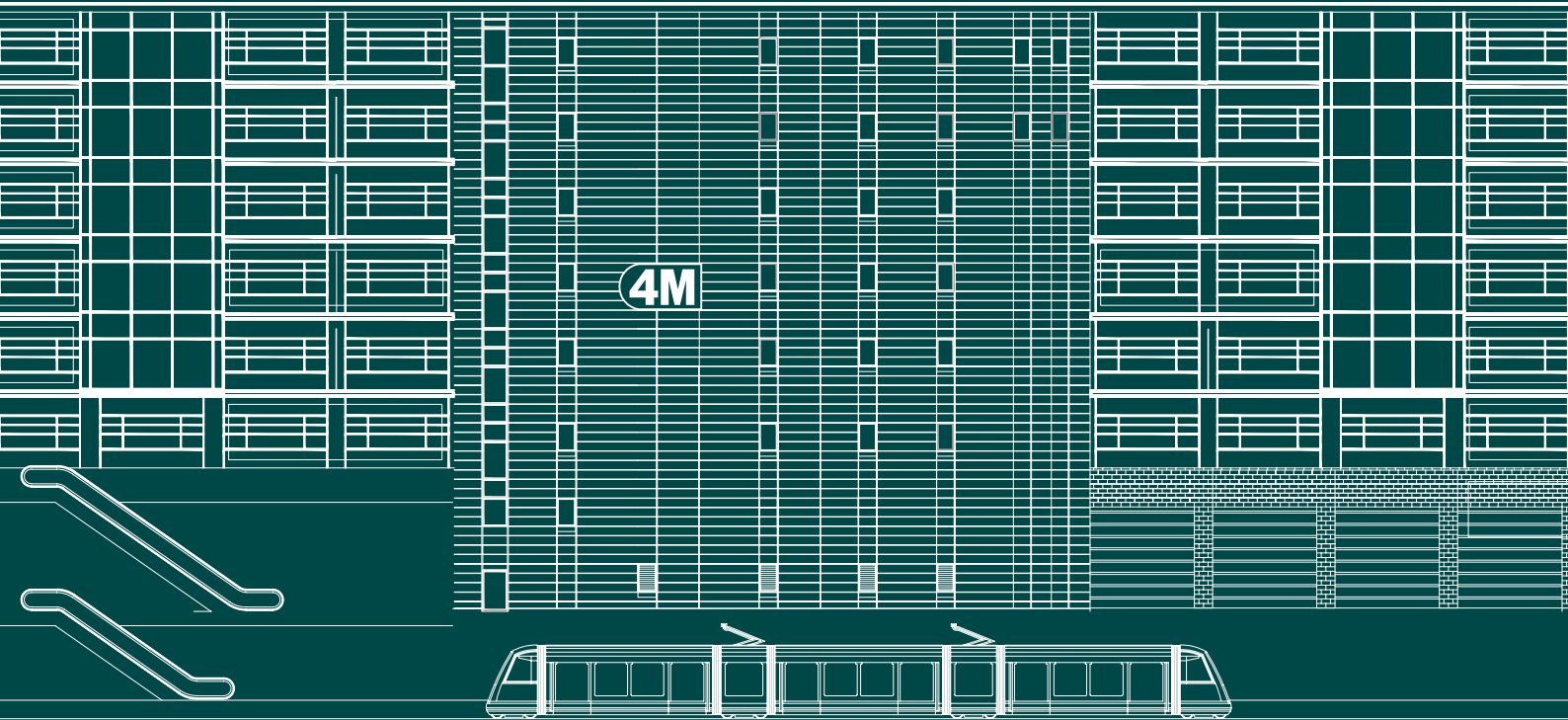


4M MANCHESTER AIRPORT

Refurbished Grade A Office Space **To Let**
From **640 – 45,000 Sq Ft**



Hour access



Flexible
floorplates



Connected directly to the
Transport interchange

We Know Offices

Located at the heart of Manchester Airport and on the doorstep to the rest of the world, 4M is the perfect choice for those wishing to base their business at one of the world's busiest airports.

