



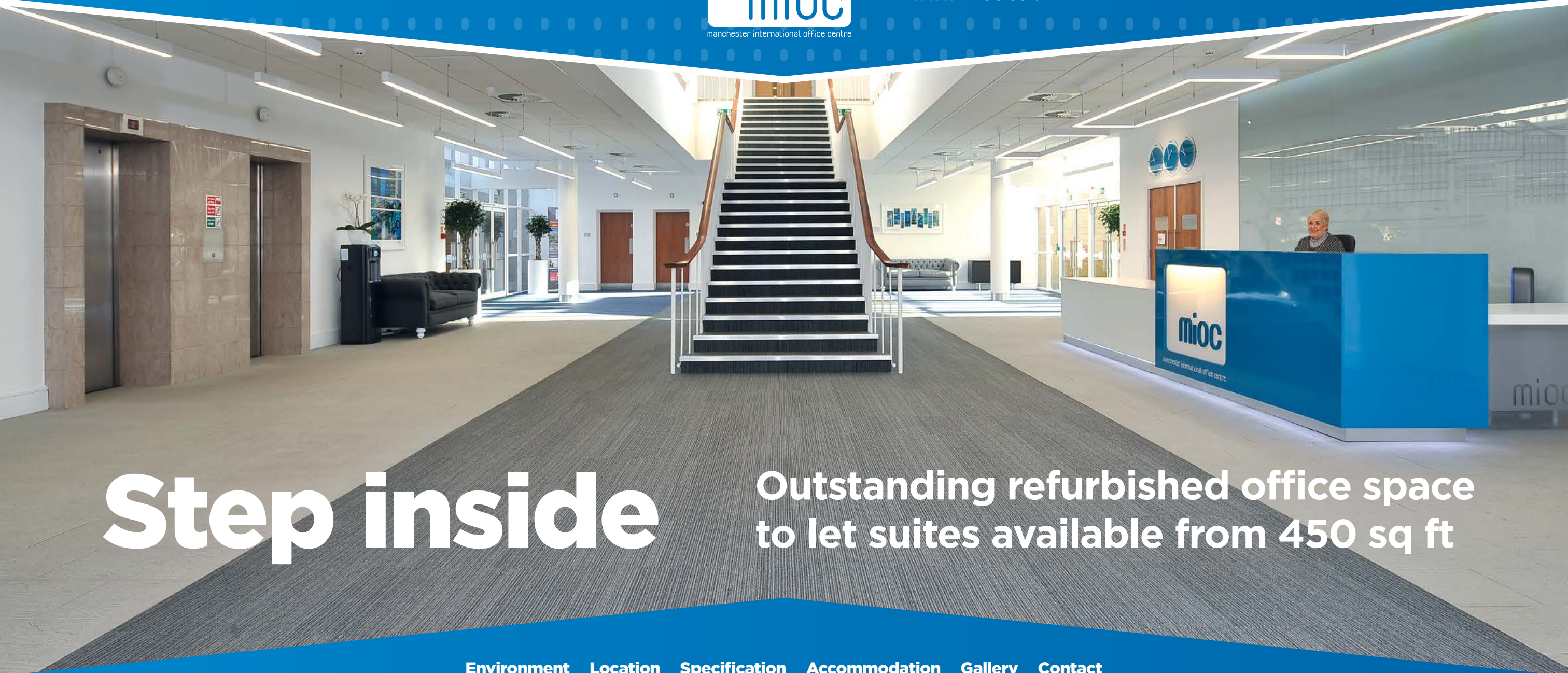
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Step inside

Outstanding refurbished office space
to let suites available from 450 sq ft

[Environment](#) [Location](#) [Specification](#) [Accommodation](#) [Gallery](#) [Contact](#)



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An inviting office environment

Manchester International Office Centre (MIOC) is a prominent landmark office building extending to some 100,000 sq ft which provides occupiers with high quality space ranging from suites of 450 to 8,000 sq ft.

The building has undergone a complete internal transformation with a total refurbishment of the reception and common areas. The office suites provide a superb working environment in line with the demands of today's occupier. Car parking is provided at an excellent ratio of 1:268 sq ft.



