



BUSINESS CLASS

—
+
CONCORD
BUSINESS
PARK

To Let | Up to 40,000 sq ft
Grade A office space
Excellent communications
Extensive parking
Established corporate destination

DAKOTA
HOUSE
+
FULLY REFURBISHED
GRADE A OFFICE
+
UP TO
40,000
SQ FT



WEL-
COME



PARK- LIFE

A tranquil, secure environment with great amenities to provide a perfect work/life balance.



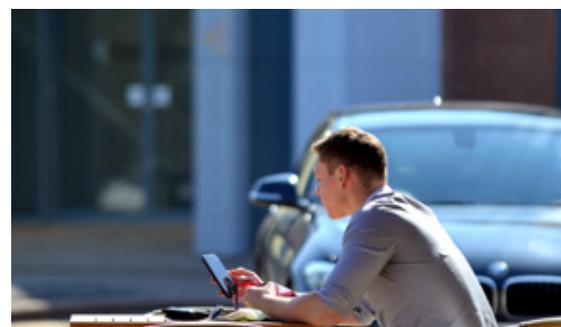


THE PARK:

- + Attractive landscaped environment
- + On-site café
- + Proposed new gym (The Runway)
- + 24/7 On-site security
- + Extensive parking - 213 spaces which equates to a ratio of 1:189 sq ft. (An additional 53 spaces could be created if required to take ratio to 1:151 sq ft - unrivalled in South Manchester)
- + Excellent transport connections (Metrolink, bus, car)
- + Shower facilities & bicycle storage
- + Within 10 minutes of affluent suburbs of Wilmslow, Altrincham, Hale & Didsbury
- + Super connected for fibre

YOU'RE IN GOOD COMPANY:

- + SMART DCC
- + THYSSENKRUPP
- + ASE LTD
- + SECRETARY OF STATE
- + VIRGIN MEDIA





Manchester Airport

A555 (new airport relief road)

Regus

PZ Cussons

Wilmslow
Bramhall
A34

Emirates

Costain



Thyssenkrupp

Smart DCC

Secretary of State

ASE Ltd

Cafe C

Peel Hall Metrolink Station

Heald Green Village
A34



M56

Airport City Development

Virgin Media

M56



CGI of proposed Airport City development

An already established corporate destination with an exciting future..

Situated in the heart of South Manchester, Concord Business Park is within 1.5 miles (2.5 km) of Manchester Airport and the regional motorway network. The centres of Heald Green and Wythenshawe are in close proximity offering a mix of retail and leisure facilities.

The Airport City development is due to transform the area further as one of Manchester's primary business destinations.

The new A555 (Airport Relief Road) now provides quick access to both the M56 and all of the South Manchester suburbs making Dakota House an ideal location for business.

CON- NECTED LOCA- TION

Conveniently located with direct access to road, air and public transport networks. Adjacent to the park is Peel Hall Metrolink station with direct links to the airport, city centre and beyond.



CONNECTIONS:

The Metrolink service from Peel Hall runs every 12 minutes. Trains run from Manchester Airport to London Euston and Birmingham New Street 4 times every hour during peak times.





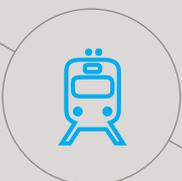
CONNECTIONS:

LOCATION:



MANCHESTER AIRPORT:	05 mins
M56 (J4&5):	05 mins
M60 (J5):	09 mins
CITY CENTRE:	20 mins

Situated in the heart of South Manchester, Concord Business Park is within 1.5 miles (2.5 km) of Manchester Airport and the regional motorway network. The centres of Heald Green and Wythenshawe are in close proximity offering a mix of retail and leisure facilities. The Airport City development is due to transform the area further as one of Manchester's primary business destinations.



MANCHESTER AIRPORT:	05 mins
TRAFFORD BAR:	30 mins
DIDSBURY:	35 mins
CITY CENTRE:	38 mins





THE BUILDING:

Grade A office accommodation arranged over 3 floors and accessed via a feature double height reception.

