





# BUSINESS CLASS

—  
+  
CONCORD  
BUSINESS  
PARK

To Let | Up to 6,650 sq ft  
Grade A office space  
Excellent communications  
Extensive parking  
Established corporate destination

DAKOTA  
HOUSE  
+  
FULLY REFURBISHED  
GRADE A OFFICE  
+  
UP TO  
19,950  
SQ FT



WEL-  
COME

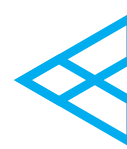


# PARK- LIFE

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







## THE PARK:

- + Attractive landscaped environment
- + On-site café
- + EVC points
- + Gym Pod installed on the café car park
- + 24/7 On-site security
- + Extensive parking ratio of 1:125 sq ft
- + 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:

- + MERIDIAN BUSINESS SOLUTIONS LTD
- + RUBIX
- + SECRETARY OF STATE
- + SMART DCC
- + TKE ELEVATORS
- + VIRGIN MEDIA
- + WELLNESS INTERNATIONAL







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:**



<b>MANCHESTER AIRPORT:</b>	<b>05 mins</b>
<b>M56 (J4&amp;5):</b>	<b>05 mins</b>
<b>M60 (J5):</b>	<b>09 mins</b>
<b>CITY CENTRE:</b>	<b>20 mins</b>



<b>MANCHESTER AIRPORT:</b>	<b>05 mins</b>
<b>TRAFFORD BAR:</b>	<b>30 mins</b>
<b>DIDSBURY:</b>	<b>35 mins</b>
<b>CITY CENTRE:</b>	<b>38 mins</b>



<b>PEEL HALL METROLINK STATION:</b>	<b>06 mins</b>
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DAKOTA HOUSE

WELCOME  
TO  
THE  
SUNSHINE  
BUILDING





## THE BUILDING

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

### SPECIFICATION:

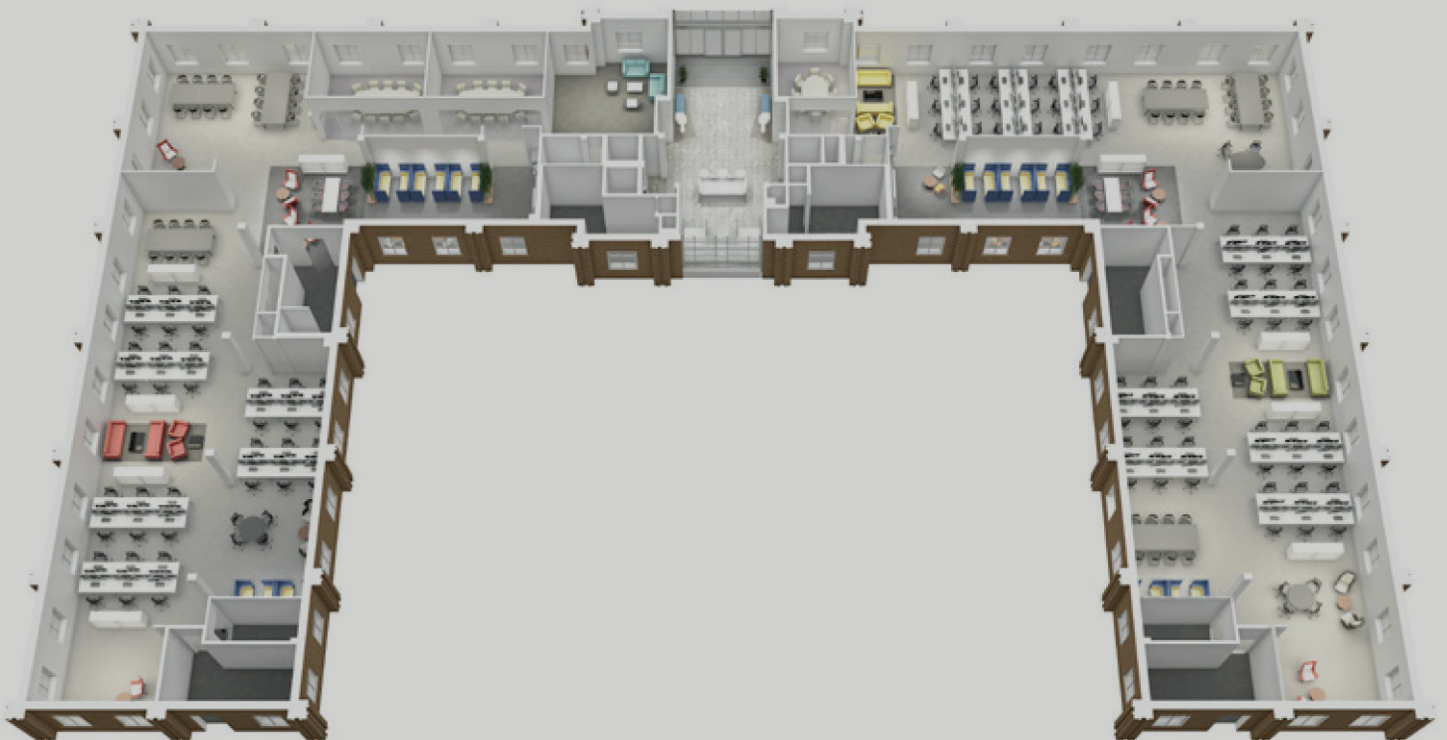
- + Open plan floor-plates
- + Ceiling height of 2.7M
- + Fully accessible raised floors
- + New VRF cooling
- + Shower facilities & bicycle storage
- + Suspended ceilings incorporating LED lighting
- + Male, female and disabled WC facilities
- + Extensive parking 1:125 sq ft
- + Attractive landscaped 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.

