



**KINGSLEY HALL**

MANCHESTER AIRPORT M90 4AN



**AIR  
CONDITIONED  
WORKSPACE  
FOR BUSINESS  
BIG AND SMALL**

**KINGSLEY HALL**  
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# AN IDEAL LOCATION IN SOUTH MANCHESTER...







**COMMUTING**  
MADE EASY...







# > AN ENVIRONMENT DESIGNED FOR BUSINESS



## SPECIFICATION

-  Air Conditioning
-  Full access raised floors
-  LG7 lighting
-  Male, female and disabled WC's
-  Shower facilities
-  Building commissioner

## EXTERNAL FEATURES

-  Secure on site parking
-  Covered bicycle store
-  Secure environment with CCTV and controlled access via swipe card
-  Attractive landscaping incorporating a balanced mix of hard and soft finishes



> ACROSS THE UK AT OUR STRATEGIC OFFICE LOCATIONS ORBIT DEVELOPMENTS ARE ALWAYS LOOKING TO CREATE A **GENUINE SENSE OF COMMUNITY**, SOMEWHERE PEOPLE CAN **MEET, WORK AND RELAX**



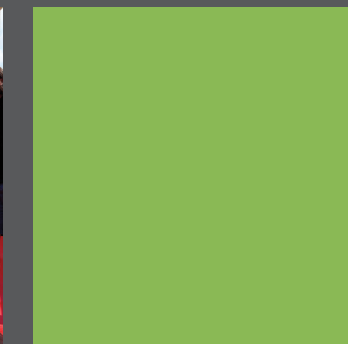
Outdoor seating & "picnic" areas for downtime.



Food pop-ups, bringing food & snacks direct to the front door.



Daily visits by the superior catering franchise, delivering great quality food.



# AND PLEASURE...



> FULLY AIR CONDITIONED WORKSPACE >>>

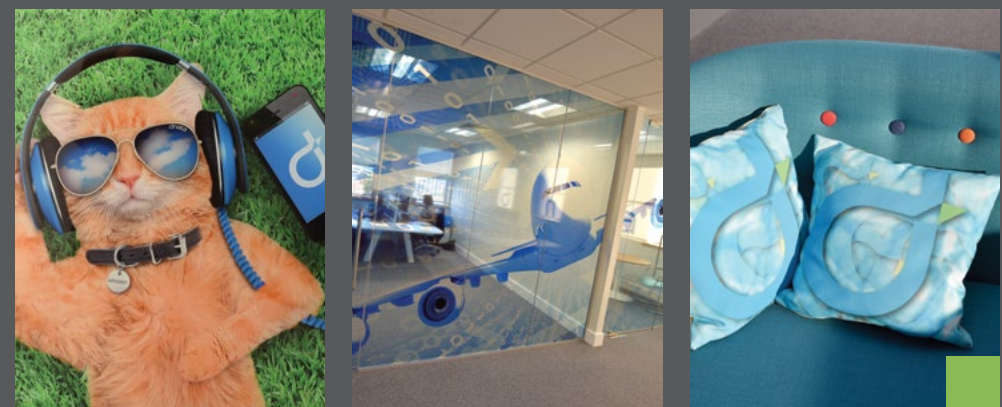
# > KINGSLEY HALL YOU'RE IN GOOD COMPANY



"We were attracted to Kingsley Hall due to its strategic location at the heart of a connectivity hub, within a stone's throw of Manchester Airport and with immediate access to the regional motorway network Kingsley Hall is the perfect fit for our business."

Stacey Shortall - Chief Operating Officer UK Regions & Ireland at dnata

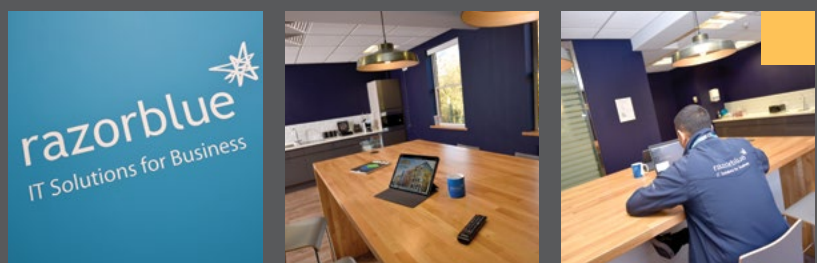
dnata is one of the world's largest air services providers offering ground handling, cargo, travel, and flight catering services across five continents and employing over 45,000 people worldwide.