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A compelling location

The strategic location of MIOC and the excellent public transport links ensures occupiers are able to benefit from a wide range of local, national and international business and transport connections provided by Manchester International Airport and the motorway network.

MIOC is located less than a mile from Manchester International Airport and Junction 5 of the M56 Motorway, providing direct access to the national motorway system. The building occupies a prominent position at the junction of Styal Rd and Ringway Rd.

Heald Green railway station provides regular connections to Manchester Piccadilly and is within 10 minutes walk away. Intercity connections are available from Wilmslow or Manchester City Centre. A comprehensive network of bus routes operate locally to the building.

There are a diverse array of amenities within close proximity to MIOC. The local centres of Cheadle Royal, Heald Green and the affluent town of

Wilmslow all provide a wide range of restaurants, bars, hotels and shops. Manchester City Centre is a large cosmopolitan centre offering all the benefits of a modern city.

A new Metrolink tramline has been completed connecting Manchester Airport to the local tram network and provides a fast, frequent, efficient and environmentally-friendly form of public transport, providing a tram every 12 minutes between Manchester Airport and Manchester City Centre and features stops close to MIOC.

Drive times

Manchester Airport	2 mins
Metrolink	10 mins
Manchester City Centre	20 mins
Chester	38 mins
Liverpool	43 mins
Birmingham	1 hr 27 mins
London	3 hr 38 mins

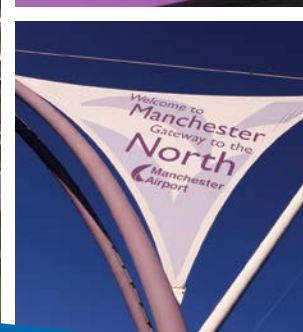
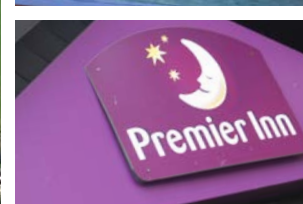
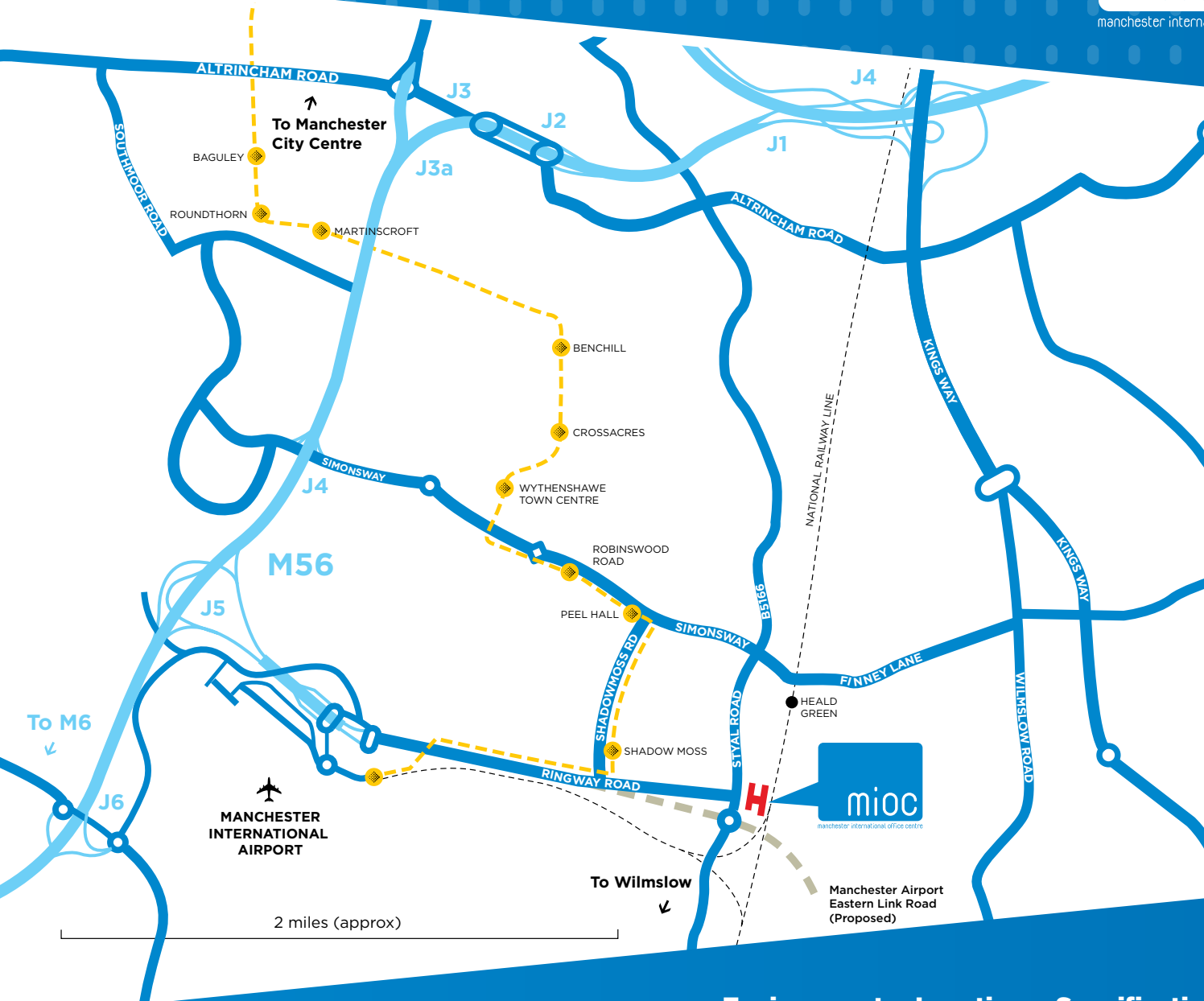
View larger map and aerial