From small suites which can be provided fully fitted located on the 3rd floor, to open plan large floorplates on 1st & 2nd - 4M offers space to cater to all businesses.

We understand it's not just the quality of your offices that's important; that's why 4M offers an unrivalled combination of customer service, transport, retail and food & beverage providers, which other office locations in the region simply can't provide.





4M

EMIRATES

PORT PLC

Workspace

The workspace can be tailored to suit the needs of your organisation, meaning we can help bring your perfect office to life.



Suspended ceilings



Full height glazing



Efficient floorplates



Connected to the Airport's Transport Interchange providing direct access to train, tram and bus routes



Led lighting



Shower facilities on each floor and on-site bike racks



Self-contained floors



Raised floors



24 hour access



Fantastic views of Manchester



Flexible floorplates



Air conditioning



Situated on Manchester Airport, the UK's 3rd largest airport



Covered access to Airport Terminals and all surrounding amenity



Extensive Views

Enjoy extensive views across the airport and towards Manchester

4M offers whole self-contained floor plates on 1st and 2nd floors, providing up to 25,033 sq ft over contiguous floors. The 3rd floor offers small suites from as little as 640 sq ft – these can be provided as fully fitted suites including furniture and power and data.



FLOOR 6

THG

FLOOR 5

THG

FLOOR 4

MAG

FLOOR 3

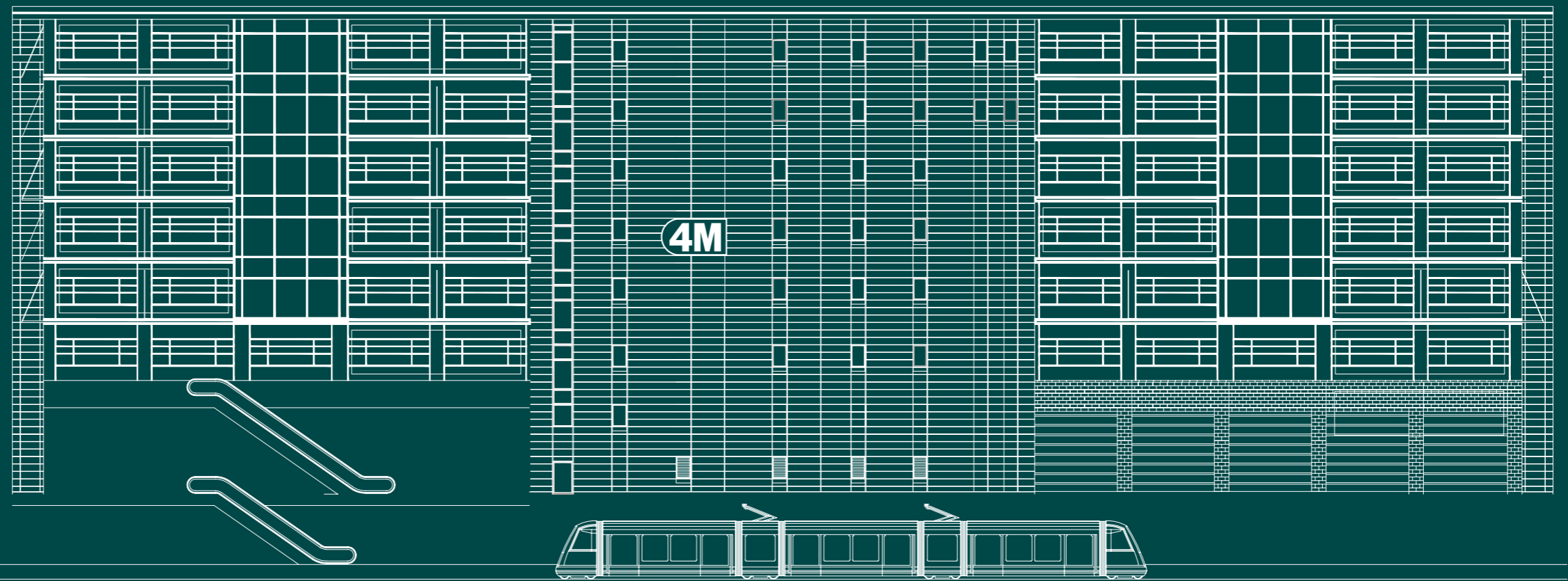
SUITES FROM 640 SQ FT UP TO 5,851 SQ FT

FLOOR 2

14,991 SQ FT (1,393 SQ M)