"With Kingsley Hall adjacent to the airport our international visitors enjoy ease of access to our office. The fact we can be on the regions motorway network within 5 minutes is a further bonus."

Vicki Weston, Regional HR Hochtief

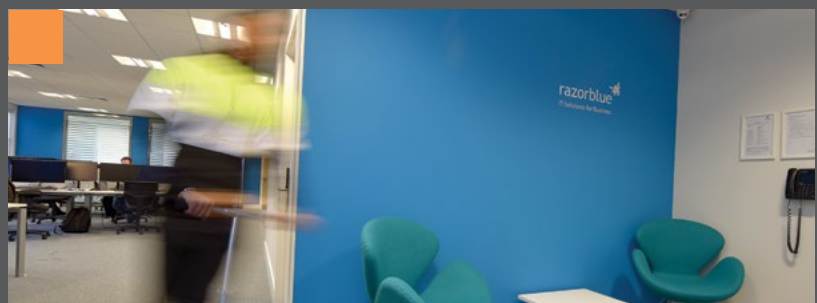
Hochtief is a major building & infrastructure construction group with a global network and over 140 years' experience.



"The location here at Kingsley Hall provides a great range of nearby amenity, with the airport, local area and nearby centres providing everything our team might require."

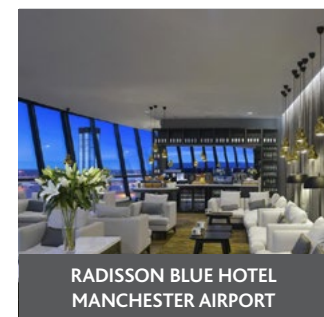
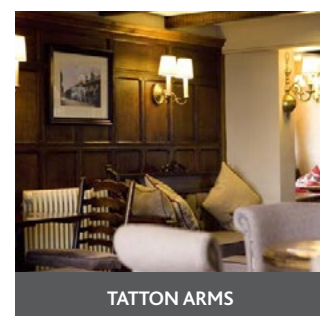
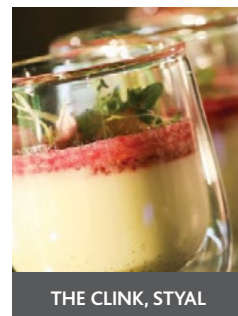
Craig Dean - Regional Director at Razorblue

Razorblue are a long established, Top-rated MSP and multi-award winning IT Solutions business with 80+ staff across 6 offices.



# > NEARBY AMENITIES

Nearby leisure and retail facilities include: Heald Green, Wythenshawe, Wythenshawe Forum, Handforth Dean, Stanley Green (John Lewis, Tesco, Sainsbury's, Marks and Spencer, Premier Inn and David Lloyd).





