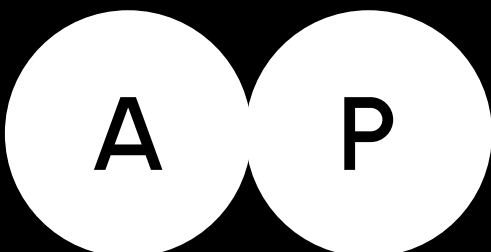
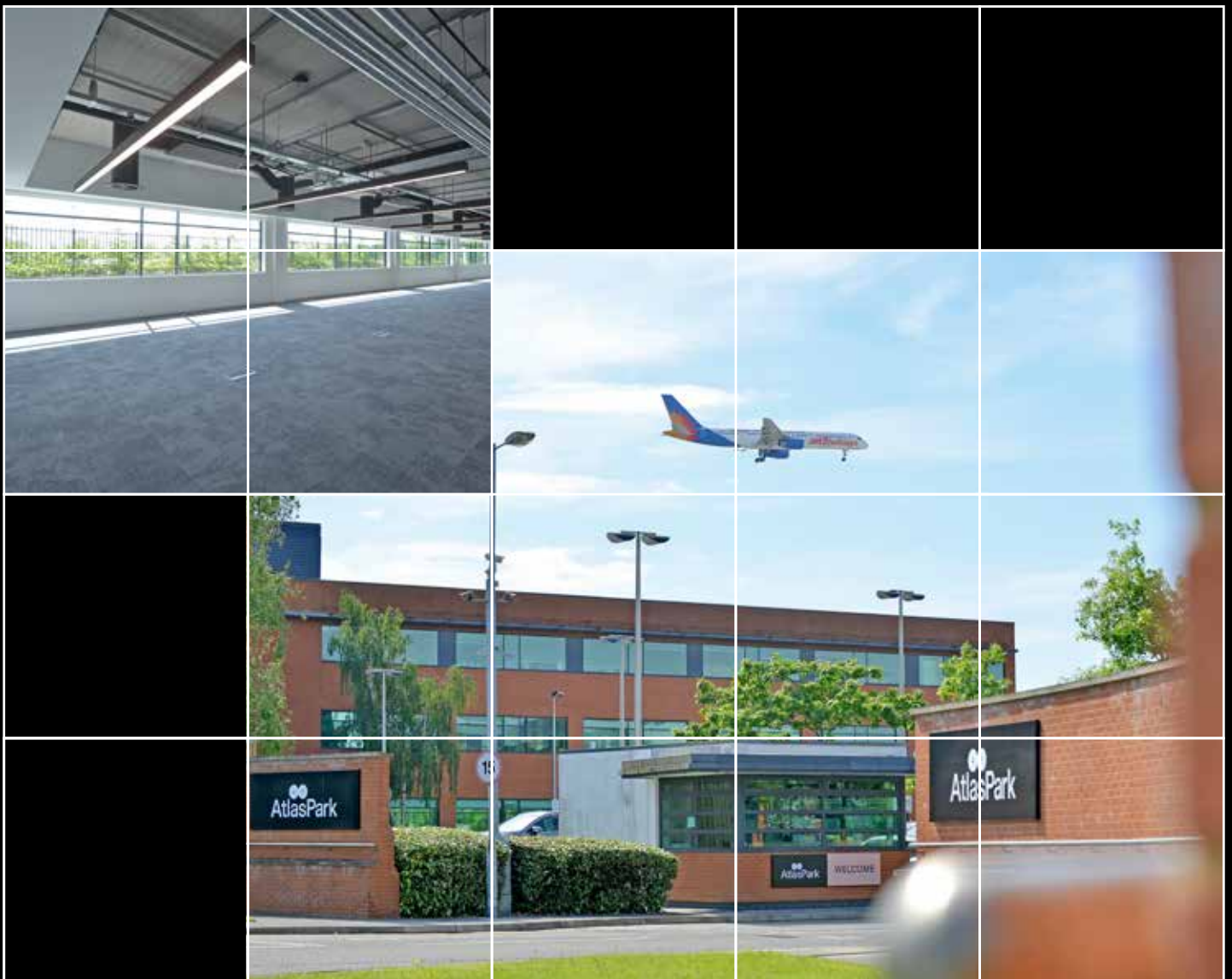


# Office Space Available To Let

Best Connected Office Park in  
South Manchester

Atlas Park, Simonsway, Wythenshawe  
Manchester M22 5PR



**Sixteen.**

sixteenrealestate.com

**0161 461 1616**

# Introduction

Atlas Park has developed into one of South Manchester's most established and mature Business Parks with over 225,000 sq ft already developed on the site.