SPECIFICATION:

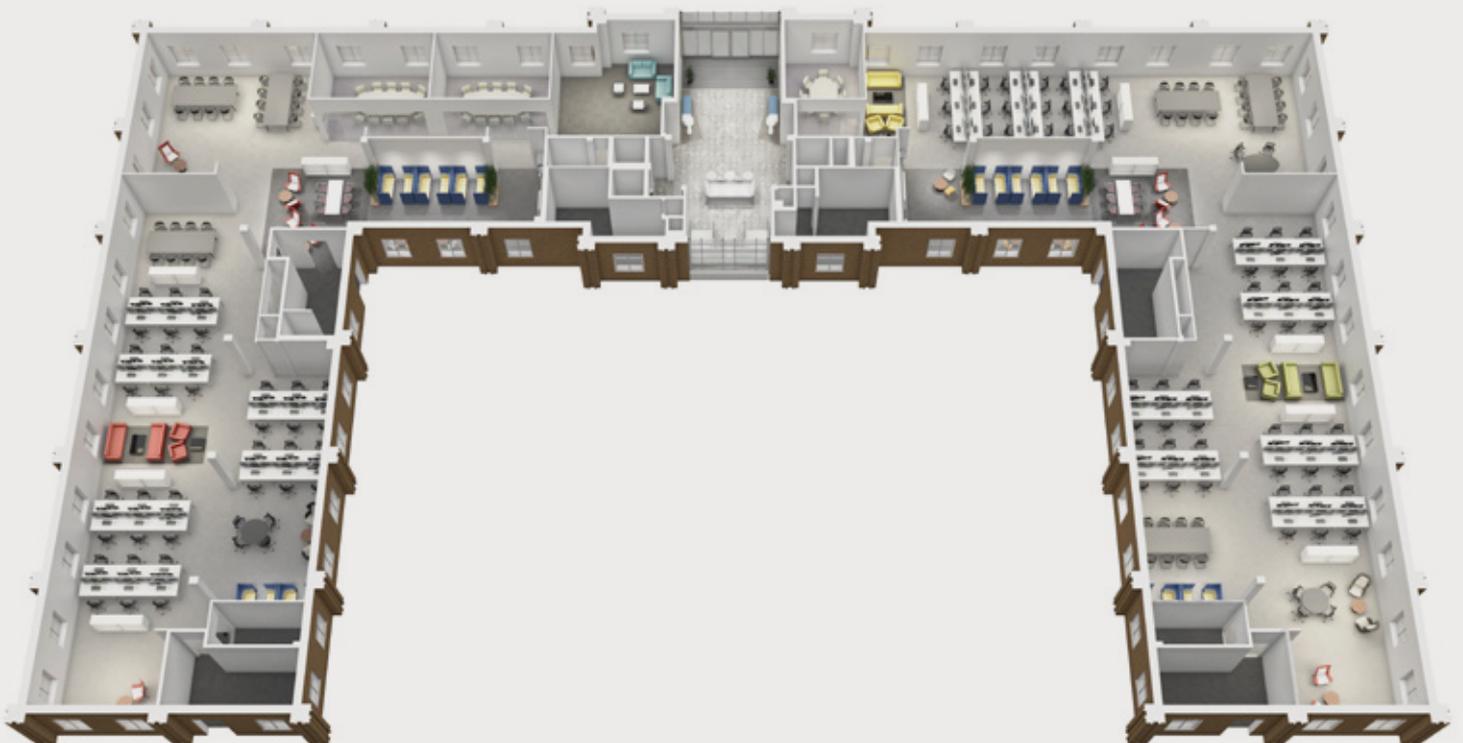
- + Open plan floor-plates
- + Ceiling height of 2.7M
- + Fully accessible raised floors
- + New VRF cooling
- + Shower facilities & bicycle storage
- + Suspended ceilings incorporating LED lighting
- + Male, female and disabled WC facilities
- + Extensive parking (1:189 sq ft with ability to increase to 1:151 sq ft)
- + Attractive landscaped environment



THE SPACE

SPACE PLANNING:

The light-filled floorplates offer flexibility to suit a range of sectors and the floorplate configuration lends itself well to suit a wide range of size requirements.

