects
- Type D - FaulknerBrowns Architects
- Type E - 5plus Architects
  - Description
  - Building Spec
  - Ground Floor Plan
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- Type F - AEW Architects

Contact

Type E

Typical floor plan

GIA: 1,000 sq m/10,764 sq ft
NIA: 865 sq m/9,311 sq ft
Net to Gross: 87%



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- Type A - Bennetts Associates
- Type B - Cartwright Pickard Architects
- Type C - 5plus Architects
- Type D - FaulknerBrowns Architects
- Type E - 5plus Architects
- Type F - AEW Architects
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Type F

AEW Architects

15,000 sq ft of offices across 3 floors, the flexibility of the column-free floor plates allows this campus style building to be taken for single or multiple occupation.

The external appearance is defined by an expressed masonry frame, which repeats around all four elevations. Each opening within the structural bays has an asymmetric composition, with a vertical metallic rainscreen and glazed curtain walling running the full height of the building. The ratio of glass to solid within each bay is 2:1, and this can be adapted to suit orientation and occupier preference.

For variety, where this building type is clustered together, the finish on the metal rainscreen will be different for each building, but chosen from a similar metallic palette to ensure strong visual consistency.




Airport City North
RECEPTION

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- Type A - Bennetts Associates
- Type B - Cartwright Pickard Architects
- Type C - 5plus Architects
- Type D - FaulknerBrowns Architects
- Type E - 5plus Architects
- Type F - AEW Architects
  - Description
  - Building Spec
  - Ground Floor Plan
  - Typical Floor Plan

Contact

Building Specification

5,000 sq ft Office Floor Plate

Building design:

- Open plan floor plates up to 5,000 sq ft.
- Floors designed to split easily into 2 separate demises.
- Designed to achieve a BREEAM 'Excellent' rating.
- Will be constructed to 'institutionally acceptable standards'.

Shell and floor specification:

- Office floor to ceiling height 2.8m.
- 150mm raised access flooring zone.
- 875mm ceiling services zone.
- Above ground floor loadings of 2.5kN/m2 plus 1kN/m2 imposed load.
- Structural grid generally 6.0m x 5.4m.
- Planning module grid 0.6m x 0.6m.
- 1 passenger lift.
- WC provision: Supaloos designed to 1:8 sq m occupancy.
- Mechanical and electrical specification designed to 1:8 sq m occupancy.



Suggested location.

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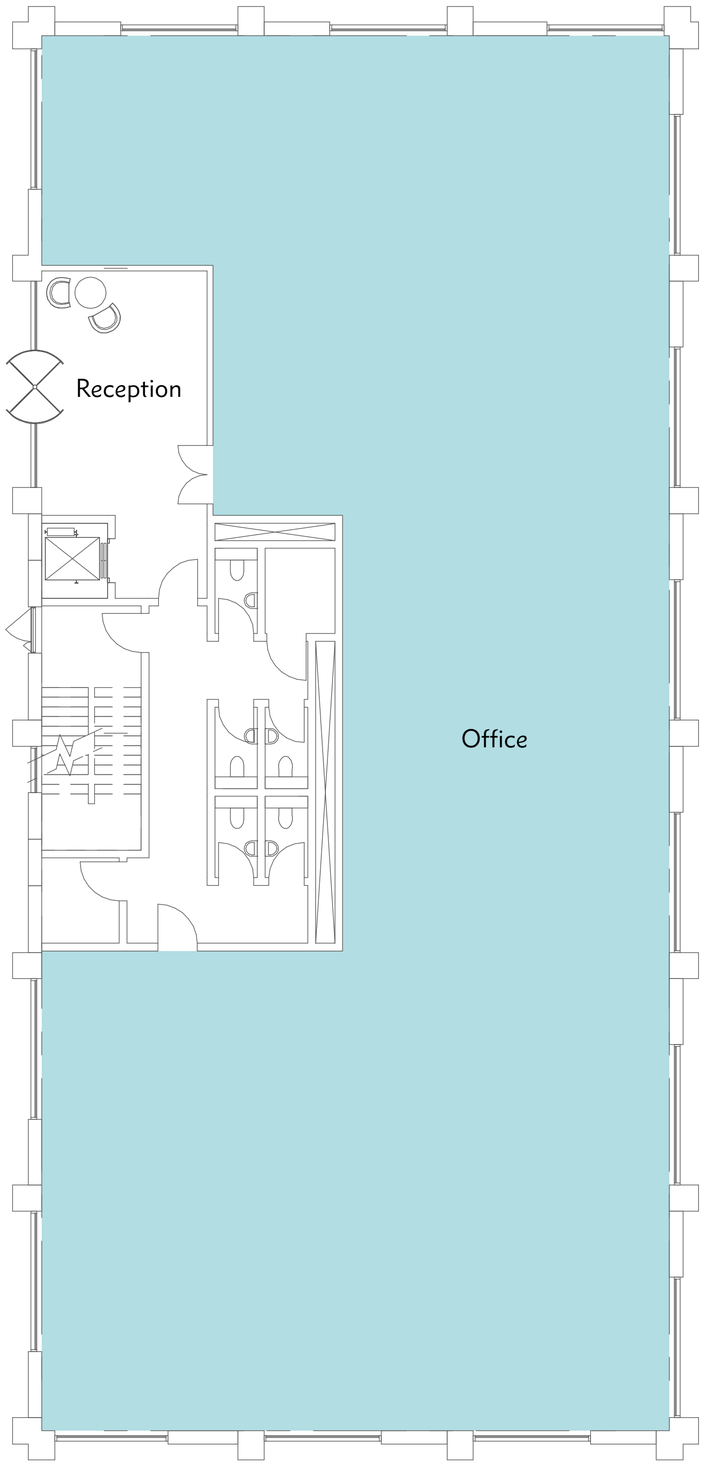
- Type A - Bennetts Associates
- Type B - Cartwright Pickard Architects
- Type C - 5plus Architects
- Type D - FaulknerBrowns Architects
- Type E - 5plus Architects
- Type F - AEW Architects
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Type F