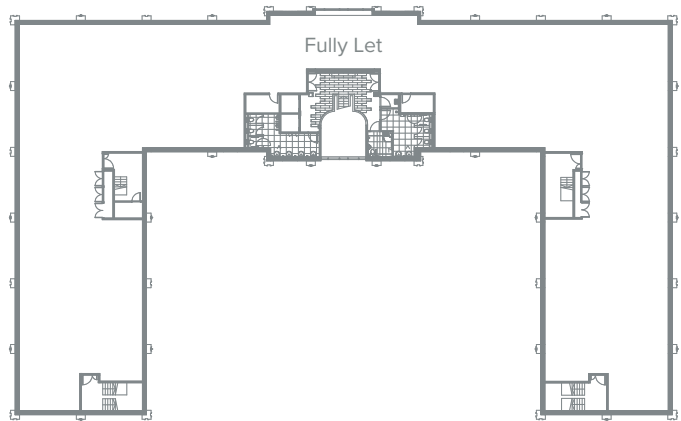
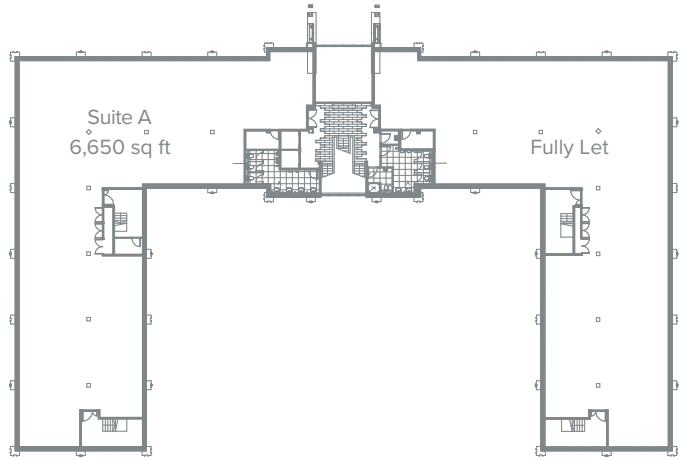
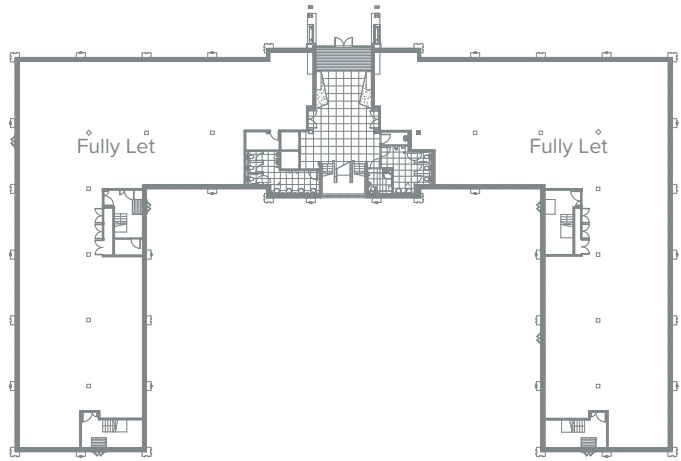




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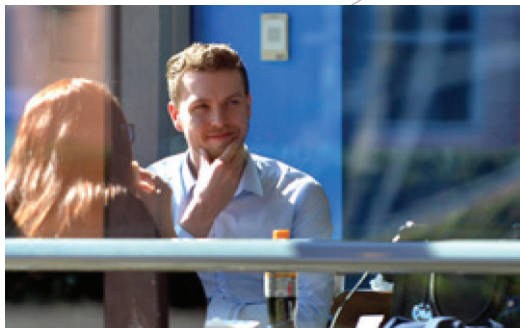
02



DAKOTA HOUSE	SQ FT	SQ M
GROUND FLOOR - SUITE A	FULLY LET	
GROUND FLOOR - SUITE B	FULLY LET	
FIRST FLOOR - SUITE A	6,650	617.81
FIRST FLOOR - SUITE B	FULLY LET	
SECOND FLOOR	FULLY LET	
TOTAL	6,650	617.81







# FUTURE PLANS

The landlords are continually enhancing the business park community. Recent enhancements include regular tenant events and the on site cafe will soon include a new gym.

#### TERMS:

Lease terms available on request

#### CONTACT:

For further information or to arrange a viewing please contact:



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