

# OFFICES AT MANCHESTER AIRPORT

**MANCHESTER'S BEST  
CONNECTED OFFICE  
SPACE TO LET**  
FROM 1,000 SQ FT



# WORK

**SELF-CONTAINED AND COMPACT,  
MANCHESTER AIRPORT IS A BUSINESS  
DESTINATION IN ITS OWN RIGHT.**

It's open all day, every day, and provides a secure infrastructure you won't find anywhere else in the region. It's also home to a choice of quality work environments, so whether you're looking for cost-effective offices for just two people or space across multiple floors, we've got the match for your business needs.

**275,000**

Sq ft of office space on-site

**17 MINS**

To Manchester city centre

**210**

Flights to over 50 countries

**365 DAYS**

Operational 365 days a year

**200+**

Businesses on-site



# CHOICE

WHATEVER YOUR REQUIREMENT, WE’LL  
HAVE AN OFFICE TO SUIT YOUR NEEDS.

Existing office space is currently available from 1,000 to 45,000 sq ft,  
offering you the opportunity to take space for between 10 to 500 people.  
There is also a further 1.4m sqft of new build office space to be developed  
on-site as part of Airport City.

45,000

Sq ft of refurbished offices available

10-500

Office space for 10-500 people

1.0M

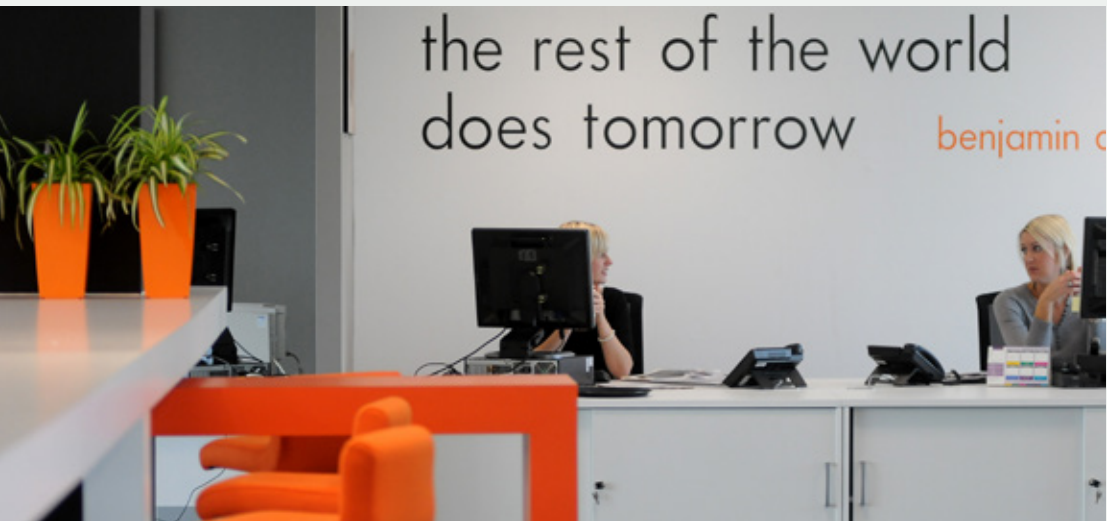
Sq ft of new offices at Airport city

40,000

On-site car parking spaces

24/7

24 hour secure access



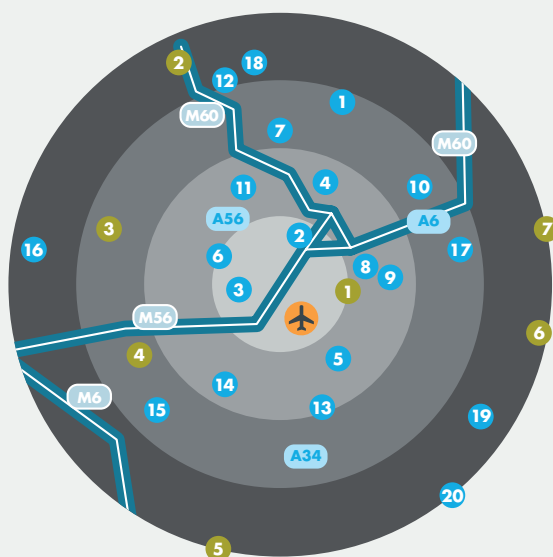
# CONNECT

## MANCHESTER AIRPORT IS PURPOSELY DESIGNED TO CONNECT PEOPLE WITH PLACES.

Locate your business here and enjoy the transport benefits of an international airport as standard. So, whether you're travelling by car, train, bus, tram, air, or simply under your own steam, the airport can make your commute as convenient and stress free as possible.