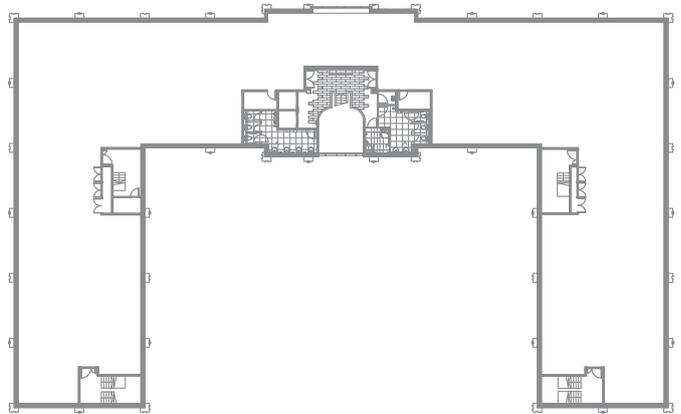
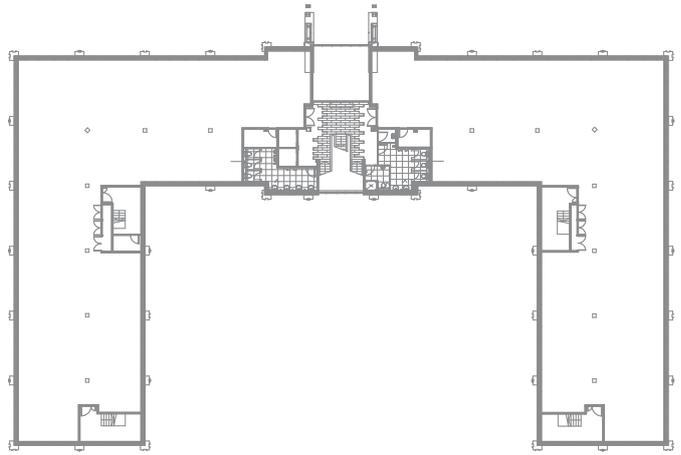
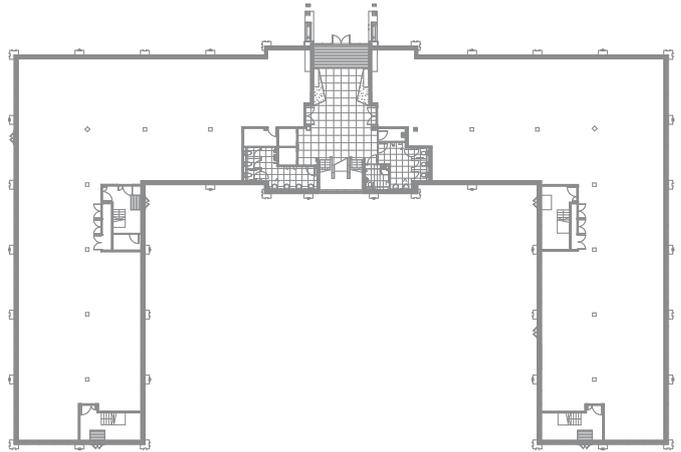


G-

01

02

A



DAKOTA HOUSE	SQ FT	SQ M
GROUND FLOOR	13,300	1,236
FIRST FLOOR	13,300	1,236
SECOND FLOOR	13,750	1,278
TOTAL	40,350	3,750

* Consideration will be given to sub-division on a floor-by-floor basis



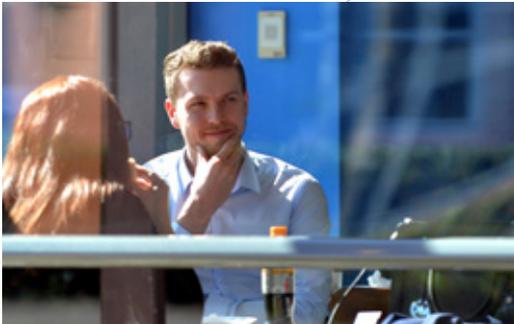
CGI of proposed new gym facility.



FUTURE PLANS

PARKING:

In addition to the already extensive parking ratio an additional 53 parking spaces could be created if required.



The landlords have exciting future plans for the business park which include site activation events to enhance the business park community and a gym next to the cafe.

TERMS:

Lease terms available on request

CONTACT:

For further information or to arrange a viewing please contact:



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CONCORDBUSINESSPARK.CO.UK

A DEVELOPMENT BY:



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