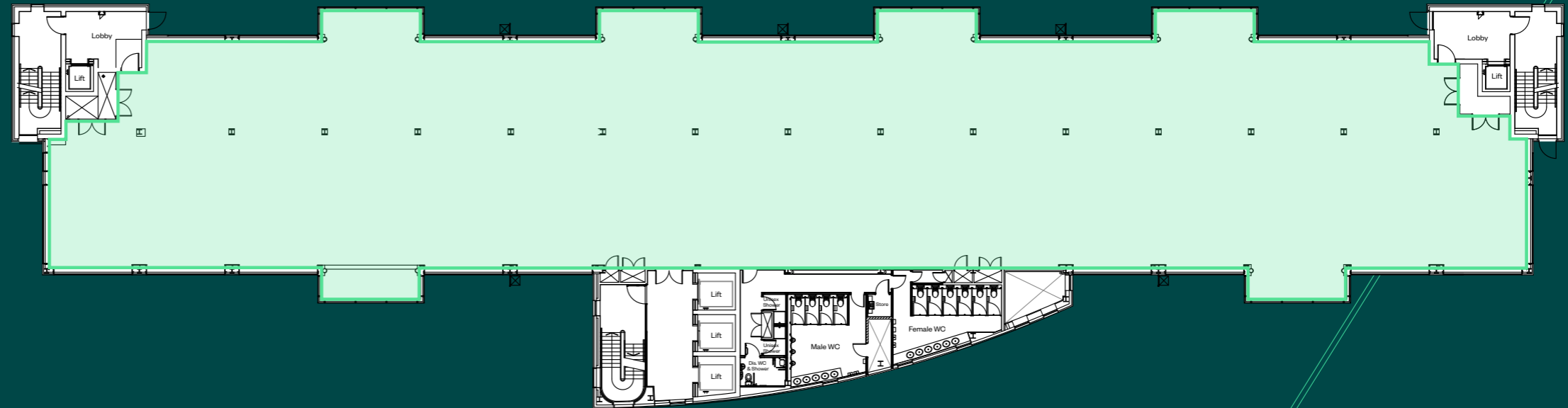
FLOOR 1

10,042 SQ FT (933 SQ M)

