

# WORK ATMAN

Manchester's best connected offices

**HIGH QUALITY OFFICE SPACE  
FROM 2-100 PEOPLE AT  
MANCHESTER AIRPORT**



[workatman.co.uk](http://workatman.co.uk)



# WORK ATMAN

**Self-contained and compact, Manchester Airport is a business destination in its own right; one that's easy to access and get around.**

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 2 people or space across multiple floors, we've got the match for your business needs.

**2-150**

OFFICES FOR 2-150 PEOPLE

**200**

200 FLIGHTS TO OVER 50 COUNTRIES

**200+**

200+ BUSINESSES ON-SITE

**17mins**

MANCHESTER CITY CENTRE 17 MINS BY TRAIN

**24/7**

OPEN 365 DAYS A YEAR

**£800m**

HOME TO THE £800M AIRPORT CITY

# CONNECT ATMAN

**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.

**8 miles**

TO MANCHESTER CITY CENTRE

**65mins**

FLIGHT TIME TO LONDON

**40,000**

ON-SITE CAR PARKING SPACES

**7h 40m**

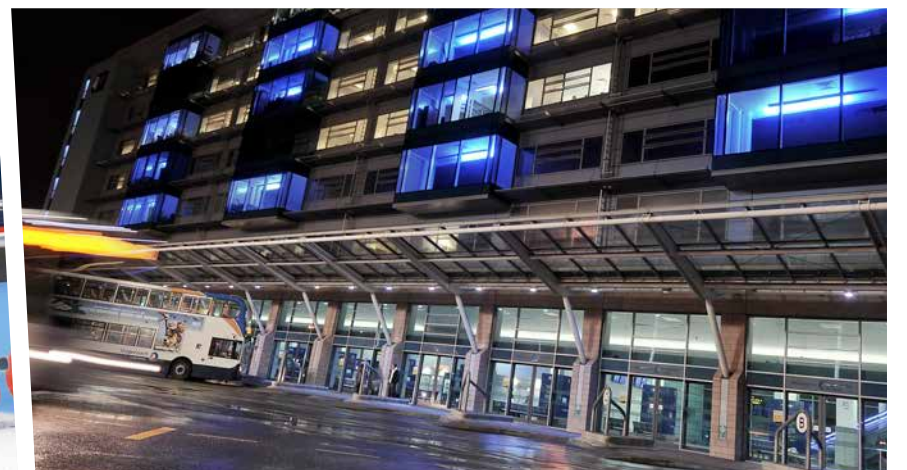
FLIGHT TIME TO NEW YORK

**M56**

DIRECT LINK TO MOTORWAY NETWORK

**2016**

METROLINK EXPANSION OPEN



# CONNECT ATMAN

## CAR

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

## AIR

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

## 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 min's
- Direct services to 10 regional cities

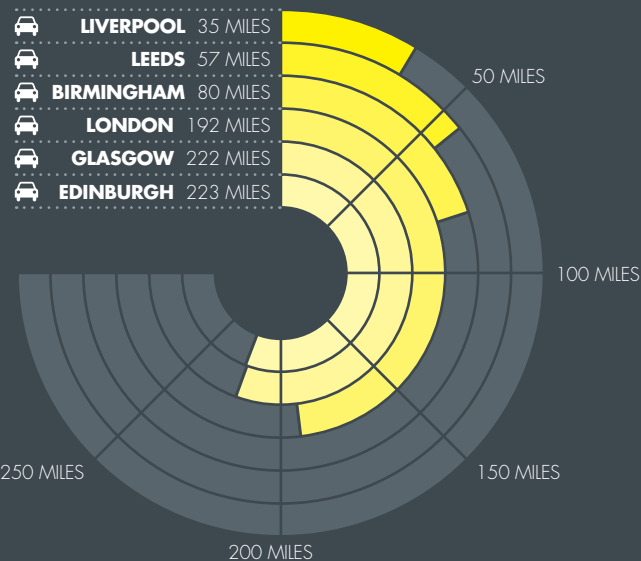
## TRAM

- On-site Metrolink station being built
- Ready to use by 2016
- Direct services to Manchester city centre