**GROUND FLOOR SUITE 5**  
**301 SQ FT (28 SQ M)**



**AVAILABLE ON  
FLEXIBLE TERMS  
TO SUIT YOUR  
REQUIREMENTS.**

**SMALLER SUITES ARE  
AVAILABLE ON A 12  
MONTH LICENCE.**

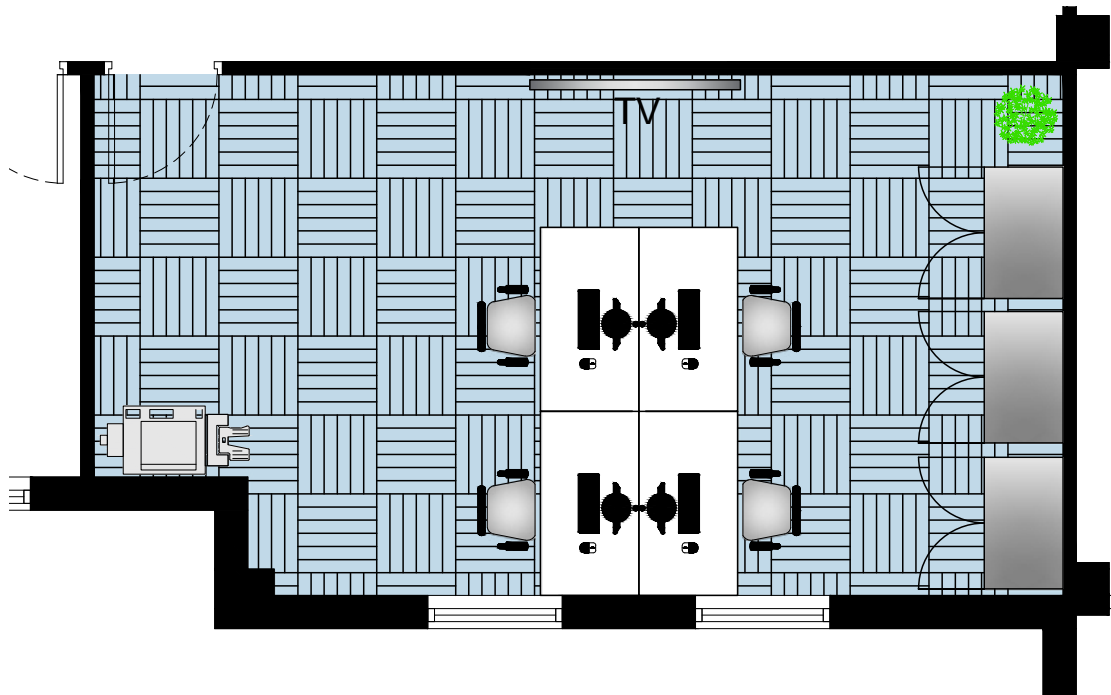
**KINGSLEY HALL**  
MANCHESTER AIRPORT M90 4AN

# > TAILOR YOUR PERFECT WORKSPACE

- > FULLY AIR CONDITIONED WORKSPACE
- > 12 MONTH LICENCE WITH INCLUSIVE COSTS
- > LONGER LEASE ALSO AVAILABLE
- > SECURE ONSITE PARKING AVAILABLE
- > CYCLE HUB AND SHOWER FACILITY

## FLOOR AREAS

SUITE 5	301 sq ft	28 sq m
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INDICATIVE SPACE PLAN

### KEY:

- 4 Desks open plan office (1400mm)
- Printer
- Storage cabinets



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**SECOND FLOOR SUITE C**  
**4,615 SQ FT** (429 SQ M)

**AVAILABLE ON  
FLEXIBLE TERMS  
TO SUIT YOUR  
REQUIREMENTS.**



SHOWS EXISTING FIT-OUT AVAILABLE IF REQUIRED

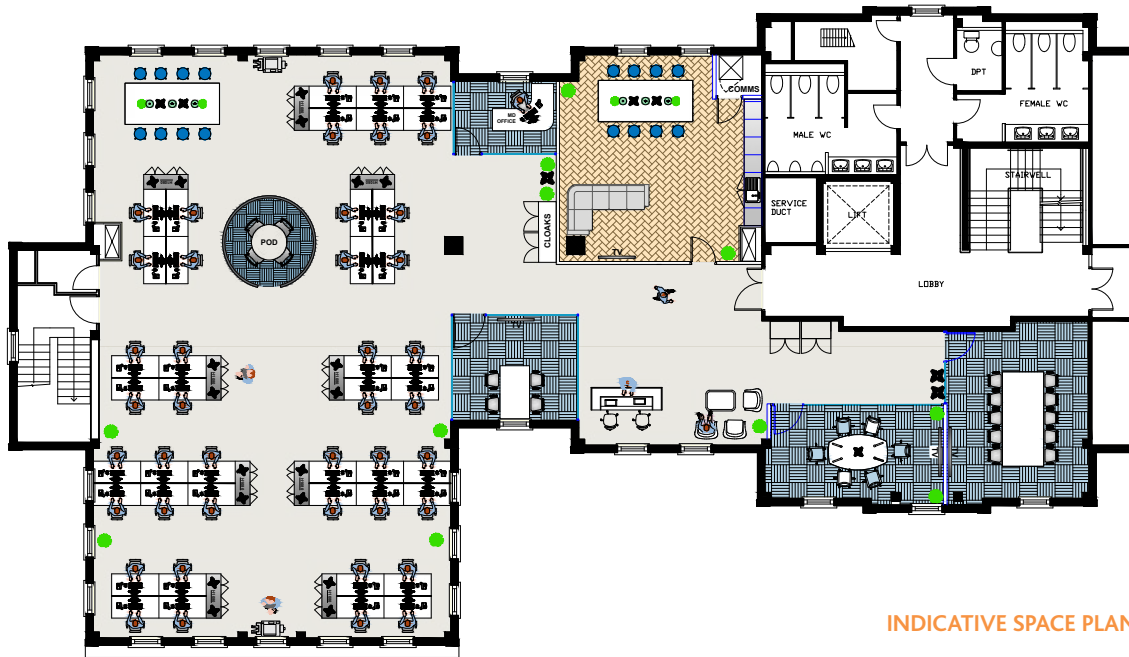
**KINGSLEY HALL**  
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# > TAILOR YOUR PERFECT WORKSPACE