Occupiers include Vodafone, Civil Aviation Authority, Bureau Veritas and Mitie and Bowmer & Kirkland. Atlas Park boasts a range of Grade A office buildings and wellness amenities set within a mature well maintained landscape coupled with unrivalled transport connections. Atlas Park delivers the complete package for aspiring occupiers.



# Location



Atlas Park is one of the North West's premier business parks. It lives up to its reputation by providing the highest quality business accommodation along with easy access to surrounding amenities. Located in South Manchester in close proximity to Manchester Airport, Atlas Park offers exclusive office accommodation and office management that surpasses all expectations of a traditional business park environment.

Greater Manchester is home to 2.8million with access to a diverse workforce of 7.2 million people (50 mile radius). This will be strengthened with the HS2 infrastructure which will connect Manchester Airport to London Euston with a travel time of only 1 hour and 3 minutes.

Manchester Airport is the UK's third largest airport, handling more than 27 million passengers a year. More than 70 airlines offer direct flights from Manchester to over 210 destinations worldwide with new routes being added all of the time.

There are now direct links to Beijing, China's busiest airport. Manchester Airport also handles over 121,000 tonnes of cargo each year.

Atlas Park is a 5 minute drive from Manchester Airport. It is also only one stop on the train from Heald Green, 2 stops on the tram from Peel Hall, a 15 minute cycle or 30 minute walk. Great for business or if you are looking for a quick getaway for the weekend!



# The Buildings

# Site Map

SIMONSWAY

SHADOWMOSS ROAD



# Atlantic House

The ground floor has recently been refurbished to provide a brand new cycle store, shower hub and fitness studio. Alongside activities offered by the Park, occupiers are encouraged to use this space for themselves with their own classes and activities.

In addition to this there are both formal meeting rooms as well as communal break out space on the Ground Floor with coffee facilities for informal meetings and general catch ups.

## SPECIFICATION

- Self-contained ground floor suite available
- Suspended ceilings or exposed options available
- Super-fast broadband
- Air Conditioning
- LED Lighting
- Fully accessible raised floors
- New carpet throughout
- WCs on each floor
- DDA compliant
- Shower Hub
- Fitness Studio
- Communal Break Out Area

## AVAILABILITY

GROUND FLOOR SUITE 1B	6,777 SQ FT
GROUND FLOOR SUITE 4	1,511 SQ FT





# Altitude House

Just across the way from Atlantic House is Altitude House, this building has a friendly reception team to greet your team and clients and provide assistance whilst you are an occupier.

The facilities at Atlantic House including the ground floor coffee reception, shower and fitness hub and cycle store are all available for occupiers to use.

## CURRENT AVAILABILITY

GROUND FLOOR WHOLE  
SECOND FLOOR WHOLE

15,112 SQ FT  
15,155 SQ FT

BOTH FLOORS CAN BE SPLIT TO PROVIDE SIZE TO SUIT OCCUPIER

## SPECIFICATION

- Self-contained ground floor suite available
- Suspended ceilings or exposed options available
- Super-fast broadband
- Air Conditioning
- LED Lighting
- Fully accessible raised floors
- New carpet throughout
- WCs on each floor
- DDA compliant
- Access to the Shower Hub and Fitness Studio
- Communal Break Out Area





