





DESCRIPTION

**STAY
CONNECTED.**



Atlas Business Park has developed into one of South Manchester's most established and mature Business Parks with over 225,000 sq ft already developed on the site. Occupiers include Cable & Wireless, Civil Aviation Authority, Coffey International and Simon Carves.

Atlas Business Park boasts a range of Grade A office buildings set within a mature well maintained landscape coupled with unrivalled transport connections. Atlas Business Park delivers the complete package for aspiring occupiers.



LOCATION

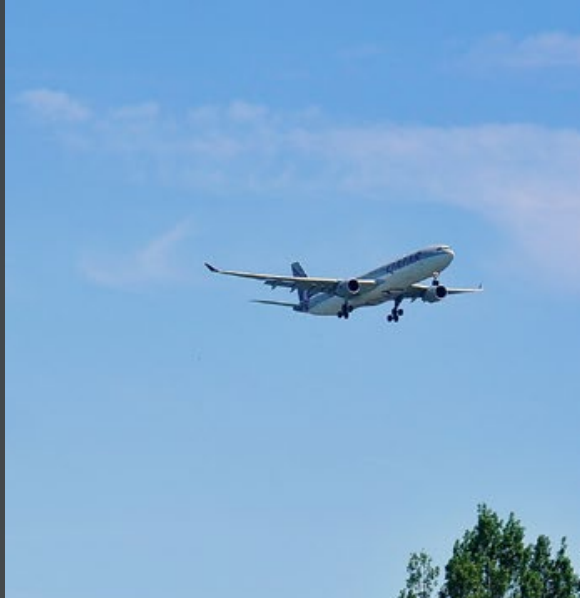
GLOBAL CONNECTIONS.



Atlas Business Park is one of the North West's premier business parks. It lives up to its reputation by providing the highest quality business accommodation along with easy access to surrounding amenities.

Located in South Manchester in close proximity to Manchester Airport, Atlas Business Park offers exclusive office accommodation and office management that surpasses all expectations of a traditional business park environment.





LOCATION

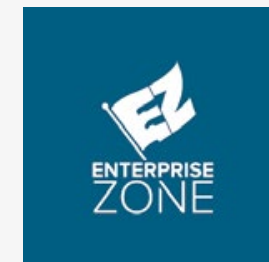
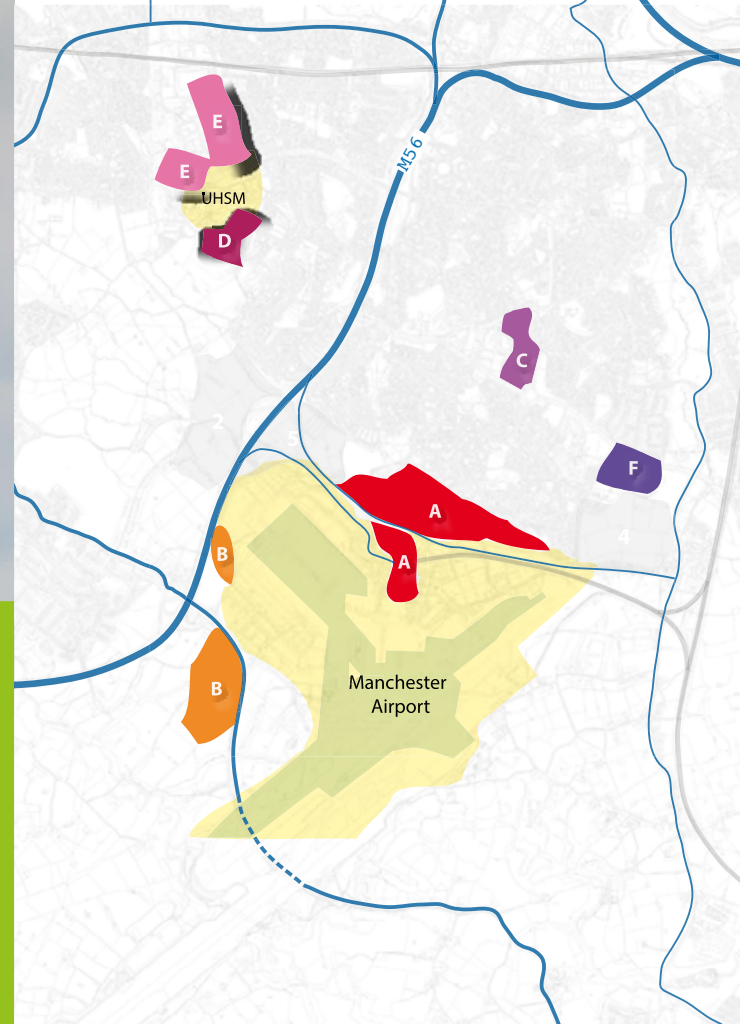
GLOBAL CONNECTIONS.





