

BUT FIRST
COFFEE

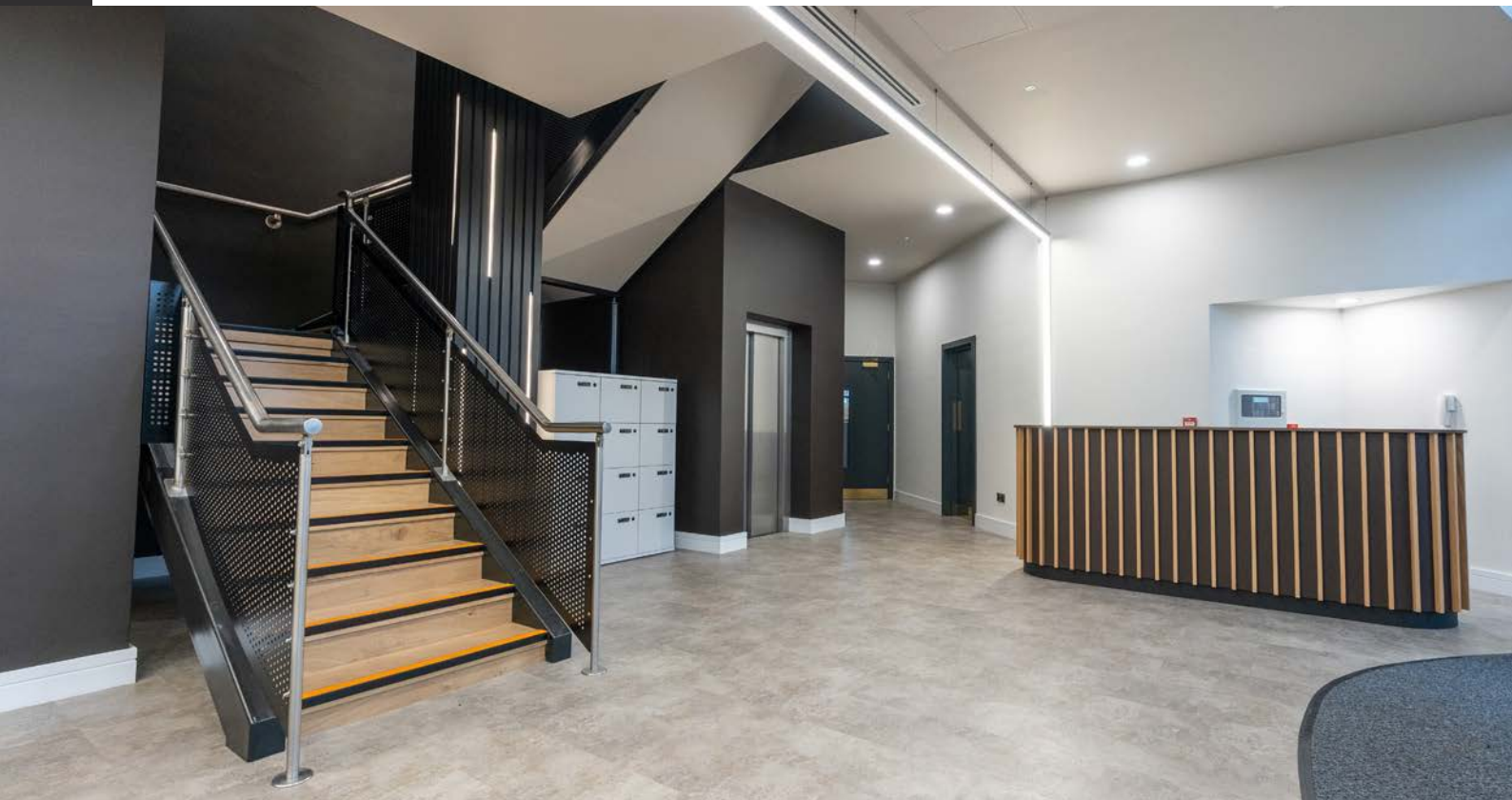
Rowan Court

CONCORD BUSINESS PARK, MANCHESTER AIRPORT, M22 0RR

NEWLY REFURBISHED 17,279 SQ FT
SELF-CONTAINED OFFICE HEADQUARTERS
WITH 87 CAR PARKING SPACES
SITUATED ON AN ESTABLISHED BUSINESS PARK

Rowan Court

Rowan Court is located on Concord Business Park, one of South Manchester's most established and proven business destinations. Other occupiers on the park include ThyssenKrupp, Smart DCC, Border Force, Rubix and Virgin Media.



