

# BUILDING 4

## MANCHESTER GREEN



# TO LET

FITTED AND FURNISHED  
GROUND FLOOR SUITE.  
**6,934 SQFT**

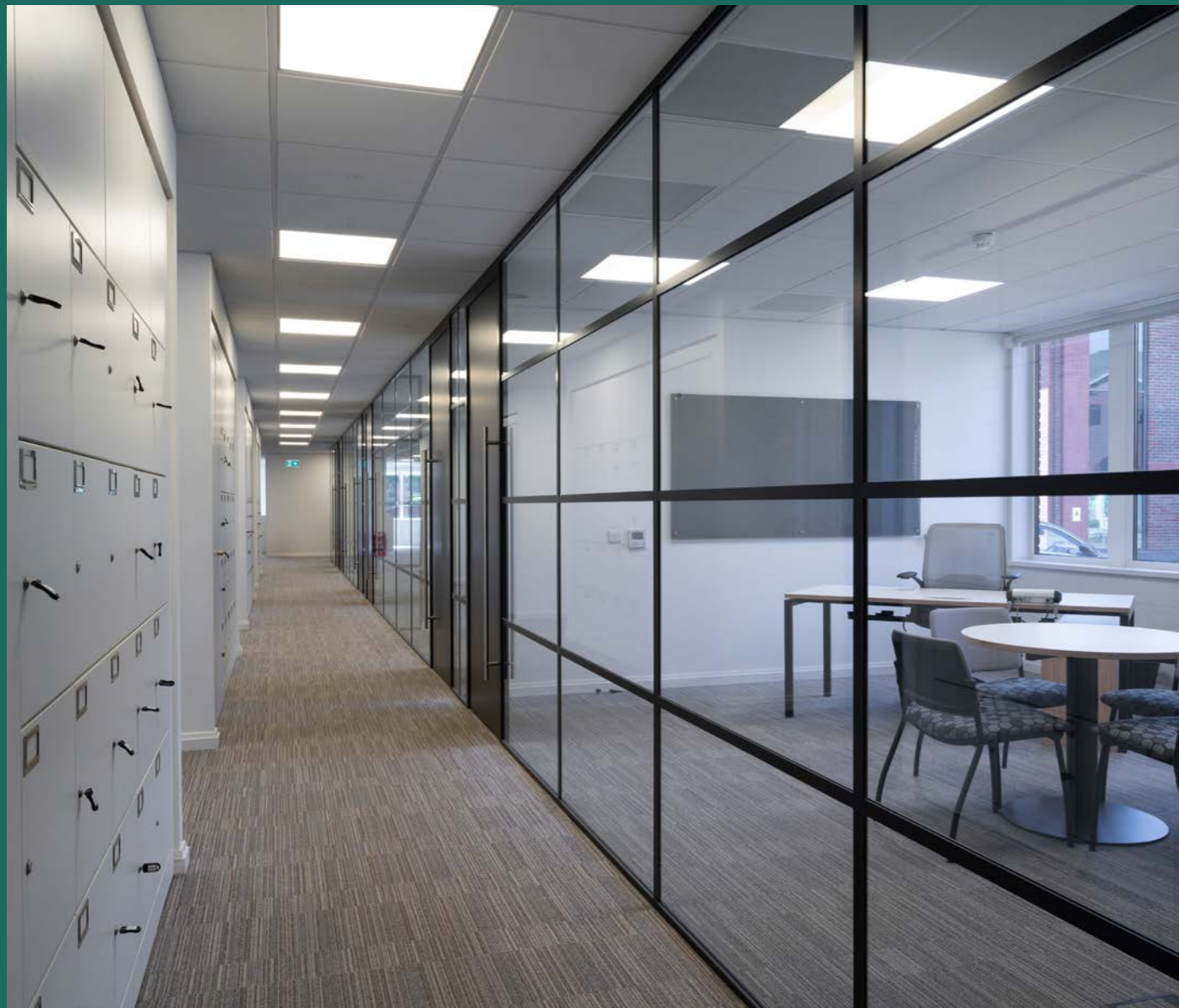


ONSITE  
CAR  
PARKING

Building 4 – Manchester Green, Styal Road, Manchester Airport M22 5LW

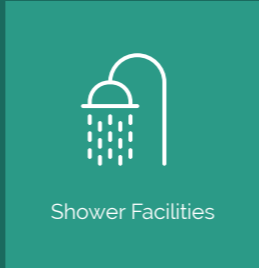
## PLUG AND PLAY – FITTED AND FURNISHED

The Ground Floor of Building 4,  
Manchester Green offers 6,934 sq ft  
of high quality and design led fitted  
and furnished workspace.