ENTERPRISE ZONE

**MAKE
CONNECTIONS.**



- A) Airport City
- B) World Logistics Hub
- C) Rowlands Way & Wythenshawe
- D) MediPark
- E) Roundthorn
- F) Atlas Business Park

Anchored by the UK's biggest and busiest regional airport, the **Manchester Enterprise Zone** coordinates a cohesive cluster of distinctive and **highly-connected development sites** in close proximity to Manchester Airport.

With Atlas Business Park situated within the Manchester Enterprise Zone occupiers will benefit from the following business growth initiatives:

- Business Rates discounts worth up to £275,000
- Super-fast broadband
- Simplified planning procedures
- UK Trade & Investment (UKTI) support for International business enquiries



NEW CONNECTIONS.

The buildings at Atlas Park comprise of a full height glazed entrance and atrium leading to self contained, air conditioned offices of grade A accommodation. Both large floors and smaller suites are available. Externally you'll find 24 hour manned security plus secure on-site parking set within an attractive landscaped environment.

THE BUILDINGS



ALL PACIFIC HOUSE SUITES ARE FULLY LET



THE BUILDINGS

NEW CONNECTIONS.

OFFICES TO LET FROM 1,500 SQ.FT TO 16,500 SQ.FT ALL INCLUSIVE COSTS ON FLEXIBLE TERMS AVAILABLE

ACCOMMODATION

Atlantic House comprises a three storey, self-contained Grade A office building located in a mature landscaped environment.

The building has a full height glazed entrance and atrium area with large efficient L shaped floor plates.

THE ESTATE

- 24 hour security with on-site lodge
- CCTV cameras throughout the site
- Choice of telecoms providers, fibre routes and optic cables adjoining the site giving occupiers full choice of suppliers
- The building has the benefit of on-site car parking spaces (ratio 1:220 sq.ft)

SPECIFICATION

- Suspended ceilings
- Anti-static carpet tiles complete with floor boxes
- Male, female and disabled WC facilities and shower
- Fully accessible raised floors
- 4 pipe fan coil air conditioning
- Acoustic installation
- Spacious building reception area



**NEW
CONNECTIONS.**

THE BUILDINGS

SITE PLAN





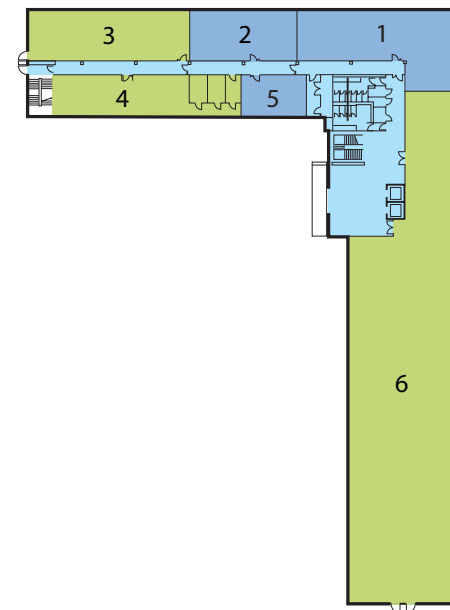
**NEW
CONNECTIONS.**

THE BUILDINGS

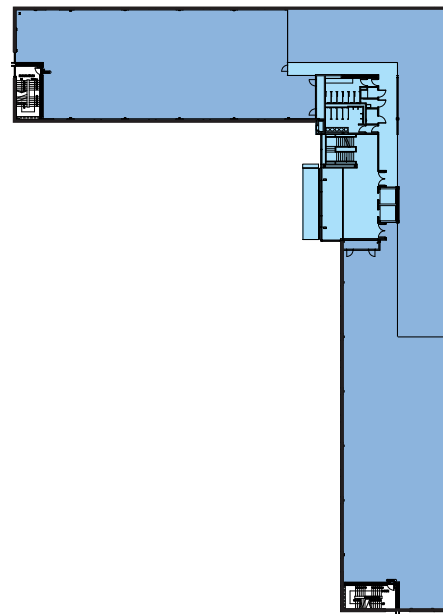
Office Suites Available from
1,500 SQ.FT TO 16,500 SQ.FT