Rowan Court is within 5 minutes drive of Manchester Airport which offers occupiers global connections, as well as train services, a range of shops and restaurants & hotel accommodation. Closer by, Heald Green is within easy walking distance, and provides facilities for staff to satisfy their everyday needs from lunchtime sandwiches, evening dining, banking through to postal services.

Internally, Rowan Court is fitted to Grade A standard meaning it remains flexible and capable of adaptation to a tenant's specific requirements. Having been recently refurbished an occupier will benefit from highly efficient, ESG compliant workspace arranged in a uniform L- shaped floorplate accessed from a full height reception area. The space is clear of structural columns to retain true flexibility. The building also benefits from 85 surface level car parking spaces, with additional EV charging.

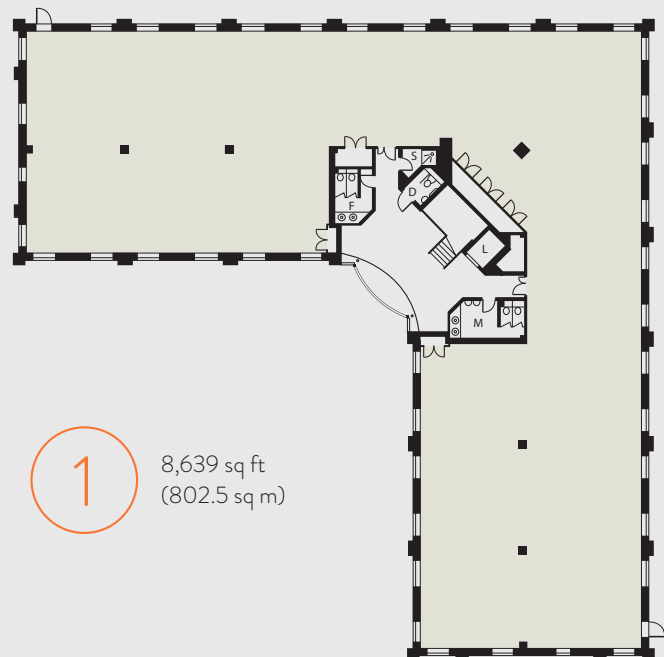


SPECIFICATION

- + Efficient L-shaped floor
- + Attractive full height reception area
- + 85 car parking spaces
- + EV Charging stations available
- + Passenger lift
- + Full raised access floor
- + LED lighting
- + New VRV air conditioning system
- + Excellent natural light
- + On-site shower and dedicated bike storage facilities
- + Break out facilities
- + On-site café
- + Attractive landscaped environment
- + EPC Rating: A
- + PV-cells for renewable energy on-site



G 8,639 sq ft
(802.5 sq m)

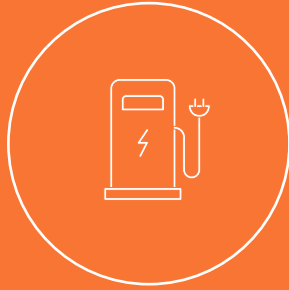


1 8,639 sq ft
(802.5 sq m)

Concord Business Park is one of South Manchester's premier business parks, providing occupiers with mature, serene environments to conduct business. Attracting and retaining the best staff has become more important than ever & the Park has been curated with that in mind:



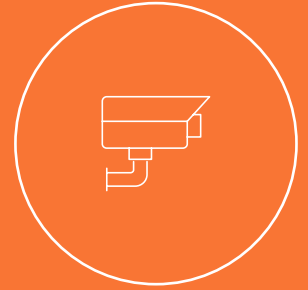
ATTRACTIVE LANDSCAPED ENVIRONMENT



EVC POINTS



ON-SITE CAFÉ



24/7 ON-SITE SECURITY



EXTENSIVE PARKING - RATIO OF 1:171 SQ FT



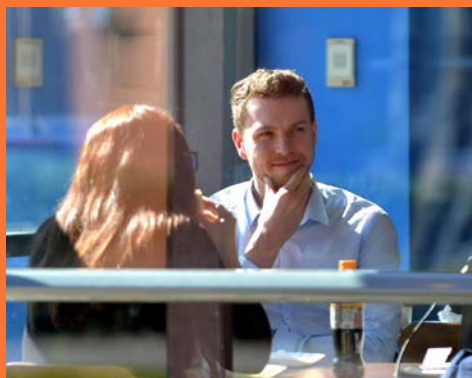
SHOWERS & BICYCLE STORAGE



SUPER CONNECTED FOR FIBRE



METROLINK STATION ADJACENT TO PARK



CONNECTIONS



Manchester Airport	05 mins
M56 (J4 & 5)	05 mins
Heald Green	05 mins
M60 (J5)	09 mins
Cheadle	11 mins
Didsbury	14 mins
Stockport	09 mins
City Centre	20 mins



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.

Manchester Airport	05 mins
Trafford Bar	30 mins
Didsbury	35 mins
City Centre	38 mins



Metrolink services run every 12 minutes from Peel Hall, only a 2 minute walk.

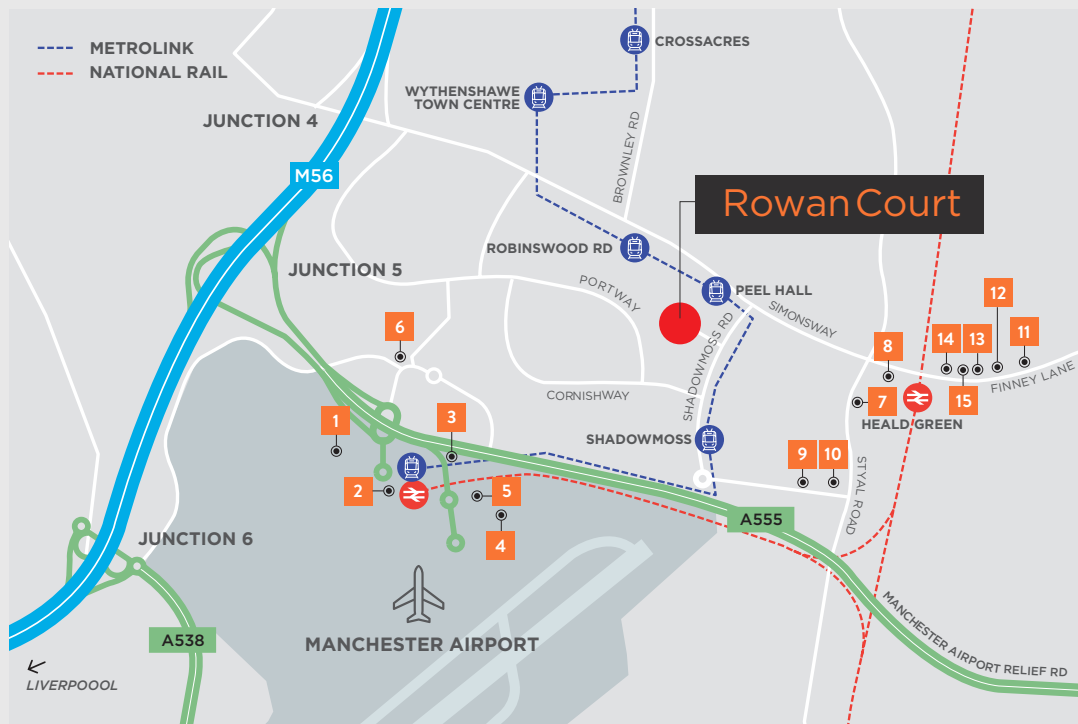
Manchester Airport	06 mins
Wythenshawe Town Centre	30 mins
Piccadilly	55 mins
Victoria	55 mins