- > FULLY AIR CONDITIONED WORKSPACE
- > BENEFIT OF EXISTING FIT-OUT IF REQUIRED
- > SECURE ONSITE PARKING AVAILABLE
- > CYCLE HUB AND SHOWER FACILITY

## FLOOR AREAS

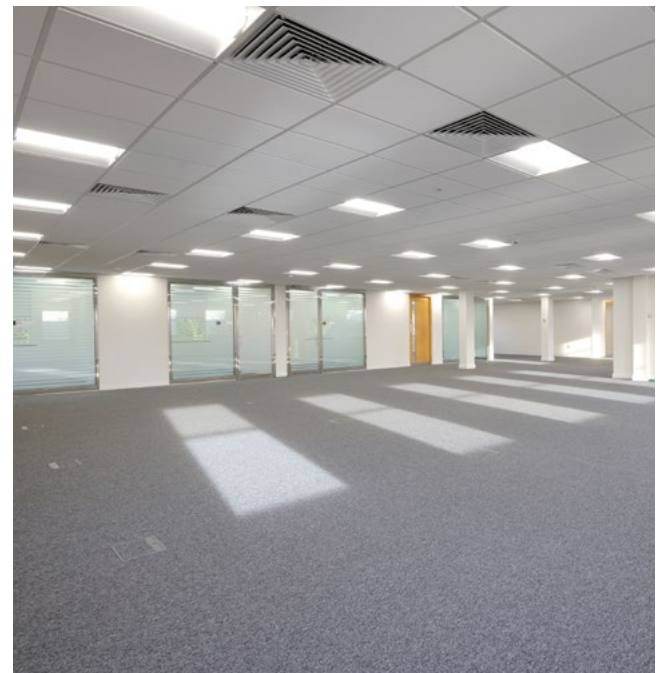
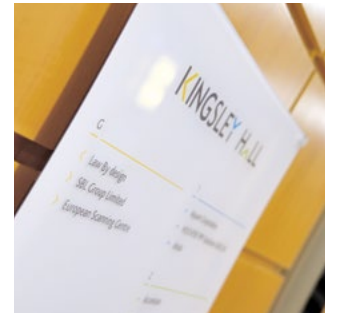
SUITE C	4,615 sq ft	429 sq m
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INDICATIVE SPACE PLAN

### KEY:

- |                                    |                        |
|------------------------------------|------------------------|
| 42 Desks open plan office (1600mm) | Informal pod           |
| Manager's office                   | Kitchen/breakout area  |
| 4 Person meeting room              | Reception/waiting area |
| 6 Person meeting room              | Collaboration area     |
| 10 Person room                     |                        |





# KINGSLEY HALL

MANCHESTER AIRPORT M90 4AN

Call us now with your requirements for  
current availability.

To arrange a viewing please call



0161 828 6440  
[www.jll.co.uk](http://www.jll.co.uk)



01625 588 200  
[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)



0161 244 5500  
[www.canningoneill.com](http://www.canningoneill.com)

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