### KEY:

- ON-SITE
- WITHIN 2.5 MILES
- WITHIN 5 MILES
- WITHIN 7.5 MILES
- WITHIN 10 MILES



### PLACES OF INTEREST:

- |   |                 |         |
|---|-----------------|---------|
| 1 | HANDFORTH DEAN  | 12 MINS |
| 2 | TRAFFORD CENTRE | 13 MINS |
| 3 | DUNHAM MASSEY   | 16 MINS |
| 4 | TATTON PARK     | 20 MINS |
| 5 | JODRELL BANK    | 27 MINS |
| 6 | LYME PARK       | 30 MINS |
| 7 | PEAK DISTRICT   | 30 MINS |

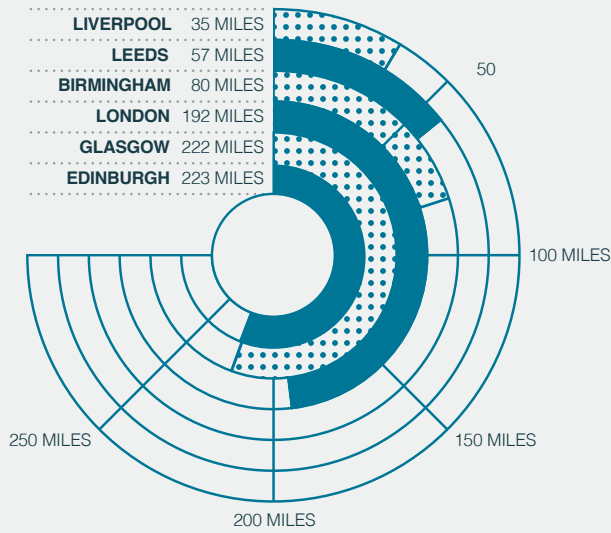
### TOWNS:

- |    |                        |         |    |               |         |
|----|------------------------|---------|----|---------------|---------|
| 1  | MANCHESTER CITY CENTRE | 17 MINS | 11 | SALE          | 14 MINS |
| 2  | WYTHENSHAW             | 8 MINS  | 12 | TRAFFORD PARK | 15 MINS |
| 3  | HALE                   | 9 MINS  | 13 | ALDERLEY EDGE | 16 MINS |
| 4  | DIDSBURY               | 10 MINS | 14 | MOBBERLEY     | 17 MINS |
| 5  | WILMSLOW               | 11 MINS | 15 | KNUTSFORD     | 18 MINS |
| 6  | ALTRINCHAM             | 11 MINS | 16 | LYMM          | 19 MINS |
| 7  | CHORLTON               | 12 MINS | 17 | HAZEL GROVE   | 20 MINS |
| 8  | CHEADLE                | 13 MINS | 18 | SALFORD QUAYS | 20 MINS |
| 9  | CHEADLE HULME          | 13 MINS | 19 | BOLLINGTON    | 26 MINS |
| 10 | STOCKPORT              | 13 MINS | 20 | MACCLESFIELD  | 27 MINS |

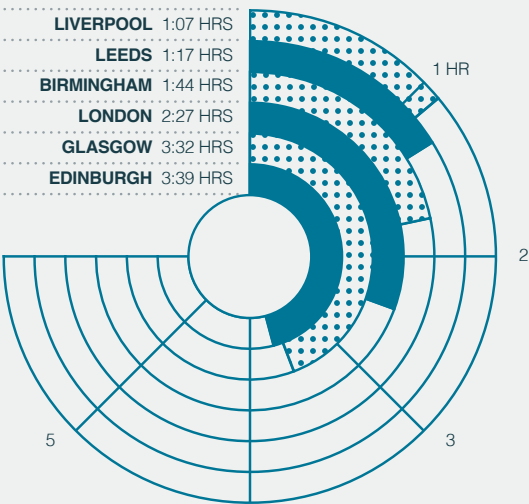
# CONNECT

- **8 MILES** To Manchester city centre
- **17 MINS** To Manchester city centre by train
- **M56** Direct link to motorway network
- **65 MINS** Flight time to London
- **24HR** Bus and coach services available
- **12 MINS** Metrolink services run every 12 minutes

ROAD DISTANCE



RAIL JOURNEY



## AIR

- 3 world class terminals
- 210 international destinations served
- 89 airlines operate on-site
- Direct to London, Glasgow, Edinburgh and Southampton
- Twice voted best UK Airport in 2012



## CAR

- Manchester city centre 8 miles
- Direct access to the motorway network
- 40,000 parking spaces
- 24/7 taxi & chauffeur services
- North's widest choice of car rentals



## BUS

- On-site bus station
- National Express coach hub
- Local and regional connections
- 24 hour bus service available



## RAIL

- On-site train station
- Manchester city centre 17 minutes
- Trains to & from Piccadilly every 10 minutes
- Direct services to 10 regional cities



## TRAM

- On-site Metrolink station
- Direct services to Manchester city centre
- Connects to key employment catchment areas
- Services every 12 minutes



## BICYCLE

- Easy access by foot and bicycle
- Secure bike parking on-site
- Train services designed to take bikes
- Enclosed skywalks & covered walkways

# RELAX

## ENJOY A WIDE RANGE OF SHOPS, CAFÉS, RESTAURANTS AND HOTELS RIGHT ON YOUR DOORSTEP.

Manchester Airport gives you the convenience of a city centre, all easily accessed on foot and sheltered from the weather. With shops and services to suit a range of tastes and budgets, you'll never be short of anywhere to eat, workout, fill up, or enjoy a quiet drink. As an occupier, you'll also be able enjoy a variety of great retail discounts and offers exclusive to those who work at the airport.