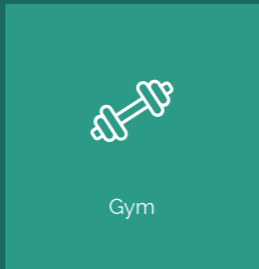


The workspace offers a variety of meeting rooms, breakout space, focus rooms, private offices and open plan working environment and is perfectly suited to meet the requirements of modern-day business.

# THE BUILDING SPECIFICATION



Shower Facilities



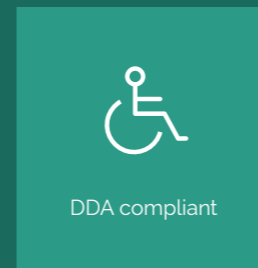
Gym



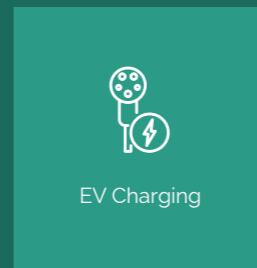
EPC Rating B



Suspended Ceiling with LED Lighting



DDA compliant



EV Charging



Air-Conditioning



27 Car Parking Spaces



High Bandwidth Fibre Connectivity

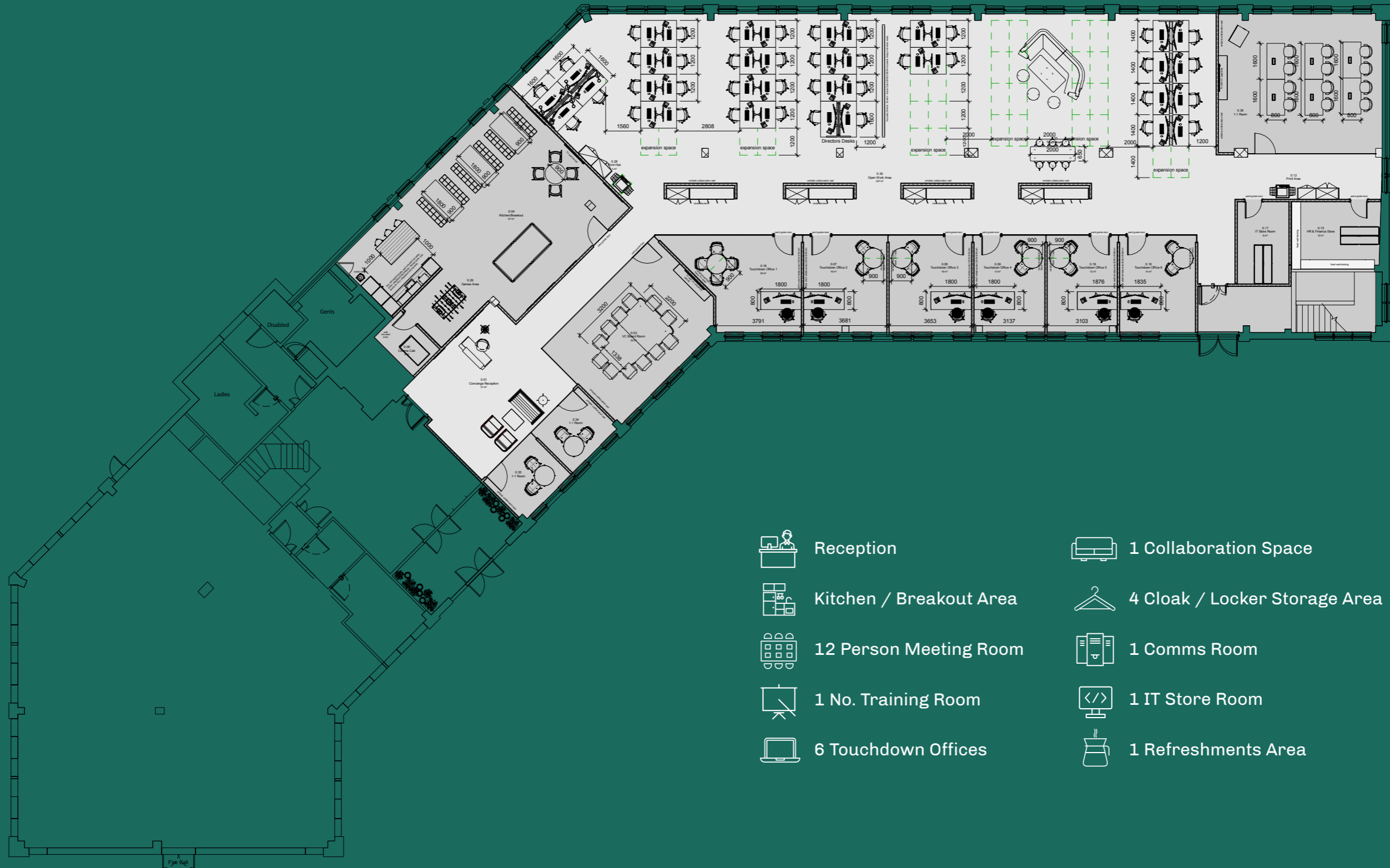










Full Access Raised Floors



Cycle Hub

# WHAT'S ON OFFER – FITTED AND FURNISHED



- |   |                         |   |                               |
|---|-------------------------|---|-------------------------------|
|  | Reception               |  | 1 Collaboration Space         |
|  | Kitchen / Breakout Area |  | 4 Cloak / Locker Storage Area |
|  | 12 Person Meeting Room  |  | 1 Comms Room                  |
|  | 1 No. Training Room     |  | 1 IT Store Room               |
|  | 6 Touchdown Offices     |  | 1 Refreshments Area           |

## ON-SITE AMENITY

Manchester Green benefits from a range of internal and external amenity.



The recently developed Hub provides the business park with core high specification amenity, including an onsite gym, cafe break out space, showers and secure cycling storage.