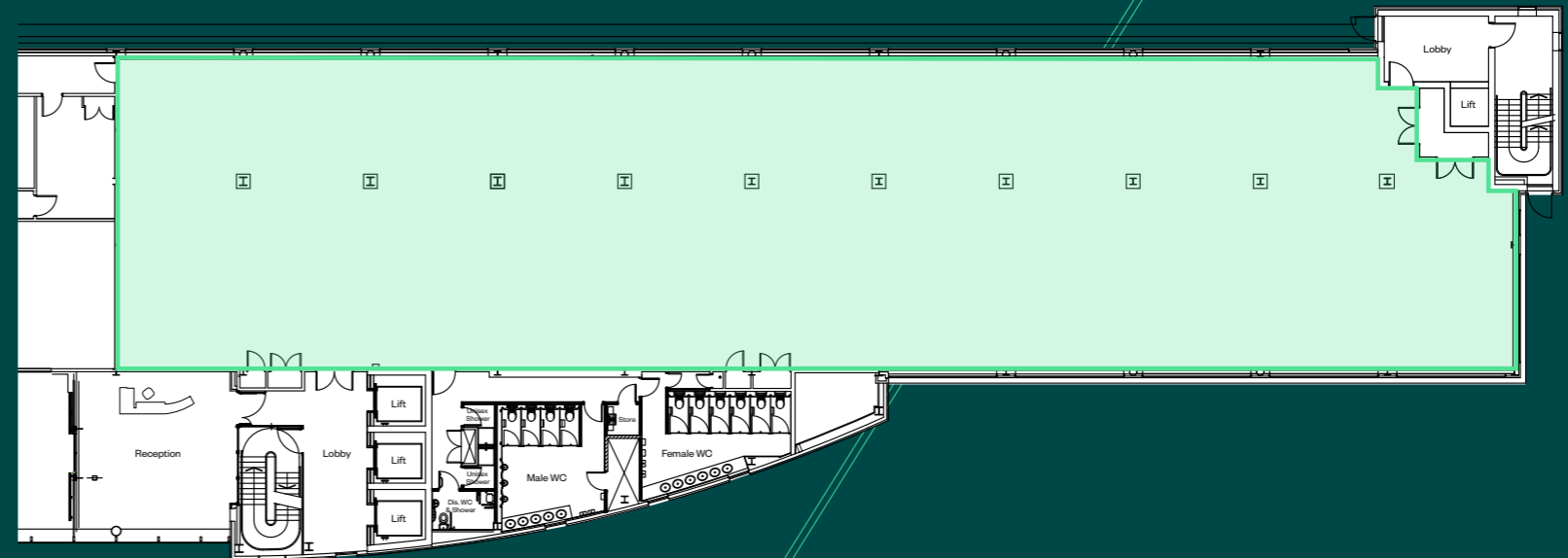


Floor Plans

FLOOR 2
14,991 SQ FT (1,393 SQ M)



FLOOR 1
10,042 SQ FT (933 SQ M)



*Space outline for indicative purpose.
Final location subject to agreement



Connecting People

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.



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



CAR

- Manchester city centre 9 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 13 minutes