A

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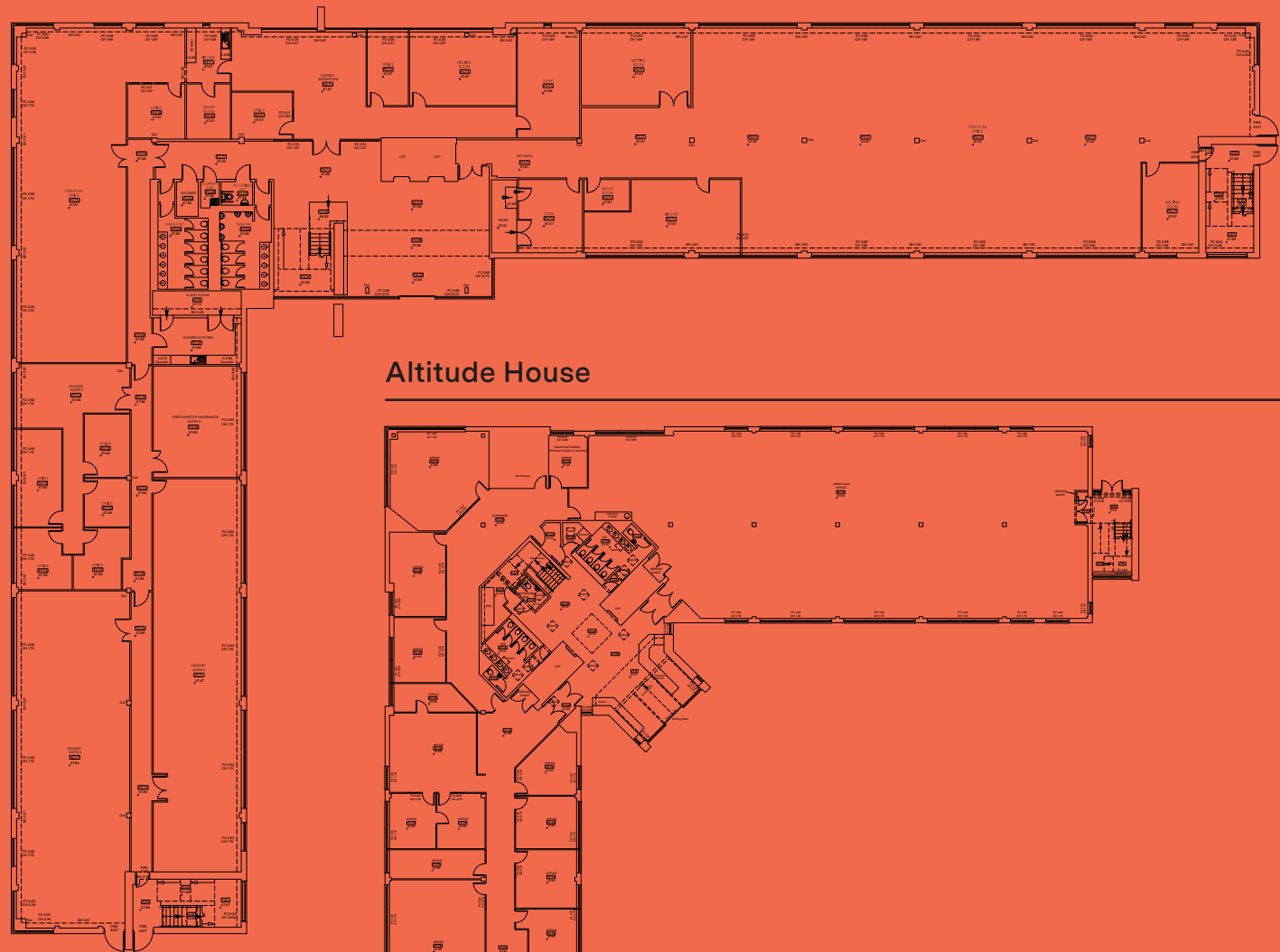
# Pacific House