Peel Hall / Metro	02 mins
Shadowmoss / Metro	02 mins
Heald Green	20 mins

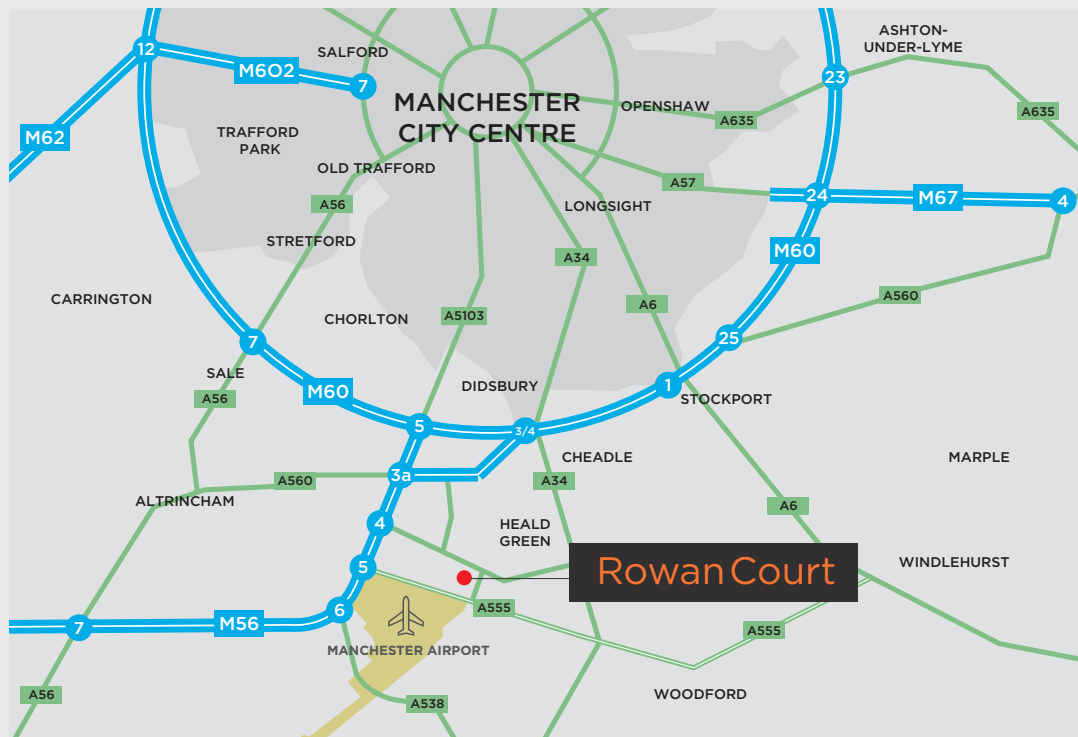


Regular bus services are available on Simonsway with stops immediately adjacent to Concord Business Park. Bus services run to Manchester, Manchester Airport, Cheadle, Stockport and stops between on a regular basis.



LOCAL AMENITIES

- | | | |
|-----------------------|--------------------------------|----------------------|
| 1 Manchester Airport | 6 Etrop Grange Hotel | 11 Subway |
| 2 Raddisson Blu Hotel | 7 Flying Horse Pub | 12 Tesco Express |
| 3 Hilton Hotel | 8 Heald Green Pub /Premier Inn | 13 Heald Green Co-op |
| 4 Crowne Plaza Hotel | 9 Tatton Arms | 14 Post Office |
| 5 Clayton Hotel | 10 Moss Nook Restaurant | 15 NatWest Bank |



Rowan Court

CONCORD BUSINESS PARK, MANCHESTER AIRPORT, M22 0RR



EPC

The property has an EPC Rating of A.

TERMS

Available upon application.

VAT

All figures quoted are exclusive of, but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by appointment through the joint agents.

A development by



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