BICYCLE

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



9 MILES

To Manchester City Centre



M56

Direct link to motorway network



24HR

Bus and coach services available



16 MINS

To Manchester City Centre by train



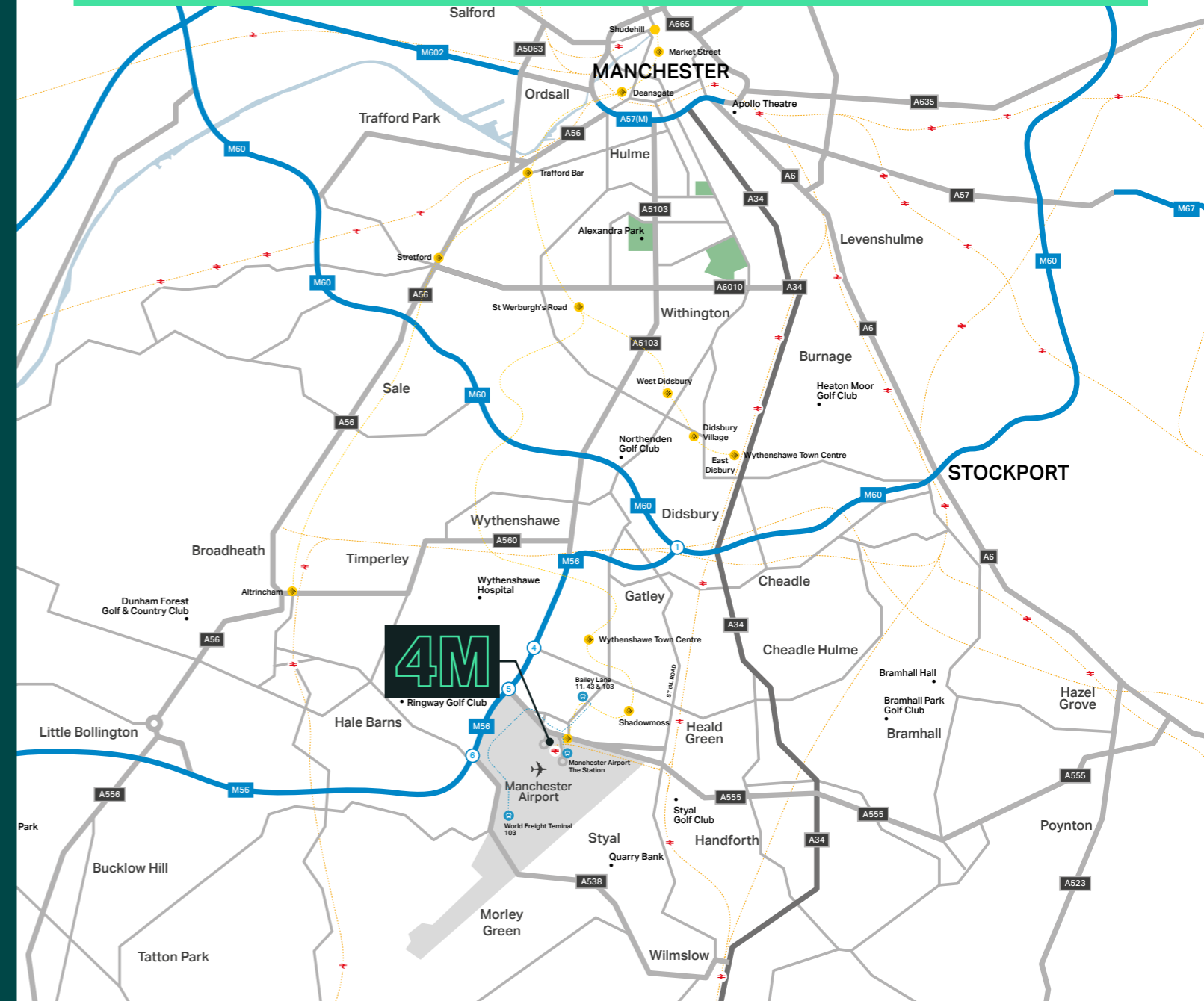
1 HOUR

Flight time to London



13 MINS

Metrolink services run every 13 minutes



ROAD DISTANCE / TIME

- Liverpool** 35 Miles / 46 Mins
- Leeds** 57 Miles / 55 Mins
- Birmingham** 79 Miles / 1.30 Hrs
- London** 192 Miles / 3.40 Hrs
- Glasgow** 221 Miles / 3.20 Hrs
- Edinburgh** 224 Miles / 4.00 Hrs

RAIL JOURNEY

- Liverpool** 1:12 Hrs
- Leeds** 1:26 Hrs
- Birmingham** 2:02 Hrs
- London** 2:28 Hrs
- Glasgow** 3:27 Hrs
- Edinburgh** 3:33 Hrs

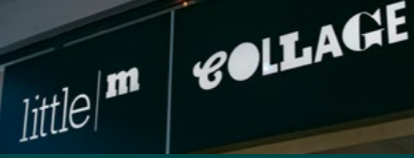
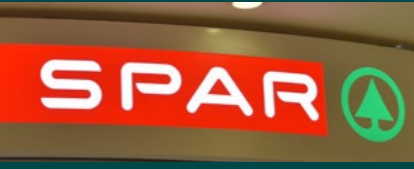
How Convenient



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.

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



Travel times

- Alderley Edge 10 Mins
- Knutsford 10 Mins
- Trafford Centre 13 Mins
- Manchester City Centre 17 Mins
- Salford Quays 20 Mins

- WH Smith 1 Min
- Petrol Station 5 Mins
- Spar 5 Mins
- Boots 5 Mins
- World Duty Free 5 Mins
- Direct Dry Cleaning 5 Mins

- San Carlo 8 Mins
- Collage Restaurant 4 Mins
- Little M Bar 4 Mins

- Caffè Nero 5 Mins
- Starbucks 5 Mins
- Costa 9 Mins

- Radisson Spa & Gym 1 Min
- Clayton Hotel Gym 3 Mins

- Dunham Massey 13 Mins
- Tatton Park 20 Mins

- Radisson Blu 1 Min
- Tribe 1 Min
- Clayton Hotel 3 Mins
- Crowne Plaza 3 Mins
- Hilton 5 Mins

Local occupiers include:



Supporting Our Occupiers

By choosing Manchester Airport you'll be in good company, amongst a broad range of companies from start-ups to market leading 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.



THG





4M MANCHESTER AIRPORT

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