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Outstanding specification/amenities

Specification

- Air cooling
- Suspended ceiling incorporating LG7 lighting
- High quality finishes and decoration throughout

Amenities

- Building manager / receptionist
- On-site café
- Conference and meeting room facilities available
- Shower facilities
- On site car parking
- Landscaped environment
- 24 hour access
- CCTV

Flexible lease terms from 12 months.





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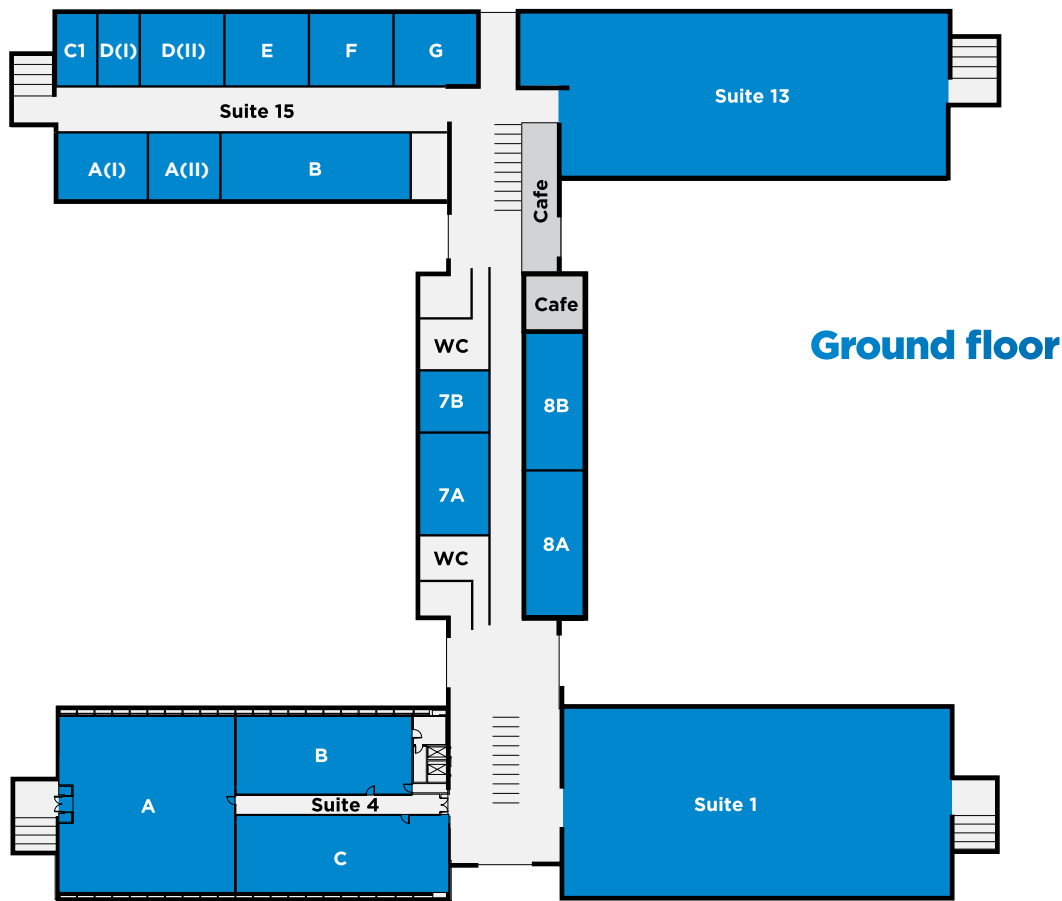
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Excellent accommodation