For busy parents, there's also 'Little Faces', a well-established day nursery and crèche at Manchester Airport.

< ALDERLEY EDGE 10 MINS KNUTSFORD 10 MINS			13 MINS TRAFFORD CENTRE 17 MINS MANCHESTER CITY CENTRE 20 MINS SALFORD QUAYS >
< CAFFÉ NERO 5 MINS WRAPID 5 MINS RITAZZA 13 MINS			13 MINS DUNHAM MASSEY 20 MINS TATTON PARK >
< RADISSON BLU 1 MIN BEWLEY'S 3 MINS			5 MINS JOE'S KITCHEN 7 MINS COLLAGE RESTAURANT 20 MINS LITTLE M COCKTAIL LOUNGE >
< WHSMITH 1 MIN PETROL STATION 5 MINS SPAR 5 MINS			3 MINS CROWNE PLAZA 5 MINS HILTON >
< RADISSON SPA & GYM 1 MIN BEWLEY'S GYM 3 MINS			5 MINS BOOTS 5 MINS WORLD DUTY FREE 5 MINS DIRECT DRY CLEANING >

### ON-SITE AMENITIES



# PLATFORM

**AN INTERACTIVE FOOD, DRINK AND SOCIAL SPACE DIRECTLY BELOW 4M, FOR ALL OF YOUR STAFF TO ENJOY.**

Platform at Airport City is a brand new event space located directly below 4M in Manchester Airport's Transport Interchange.

Offering a range of monthly pop-up retail and leisure, community events, fitness classes, seminars and product launches, Platform is designed for those who work at Manchester Airport to enjoy.

FOOD  
TALKS  
MUSIC  
LEISURE  
SOCIAL  
FITNESS



# MEET

## YOU'LL BE IN GOOD COMPANY AT MANCHESTER AIRPORT, AMONGST START-UPS TO GLOBAL BRANDS.

This means occupiers have the ability to work with and alongside each other in an environment that encourages business and social interaction. From knowledge sharing and network events, to working lunches and a quiet drink after work, 4M is well placed to ensure you and your staff always have the chance to interact.



### IN GOOD COMPANY



Handelsbanken



### PARTNER SPOTLIGHT:

## HANDELSBANKEN, 4M, MANCHESTER AIRPORT



An existing MAG Property occupier since 2008, Handelsbanken doubled the size of its head office premises in 4M at Manchester Airport in 2012, taking their occupation to 14,318 sq ft. Handelsbanken specifically selected Manchester Airport as a base for expansion due to its excellent access.

Tracey Davidson, Regional Head of Handelsbanken, said "We're delighted with the bank's expansion here in the UK. Our customers tell us that local decision making, high standards of customer service and our long-term view towards banking for personal and business customers is why they come to us, and is why we continue to expand.

Our customers are looked after entirely by the branch in their local community. Since head offices exist only to support our branches, Manchester Airport is a great choice for us. The location is convenient with transport links throughout the UK and across the world, and it's popular with staff due to the on-site amenities and facilities."

“

**THE LOCATION IS CONVENIENT WITH TRANSPORT LINKS THROUGHOUT THE UK AND ACROSS THE WORLD, AND IT'S POPULAR WITH STAFF DUE TO THE ON-SITE AMENITIES AND FACILITIES.**

Tracey Davidson,  
Regional Head of Handelsbanken

# SUCCEED

**LOCATING HERE MEANS EASY ACCESS TO SKILLED STAFF, GRADUATE TALENT AND QUALITY OF LIFE.**

A crucial part of the largest economic region outside London, the airport is as a powerful economic motor that brings benefits to the north west and vital links to the major businesses and knowledge industries of the area.

8.9M

People within a 1 hour drive

2.7M

People within Greater Manchester

2.5M

People within a 2 hour drive

105,000

Students in Manchester

400,000

People within a 1 hour drive

£157BN

GVA generated in the region in 2015



# SUCCEED

## KEY SECTORS

Sectors operating close to the airport are: Aviation, professional services, life sciences, retail, creative and ICT digital, hospitality and tourism, manufacturing, new economy, public sector and logistics.

## AIRPORT CITY

This £800m development will have a significant socio-economic impact; delivering growth and meeting market demand for quality and well connected business, manufacturing and logistics development.

## ACCESS TO TALENT

Home to three world class universities, Manchester educates over 100,000 people each year and benefits from having one of the highest graduate retention rates in the country.

## THE ENTERPRISE ZONE

Companies will benefit from business rate discount worth up to £275,000 and all business rate revenue will be retained in the region for at least 25 years. The Enterprise Zone will also benefit from simplified planning and super-fast broadband.

## SKILLED WORKFORCE

The region has a high concentration of well qualified and experienced residents, businesses and knowledge based firms. Wythenshawe also offers access to a skilled workforce right on the doorstep of the airport.

## QUALITY OF LIFE

Quality of life within the region is high. The towns and villages Cheadle Hulme, Wilmslow, Altrincham, Didsbury, Alderley Edge are all within 7 miles and provide some of the region's finest retail, leisure, housing and education.

