



4M Manchester Airport

TO LET

Fully Fitted 'Plug & Play' Refurbished
Grade A Office Space

**13,100 sq ft —
42,792 sq ft**

4M, Malaga Avenue,
Manchester Airport,
M90 3RR



4M

Electricity use...
Please use...
Please use...
Please use...

P Staff only
(Area 2)

1st

vine

BG68 HWX



↑ OPEN PLAN WORKSPACE

Accommodation

A fully fitted and furnished workspace ready to move straight into.

| Suite | Size (SQ.M) | Size (SQ.FT) |
|-----------|-------------|--------------|
| 2nd Floor | 1,343 | 14,459 |
| 5th Floor | 1,415 | 15,233 |
| 6th Floor | 1,217 | 13,100 |

PRIVATE ENTRANCE LOBBY ↓



↑ FLOOR TO CEILING WINDOWS



↑ OPEN PLAN WORKSPACE

Refurbished to a high standard the space features an open plan layout with breakout space and meeting rooms with unrivalled views across to the Peak District and Manchester City Centre.

BOOTH SEATING ↓



↓ BREAKOUT AREA



Fully Fitted

Take a break



↓ BREAKFAST BAR



↑ SEATING AREA

Specification



CAR
PARKING



SHOWER
FACILITIES



24 HOUR
ACCESS



LED LIGHTING



RAISED ACCESS
FLOORS



AIR
