



**Location**

Manchester Green is located on Styal Road adjacent to Manchester International Airport and within 1 mile of junction 5 of the M56. The M56 provides easy access to the M60 and M6 motorways and the rest of the regional network. The SEMMS link road provides an east-west route from Hazel Grove, via the existing A555, to Manchester Airport. The South Manchester / Manchester Airport extension to Manchester's Metrolink system has been completed. The nearest station is on Shadowmoss Road, which is within a 10 minute walk. Manchester Green is a 5 minute walk of Heald Green railway station which provides regular and direct links to Manchester Piccadilly (and from there to London), East Didsbury, Manchester Airport, Wilmslow and access to the rest of the regional rail network.

**Description**

Manchester Green is a modern high quality business park set within a mature landscaped environment. There are five exceptional Grade A HQ style offices on the park along with a planned amenity hub providing a café, gym and shower facilities. The hub space is scheduled for completion in Q2 2021.

For further information please contact:  
**Chris Cheap**  
0161 956 4213  
07876 132234  
chris.cheap@avisonyoung.com

The premises provide the following approximate Net Internal floor Areas:

Building 4	Sq ft	
Ground	6,934	Fully fitted

**Building 4**

Building Four is a modern detached office building of brick and glazed elevations over three floors. The subject accommodation comprises part ground floor and is approached from a feature building reception area and provides the following features;

- Fully fitted out to high specification
- Air conditioning
- Full access raised floors
- LED Lighting
- Break out area
- Meeting/board rooms
- High quality kitchen
- 24 hour access

For further information please contact:  
**Scott Meakin**  
0161 956 4126  
07891 1810251  
scott.meakin@avisonyoung.com

**Amenities**

In addition to the proposed new HUB on site, there are a number of pubs and restaurants nearby including Tatton Arms, Etrop Grange, 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 the on site gym, QDos Fitness is located close by 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 John Lewis, David Lloyd and Sainsbury's.

**Sustainability**

Manchester Green aims to improve the green credentials of the park to best in class .All power supplied to the park is by Green energy providers, electric car charging are being upgraded along with creating better health and well being facilities within our extensive landscaped grounds as we strive to create a Carbon Neutral place to work. Service charge

**0161 228 1001**

## Tenure

Available by way of assignment or sublease. Details available on application

## Business rates

We are advised that the Rateable Value for the property is £39,500, however, interested parties are advised to make their own enquiries to the Local Authority to verify this information.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Property Insurance/Service Charge

The tenant is to contribute towards insurance and estate service charge. Details on application.

## EPC

The Energy Performance Asset Rating is B. A certificate can be made available.

## VAT

VAT if applicable will be charged at the standard rate.

## Highlights



**Fully fitted out to a high specification**



**Mature Landscaped Gardens**



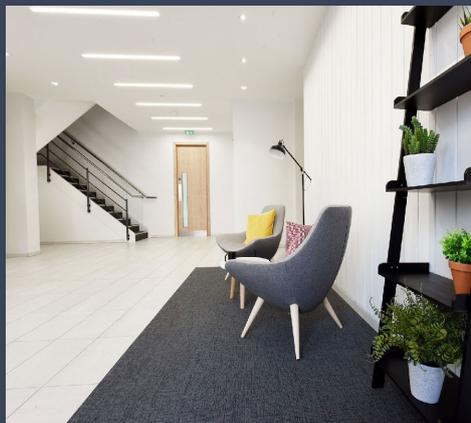
**Café, Gym, Cycle and Shower facilities**



**Excellent access to Manchester Airport and main arterial routes**



**Excellent ratio of 1:250 on site Car parking (27 spaces)**



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- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.