MIOC's broad range of availability ensures larger occupiers can be accommodated. The building also offers an environment in which smaller companies have the flexibility to grow as their occupational needs increase.

[Roll over images for a bigger shot >](#)

[View plans & availability >](#)

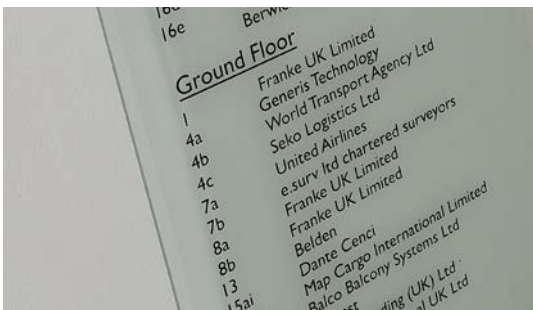


Ground floor

Plans & availability

Click on table for plan

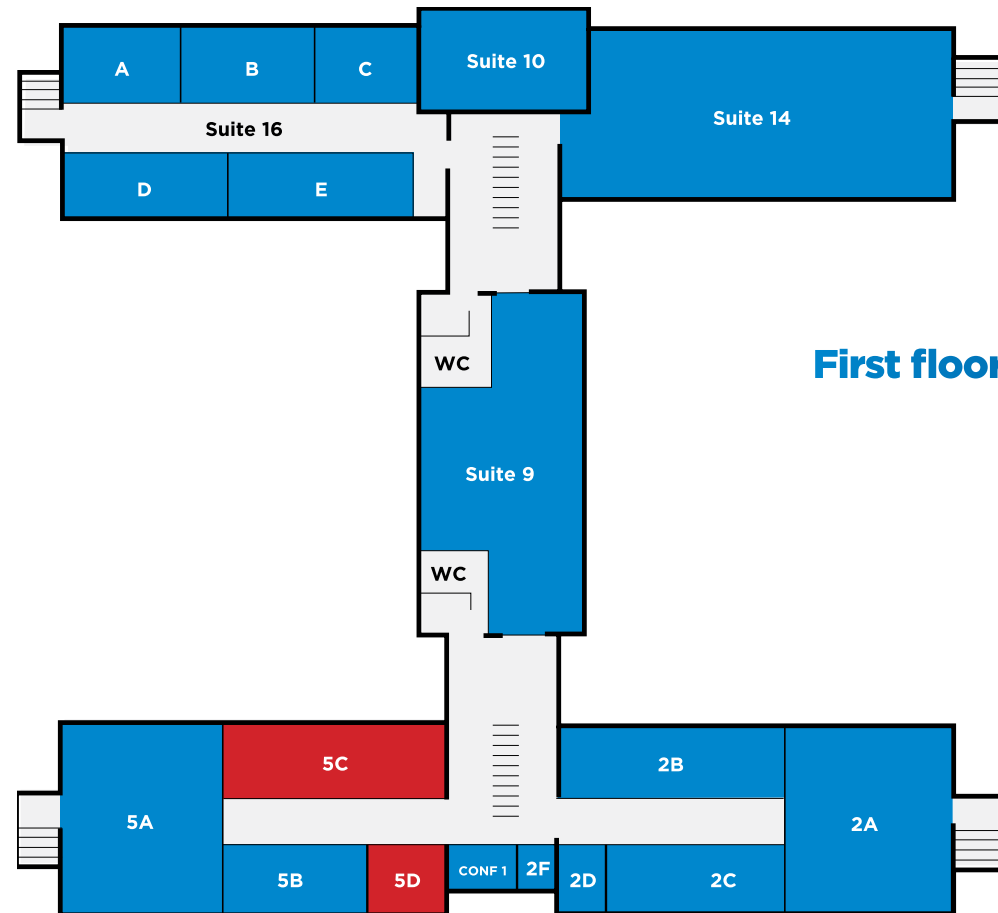
Ground Floor		
FULLY LET		
First Floor		
5C	1,500 sq ft	139.4 sq m
5D	761 sq ft	70.7 sq m
Second Floor		
3G	849 sq ft	78.9 sq m
11C	1,565 sq ft	145.4 sq m