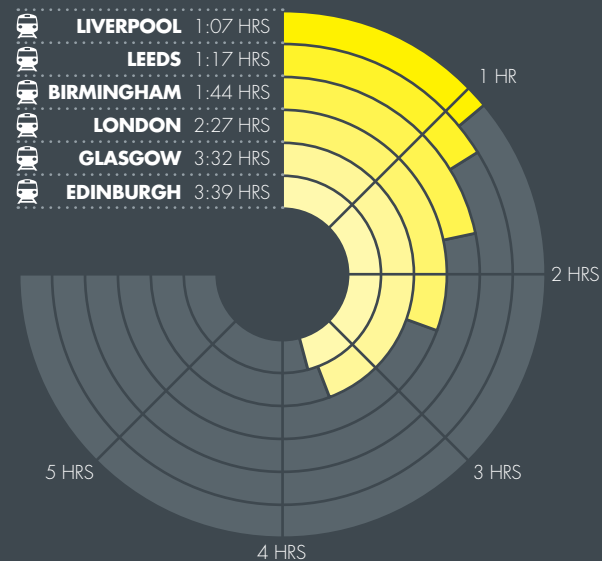
## BICYCLE

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

## ROAD DISTANCE



## RAIL JOURNEY TIMES

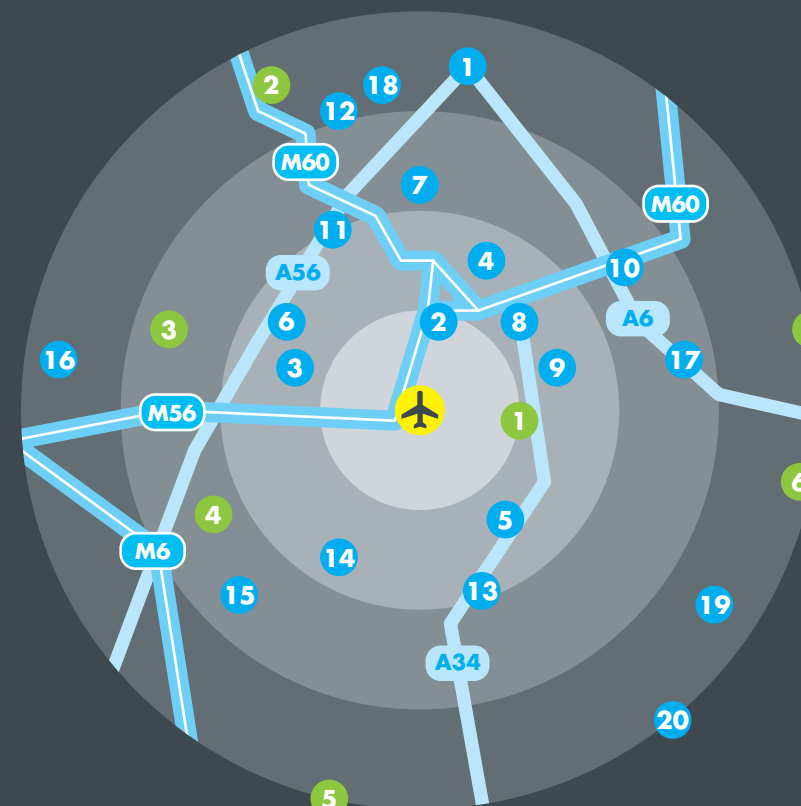


## AIR JOURNEY TIMES

DUBLIN	→✈	0:50 HRS
EDINBURGH	→✈	1:00 HRS
GLASGOW	→✈	1:05 HRS
LONDON	→✈	1:05 HRS

ABU DHABI	→✈	7:10 HRS
BRUSSELS	→✈	1:35 HRS
COPENHAGEN	→✈	1:50 HRS
DUBAI	→✈	7:05 HRS

GENEVA	→✈	1:50 HRS
NEW YORK	→✈	7:40 HRS
PARIS	→✈	1:30 HRS
ZURICH	→✈	1:50 HRS



## TOWNS:

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

## 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

## ON-SITE:

- RADISSON BLU SPA & GYM
- RITAZZA
- GREGGS
- SPAR
- CAFFÉ NERO
- COSTA COFFEE
- KIDS UNLIMITED CRÈCHE
- PETROL STATION
- TRAIN & BUS STATION

# CHOICE ATMAN

Whatever your requirement,  
we'll have an office to suit  
your needs.