| | | | |
|--------------|-----------|--------------|---------------|
| Ground Floor | Suite 3 | 1,604 sq ft | 149.01 sq m |
| | Suite 4 | 1,511 sq ft | 140.38 sq m |
| | Suite 6 | 6,721 sq ft | 624.39 sq m |
| First Floor | Fully Let | - | - |
| Second Floor | Suite 9 | 16,698 sq ft | 1,551.28 sq m |

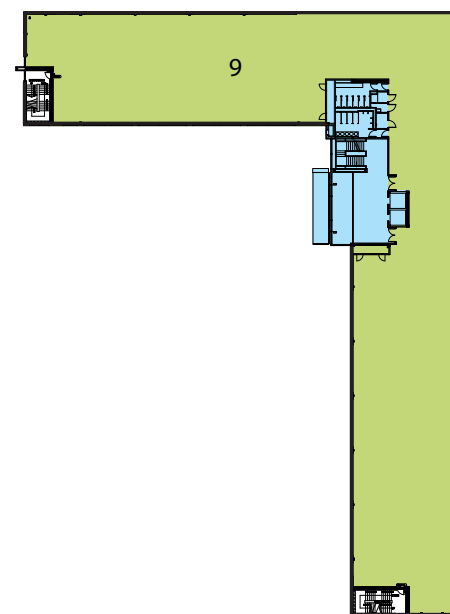
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





GALLERY





GALLERY





GALLERY





GALLERY



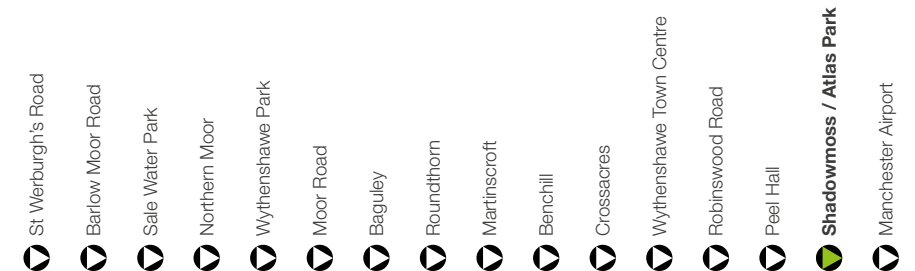
ATLAS
BUSINESS PARK
MANCHESTER AIRPORT

**KEEP
CONNECTED.**

RAIL/METROLINK



Heald Green train station is only 700m (<10 mins walk) away with three services per hour to Manchester Airport (4 mins) and three services per hour to Manchester City Centre (16 mins)



The new Metrolink line will provide a fast, frequent, efficient and environmentally-friendly form of public transport for communities along the route who are not currently served by either tram or train. The line will also provide access to rail services from Manchester Airport.

The new line will have 15 stops and is due to open in 2016 and will provide a tram every 12 minutes between Manchester Airport and Manchester City Centre.



BUSINESS AMENITIES

AMENITIES

John Lewis



Frankie & Benny's



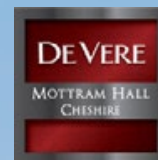
ASTON MARTIN



Sainsbury's



TONI & GUY
HAIRDRESSING



felicini
ristorante pizzeria





**BECOME
CONNECTED.**

FURTHER INFO

SERVICE AND ESTATE CHARGE

An in-going occupier(s) will be responsible for the payment of a service and estate charge towards the upkeep and maintenance of the building and estate.

LEGAL COSTS

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

TERMS

The building is available as individual suites by way of a new lease(s) for a term of years to be agreed.

VAT

All figures quoted are exclusive of, but may be liable to VAT at the prevailing rate.

RENTAL

Upon application.

EPC



**STAY
CONNECTED.**

CONTACT

For further information or to arrange an inspection of the accommodation please contact one of the letting agents:



Paul Kelly



David Thwaites

Important notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by the agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Designed and Produced by . 07875060424. August 2014.