CONDITIONING

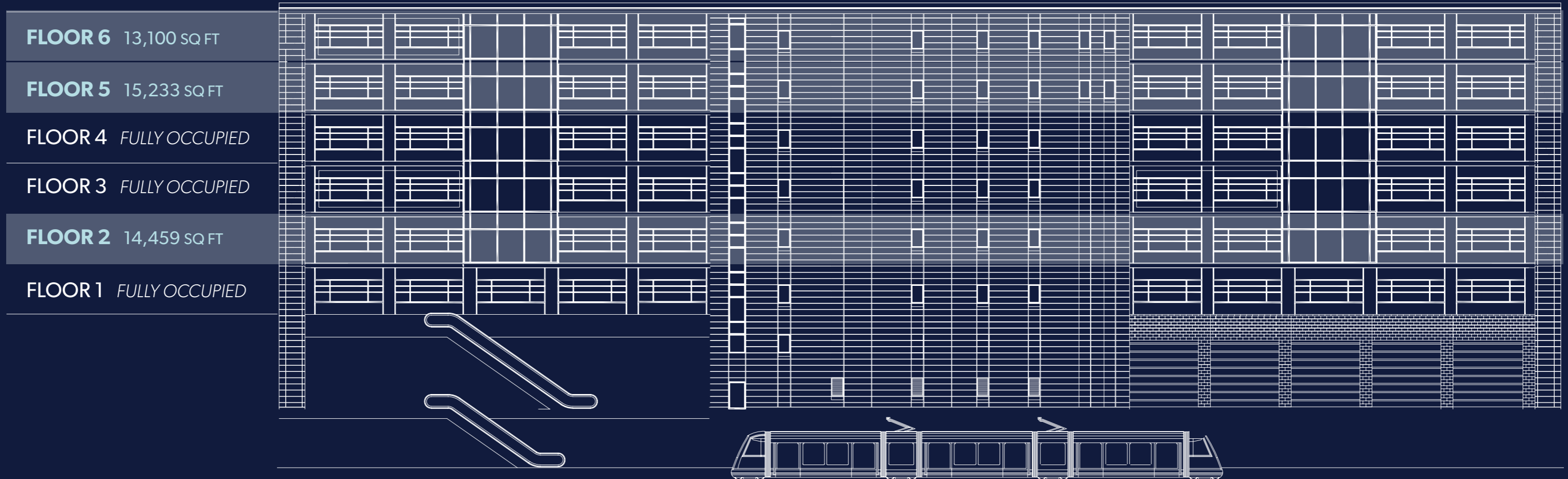


SUSPENDED
CEILINGS



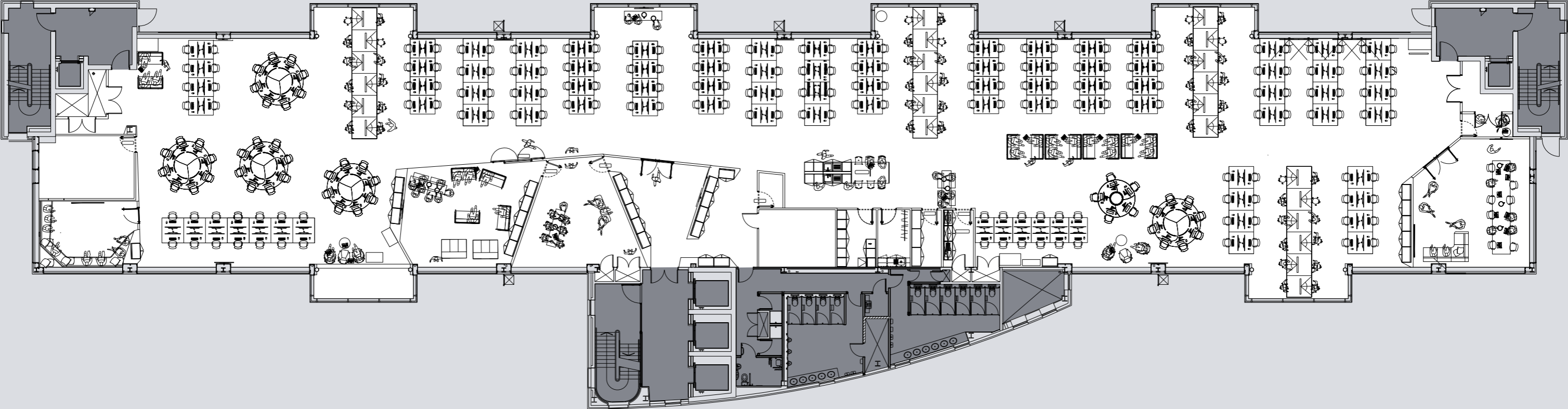
FITTED &
FURNISHED

Our Availability



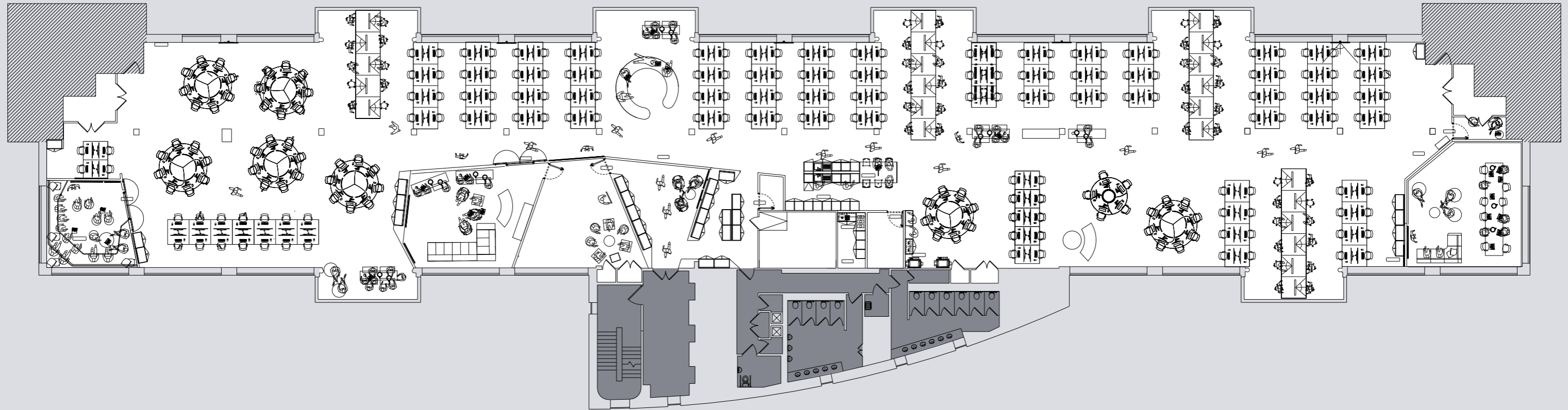
Floor 2

14,459 SQ FT
1,343 SQ M



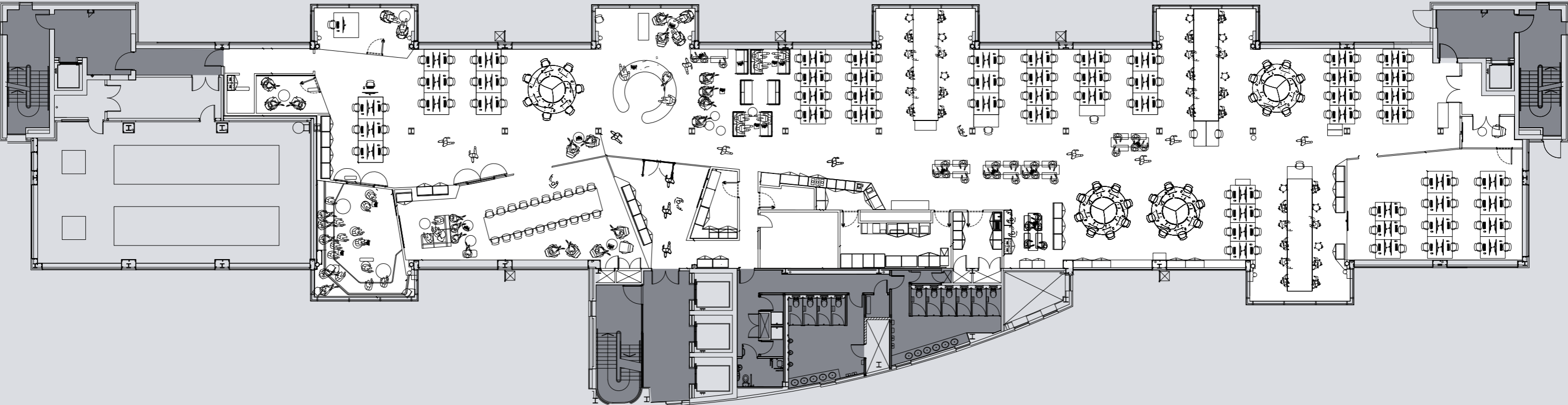
Floor 5

15,233 SQ FT
1,415 SQ M



Floor 6

13,100 SQ FT
1,217 SQ M



Amenity

Being located within the Airport infrastructure with undercover access to Terminal 1 and Terminal 2, **4M** has the amenity and convenience of being located in the City Centre.



↑ M&S



↑ CAFFÈ NERO

Vendors



There are a number of shops, cafes and restaurants that provide a variety of different amenity options, and as an occupier you will enjoy a variety of exclusive discounts and offers within the Airport retail and amenity offering.





↑ TRANSPORT MAP

Location

4M is located at Manchester Airport, one of the busiest airports in the world. This unique location makes **4M** one of the best-connected office buildings in Manchester.

The property is situated above Manchester Airport Train, Metro and Bus station.

METROLINK OUTSIDE BUILDING ENTRANCE ↓

Easy Access





MANCHESTER METROLINK ↑

Connectivity

A better-connected office, 4M allows occupiers to enjoy the benefits of multiple transport connections, from international travel, to train, metro and car.



8 MILES
TO MANCHESTER
CITY CENTRE



24HR
BUS & COACH
SERVICE AVAILABLE



17 MINS
TO MANCHESTER CITY
CENTRE BY TRAIN



12 MINS
METROLINK SERVICE RUNS
EVERY 12 MINUTES



65 MINS
FLIGHT TIME
TO LONDON



M56
DIRECT LINK TO
MOTOWAY NETWORK



Hours

0

1

2

3

4

5

Liverpool
Leeds

Birmingham

London

Glasgow
Edinburgh



Miles

0

50

100

150

200

250

Liverpool

Leeds

Birmingham

London

Glasgow
Edinburgh

Well Connected



Lease

Office space available by way of sub-let or assignment .Alternatively a new lease may be considered subject to the surrender of the existing lease.

Rent

£24.50 (per sq ft).

Flexible terms and incentives available

Service charge

A service charge will be payable.

All enquiries:



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