Existing office space is currently available from 200 to 15,000 sq ft, offering you the opportunity to take space for between 2 and 100 people. There is also a further 1.6m sq ft of new build office space to be developed on-site as part of Airport City.

**2-100**

OFFICES FOR 2-100 PEOPLE

**275,000**

SQ FT OF SPACE

**1.0m**

SQ FT OF NEW BUILD OPPORTUNITIES

**6month+**

LEASES FROM 6 MONTHS UPWARDS





# SUCCEED ATMAN

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 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

**105,000**

STUDENTS IN MANCHESTER

**2.7m**

PEOPLE WITHIN GREATER MANCHESTER

**400,000**

STUDENTS WITHIN A 1 HOUR DRIVE

**21.5m**

PEOPLE WITHIN A 2 HOUR DRIVE

**£124bn**

GVA GENERATED IN THE REGION IN 2011

# SUCCEED ATMAN

## 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.

## 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.

## QUALITY OF LIFE

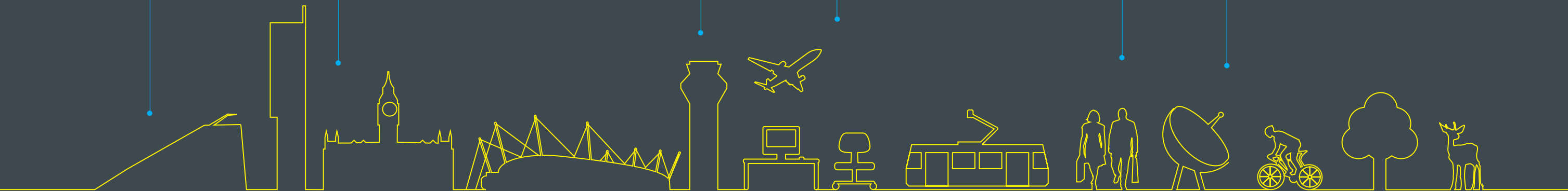
Quality of life within the region is high. The towns and villages Cheadle Hulme, Wilmslow, Altrincham, Didsbury, Alderley Edge are all within 7 miles and provide some of the region's finest retail, leisure, housing and education.

## 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.

## 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.



# RELAX ATMAN

Enjoy a fantastic 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. If you fancy a change of scenery, Didsbury, Alderley Edge, Wilmslow and Hale are only 10 minutes drive and offer some of the region's finest retail and leisure destinations.





# RELAX ATMAN

## ON-SITE AMINITIES



**HOTELS**  
Radisson Blu  
Bewley's  
Crowne Plaza  
Hilton  
Etrap Grange  
Premier Inn 1  
Premier Inn 2  
Travelodge  
The Marriott



**FOOD & CAFÉS**  
Bollin Café  
Caffé Nero  
Costa Coffee  
Delice de France  
Ritazza  
Wrapid  
Greggs  
Spud Factory



**BARs & RESTAURANTS**  
Collage Restaurant  
Bewley's Brassiere  
Bewley's Lounge Bar  
Joe's Kitchen  
Little M Cocktail Lounge



**SHOPS**  
Spar  
WH Smith  
Boots  
Biza Duty Free  
Direct Dry Cleaning  
Texaco Service Station



**GYMS**  
Radisson Spa & Gym  
Bewley's Gym



**CRÈCHE**  
Kids Unlimited



**ALDERLEY EDGE 10 MINS**  
**KNUTSFORD 10 MINS**

**CAFFÉ NERO 5 MINS**  
**WRAPID 5 MINS**  
**RITAZZA 13 MINS**

**RADISSON BLU 1 MIN**  
**BEWLEY'S 3 MINS**

**WH SMITH 1 MIN**  
**PETROL STATION 5 MINS**  
**SPAR 5 MINS**

**RADISSON SPA & GYM 1 MIN**  
**BEWLEY'S GYM 3 MINS**

**13 MINS TRAFFORD CENTRE**  
**17 MINS MANCHESTER CITY CENTRE**  
**20 MINS SALFORD QUAYS**

**13 MINS DUNHAM MASSEY**  
**20 MINS TATTON PARK**

**5 MINS JOE'S KITCHEN**  
**7 MINS COLLAGE RESTAURANT**  
**20 MINS LITTLE M COCKTAIL LOUNGE**

**3 MINS CROWNE PLAZA**  
**5 MINS HILTON**

**5 MINS BOOTS**  
**5 MINS WORLD DUTY FREE**  
**5 MINS DIRECT DRY CLEANING**

# 4M

Light and bright offices from 5,000 sq ft, linked directly to the airport's transport interchange.