Ground floor plan

GIA: 583 sq m/6,278 sq ft
NIA: 467 sq m/5,031 sq ft
Net to Gross: 80%



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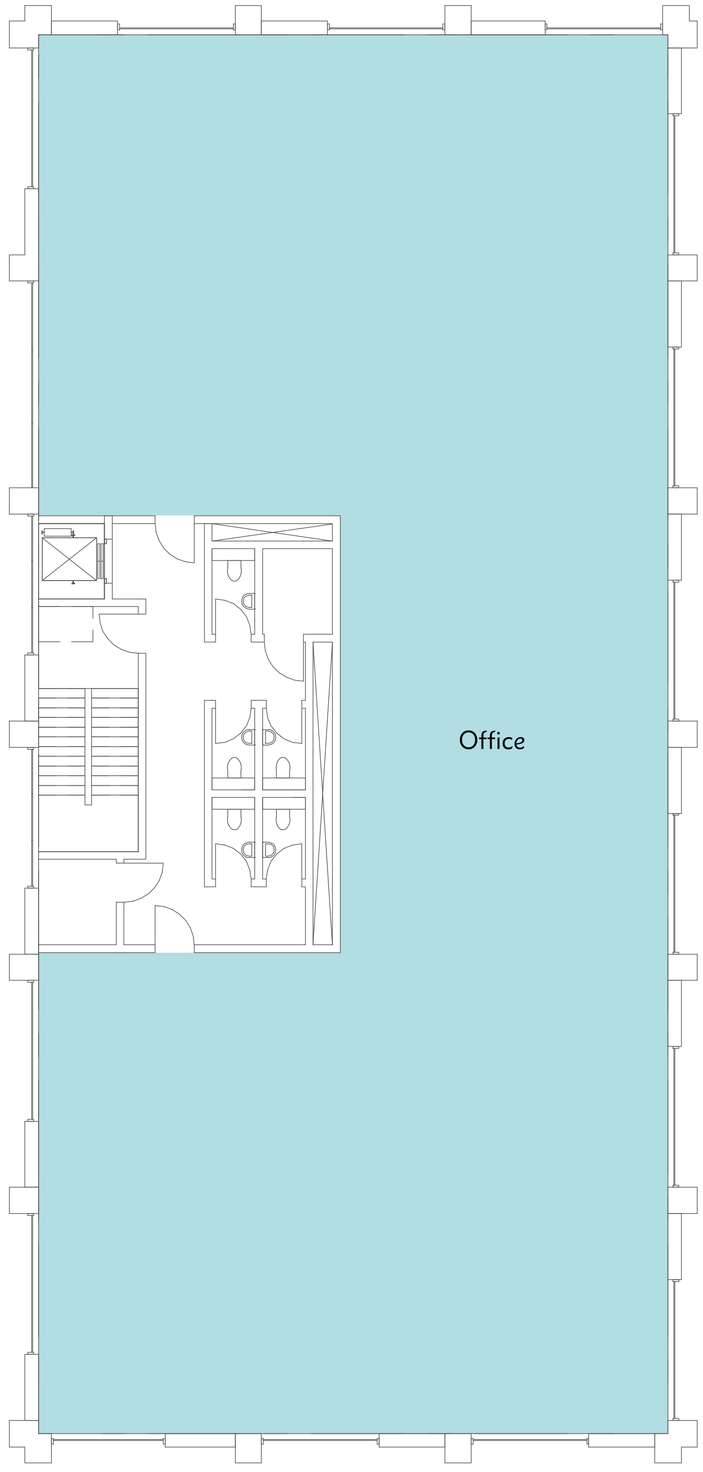
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- Type B - Cartwright Pickard Architects
- Type C - 5plus Architects
- Type D - FaulknerBrowns Architects
- Type E - 5plus Architects
- Type F - AEW Architects
  - Description
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Contact

Type F

Typical floor plan

GIA: 583 sq m/6,278 sq ft
NIA: 495 sq m/5,338 sq ft
Net to Gross: 85%



Airport City Manchester
曼彻斯特**空港城**

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Contact

Be part of it

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