FULLY LET TO MITIE  
53,567 SQ FT

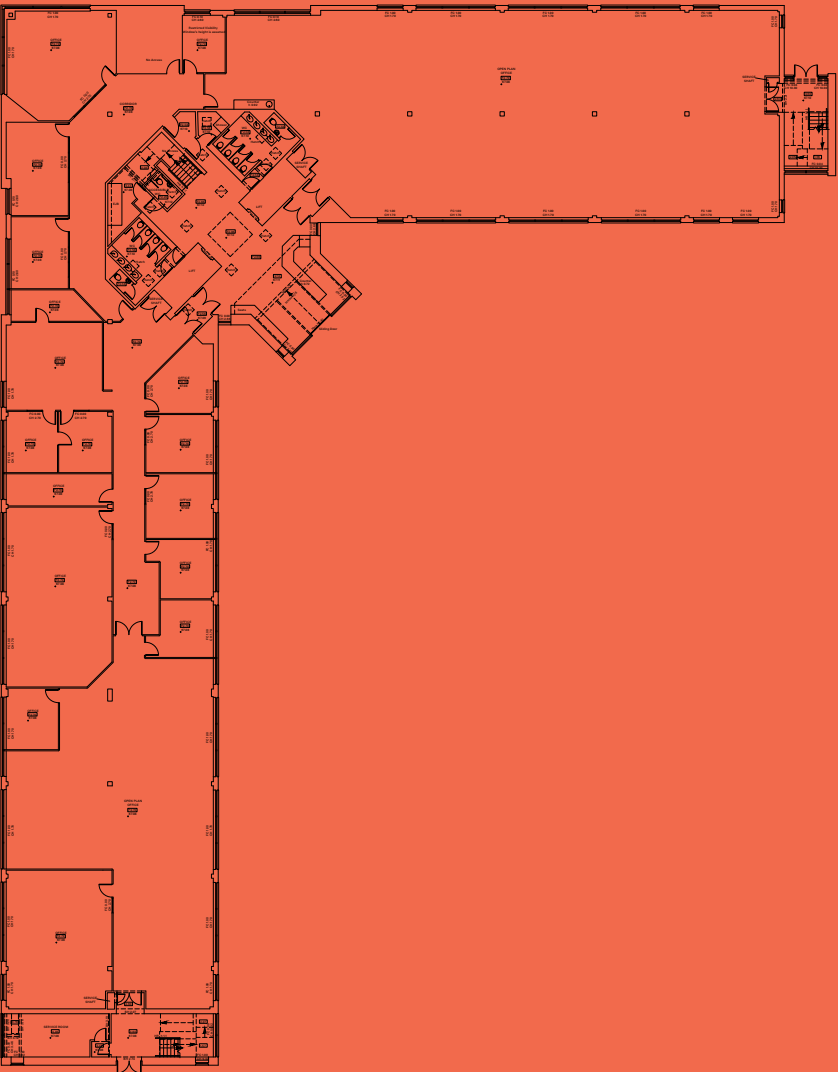


# Floor Plans

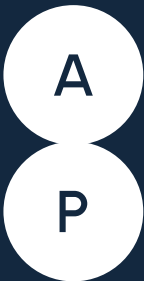
Atlantic House



Altitude House







# Connectivity

DESTINATION	DRIVE TIME	CYCLE TIME
Heald Green	1 Minute	6 Minute
Manchester Airport	3 Minutes	7 Minutes
M56	4 Minutes	N/A
David Lloyd	6 Minutes	9 Minutes
John Lewis/Sainsburys	6 Minutes	9 Minutes
Wilmslow	10 Minutes	21 Minutes
Stockport	16 Minutes	32 Minutes
Manchester City Centre	20 Minutes	50 Minutes

METROLINK

The Airport Metrolink line provides a tram every 12 minutes between Manchester Airport and Manchester City Centre. Pell Hall and Shadowmoss are within 5 minutes’ walk of the building.

TRAIN

Rail services to Wilmslow and Manchester are within walking distance with trains departing from Heald Green Station on a frequent timetable. Wilmslow and Stockport stations are within a short drive and offer links to London.

BUS

Regular bus services are available on Simonsway with stops immediately adjacent to Atlas Business Park. Bus services run to Manchester, Manchester Airport, Cheadle, Stockport and stops between on a regular basis.



# Lifestyle



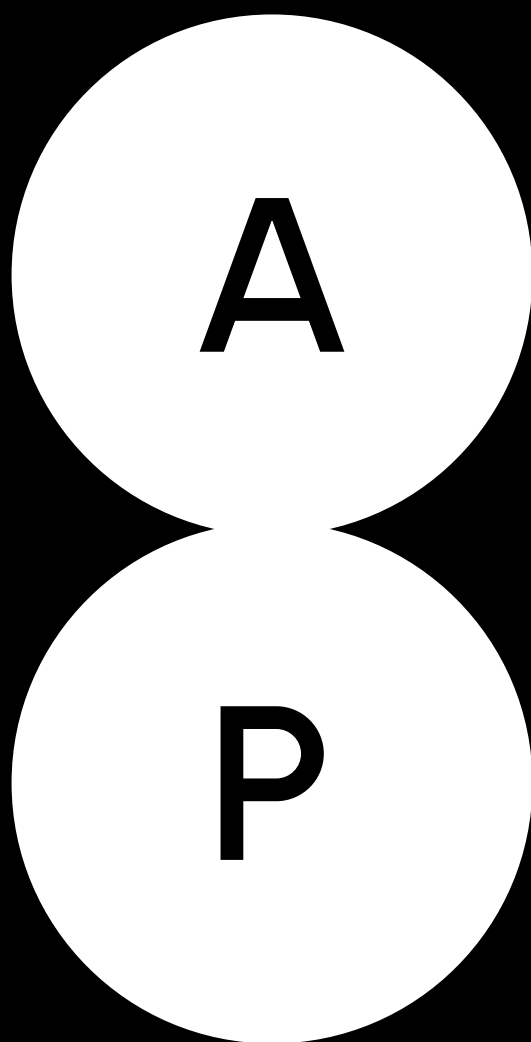
Atlas Park provides onsite amenity and activities through a schedule of annual events to include coffee and meeting space provision, food vans, creative workshops and wellbeing activities.

Beyond the park, a short walk will take you to the leafy suburb of Heald Green which provides everyday facilities from lunch time sandwiches and dining to banking and postal services. Within a 10 minute drive are the cosmopolitan villages of Wilmslow, Didsbury or Cheadle which each offer plethora of retail and leisure offerings. Handforth Dean the home of John Lewis and a David Lloyd Health Club is just a five-minute drive from the business park.

Manchester Airport also offers a range of shops and restaurants as well as hotel accommodation and state of the art conference facilities.







# AtlasPark

## Get in touch.

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