## 80,000

TOTAL SQ FT OF BUILDING

## 5

NUMBER OF FLOORS

## 5,000+

SQ FT OF AVAILABLE SPACE

## 16,000

SQ FT OF MAXIMUM FLOOR SIZE

### SPECIFICATION

- SUSPENDED CEILINGS
- LG3 LIGHTING
- RAISED FLOORS
- 3 COMPARTMENT FLOOR BOXES
- CATEGORY 6 CABLING AND OUTLETS
- HIGH-QUALITY CARPETING
- AIR CONDITIONING
- FLEXIBLE FLOOR PLATES
- 24 HOUR ACCESS
- CONNECTED TO TRANSPORT INTERCHANGE
- EXECUTIVE CAR PARKING AVAILABLE
- COVERED ACCESS TO AIRPORT

4M MALAGA AVENUE MANCHESTER AIRPORT M90 3RR



# VOYAGER

Contemporary offices  
from 500 sq ft upwards  
with stunning views  
towards the city centre.

**71,000**

TOTAL SQ FT OF BUILDING

**7**

NUMBER OF FLOORS

**5,000**

SQ FT OF AVAILABLE SPACE

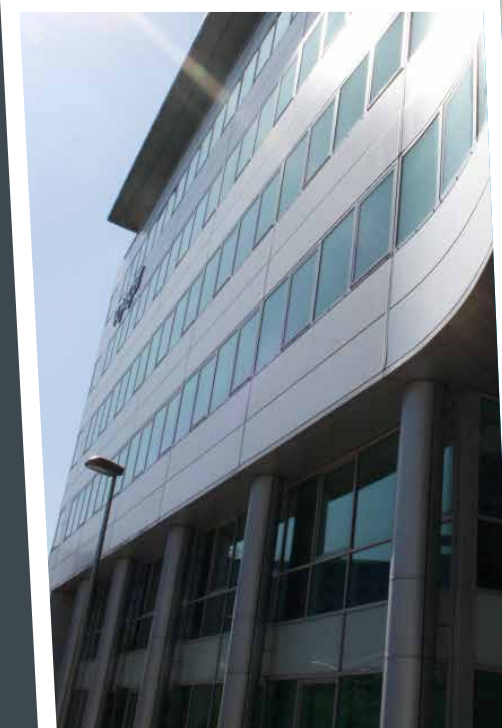
**11,000**

SQ FT OF MAXIMUM FLOOR SIZE

## ✓ SPECIFICATION

- AIR CONDITIONING
- RAISED FLOORS
- SUSPENDED CEILINGS
- LG3 LIGHTING
- CAT 5 CABLING
- DDA COMPLIANT
- 3 X 8 PERSON LIFTS
- ON-SITE CAR PARKING (1:250FT<sup>2</sup>)
- ON-SITE MANAGEMENT TEAM
- 24HR SECURITY

VOYAGER CHICAGO AVENUE  
MANCHESTER AIRPORT M90 3DQ



# 305

18,000 sq ft of un-refurbished office space waiting for your business to make its mark.

## 18,000

TOTAL SQ FT OF BUILDING

## 2

NUMBER OF FLOORS

## 4,500+

4,500 TO 18,000 SQ FT OF AVAILABLE SPACE

## 9,000

SQ FT OF MAXIMUM FLOOR SIZE

### SPECIFICATION

- BESPOKE REFURBISHMENT
- COMFORT COOLING
- PERIMETER TRUNKING
- LG7 LIGHTING
- CENTRAL HEATING SYSTEM
- SUSPENDED CEILINGS
- CCTV
- ON-SITE PARKING



# 308

Cost effective offices for  
2 to 50 people, the perfect  
choice for businesses  
wanting flexible terms.