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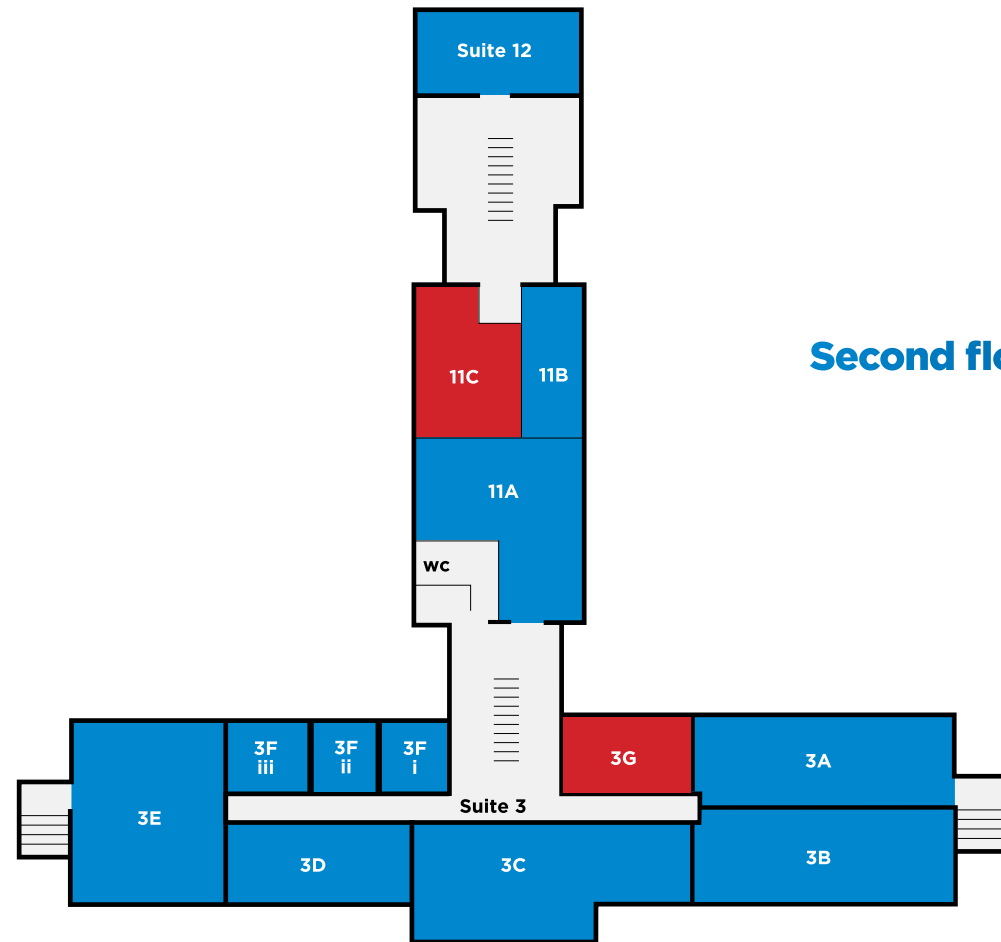
First floor

Plans & availability

Click on table for plan

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FULLY LET		
First Floor		
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Second Floor		
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Plans & availability

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Further Information

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