## LOCAL AMENITY



A great choice of local amenities within a short walking distance.



Manchester Green is ideally located to a number of local amenities to the business park, from restaurants including the Tatton Arms and The Flying Horse, to Hotels and convenience stores, all within walking distance.

A short drive away there are local shops, gyms and nurseries located in Cheadle and Heald Green.

# LOCATION

## GATEWAY TO GLOBAL BUSINESSES

Building 4 is located within the Manchester Green Business Park development on Styal Road, adjacent to Manchester Airport and the A6 relief road providing unrivalled connectivity with the M56 only 1 mile away.

The new relief road also provides easy access to the surrounding suburban areas to the South, whilst the Metrolink with is located within a 10 min walk provides accessibility to Greater Manchester.

Heald Green train station is located within a 5 min walk to Manchester Green providing regular and direct links to Manchester Piccadilly, East Didsbury, Manchester Airport and Wilmslow.



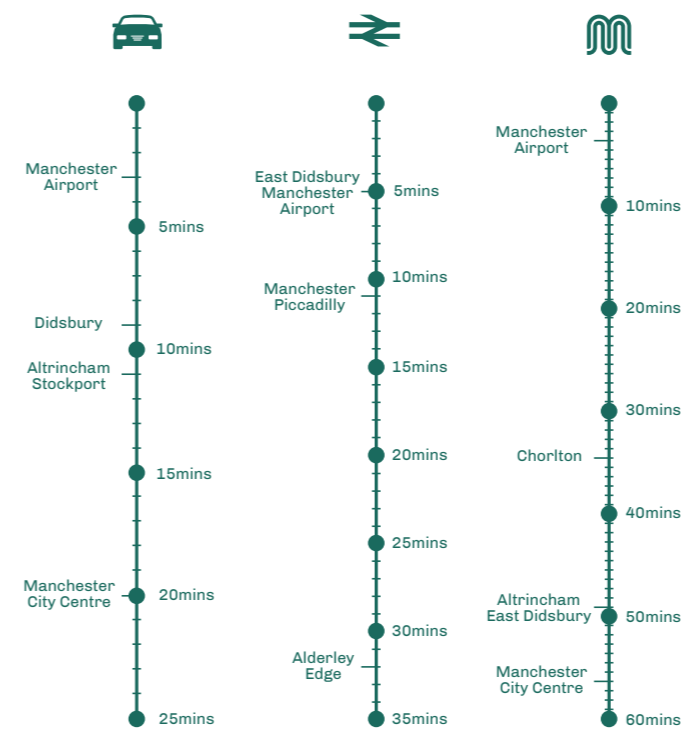
Shadowmoss metrolink station 10 minute walk



Heald Green station 5 minute walk



## UNRIVALED CONNECTIVITY





## **BUILDING 4** MANCHESTER GREEN

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For Further Information, or to arrange a viewing,  
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