## 23,500

TOTAL SQ FT OF BUILDING

## 3

NUMBER OF FLOORS

## 5,000

SQ FT OF AVAILABLE SPACE

## 11,000

SQ FT OF MAXIMUM FLOOR SIZE

### SPECIFICATION

- AIR CONDITIONING
- RAISED FLOORS
- SUSPENDED CEILINGS
- LG3 LIGHTING
- CAT 5 CABLING
- DDA COMPLIANT
- 3 X 8 PERSON LIFTS
- ON-SITE CAR PARKING (1:250FT<sup>2</sup>)
- ON-SITE MANAGEMENT TEAM
- 24HR SECURITY



# M.A.G PROPERTY

M.A.G Property is one of the country's leading airport property developers. With a portfolio worth £571m M.A.G Property provides a wide range of property solutions to over 1,000 diverse customers. They are also responsible for Airport City, the landmark £800m property development at Manchester Airport.

**£571m**

PROPERTY ASSETS ACROSS ALL AIRPORTS

**5.67m**

SQ FT OF COMMERCIAL PROPERTY

**6,000**

ACRES OF LAND

**1,000+**

CUSTOMERS / OCCUPIERS

# AIRPORT CITY

Airport City is an £800m landmark property development, creating a globally connected business destination located at Manchester Airport.

A vibrant economic hub with connectivity at its heart, the UK's first Airport City will provide 5m sq ft of development, a mix of offices, hotels, advanced manufacturing, logistics and warehousing.

**£800m**

PROPERTY DEVELOPMENT

**1.4m**

SQ FT OF LOGISTICS

**380,000**

SQ FT OF ADVANCED MANUFACTURING

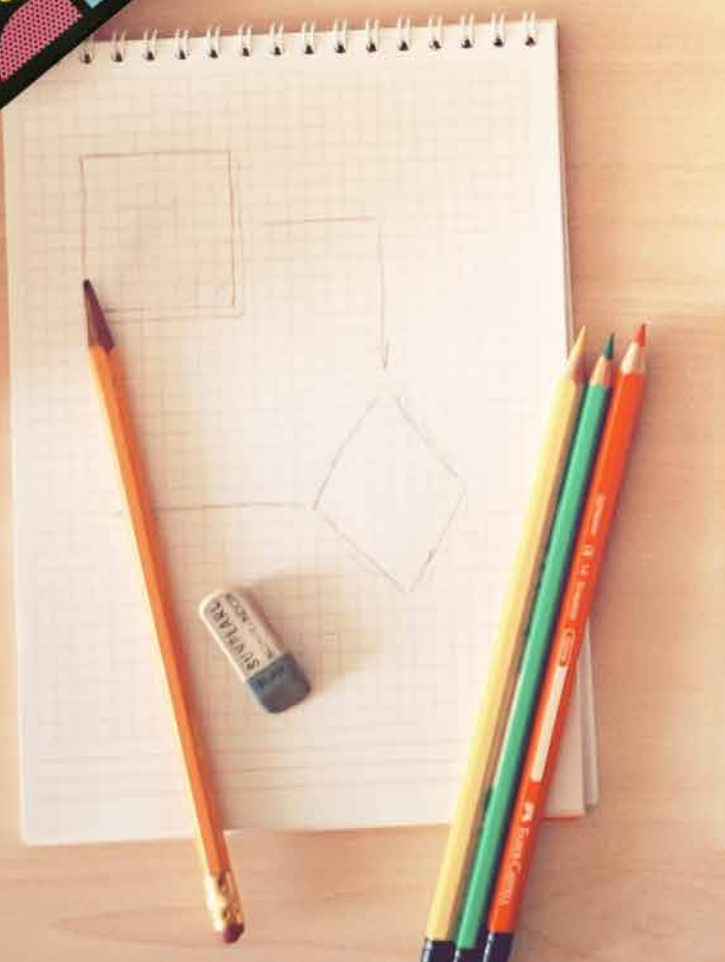
**1.0m**

SQ FT OF OFFICE SPACE

**2,400**

NEW HOTEL ROOMS





**CONTACT**

If you'd like to **WORKATMAN**, call us now on **0800 8499 747**; we'd be delighted to help. Alternatively, simply speak to our letting agents:

**CBRE**  
0161 455 7666  
www.cbre.co.uk

**WHR**  
whrproperty.co.uk  
0161 228 1001



This brochure is intended purely as a guide. All information contained within has been checked and is understood to be correct at the time of publication. These particulars do not form part of an offer or contract. 01/11/13.