

TO LET

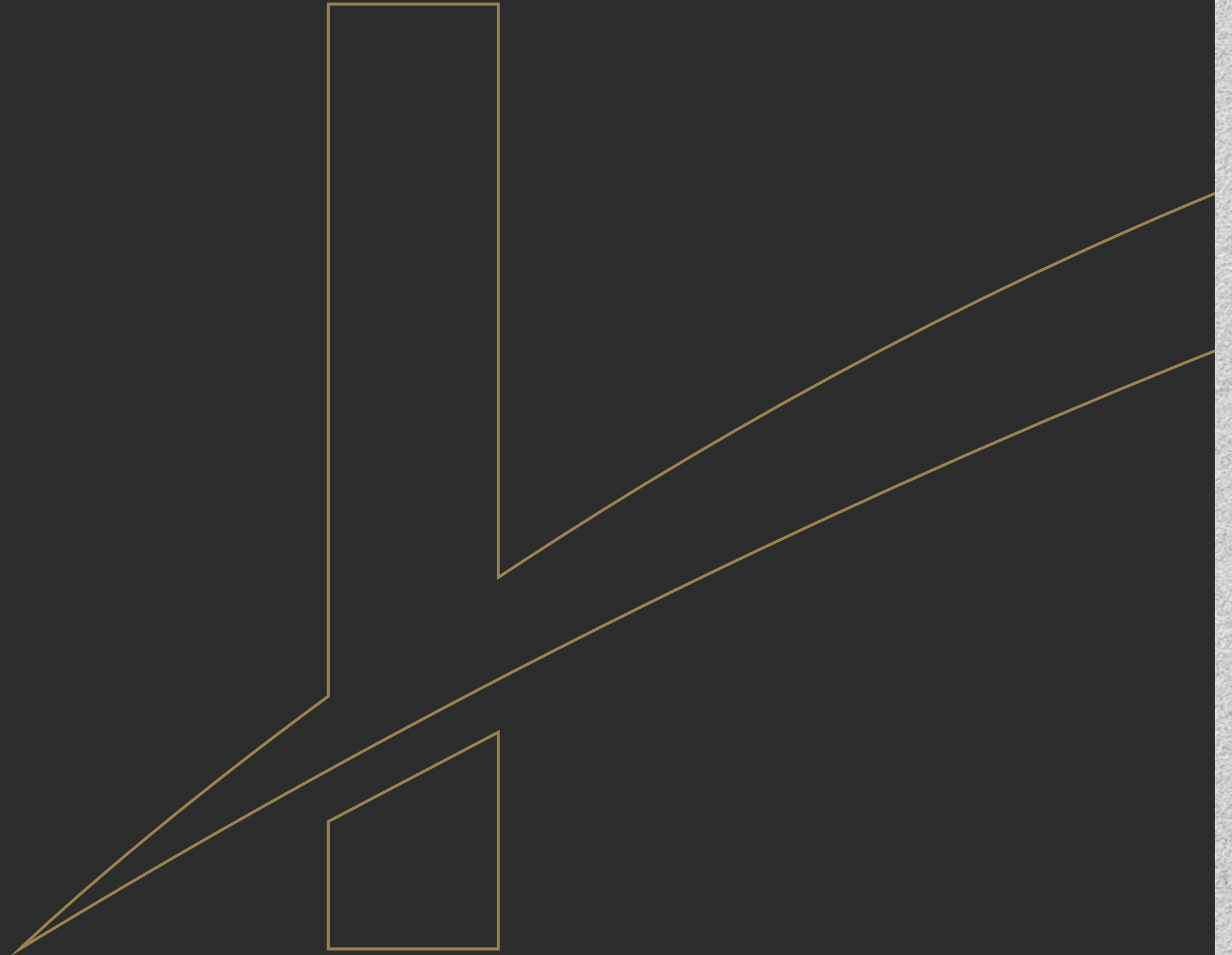
New Prime Logistics /
Light Industrial Development
At Manchester Airport

UNITS FROM 6,653 TO 41,622 SQ FT
(618 TO 3,867 SQ M)

READY Q3 2027

AVIATOR WAY, M22 5TG

www.horizonatmbp.co.uk



Broaden Your Horizon





M56

TO M6

THG

amazon

Premier Inn

COSTA

DHL

dnata

swissport

STY

MANCHESTER AIRPORT

Radisson BLU

T2

COSTA

* PRET A MANGER *

M&S

J5

M56

TO M60 AND MANCHESTER

THORLEY WAY

DAKOTA HOTELS

M56

MIX MANCHESTER

ENTERPRISE WAY

pz Cussons

Regus

AVIATOR WAY

COSTAIN

Emirates

RINGWAY ROAD

A555 RINGWAY ROAD WEST

AERIAL

Future on the Horizon

Horizon

AT MANCHESTER BUSINESS PARK

WITHIN THE ESTATE



DESCRIPTION

Beyond the Horizon

Horizon comprises nine high quality prime last mile logistics units, appealing to a range of businesses including those in the hi-tech industries, aviation, logistics and warehousing.

This prominent location has immediate access to the M56 and A555, and provides occupiers with excellent connectivity locally, regionally and with global connections via Manchester Airport.

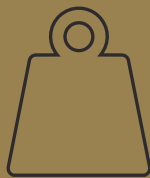
Boasting the highest sustainability and smart credentials, Horizon will deliver excellent facilities in the small to mid-sized sector of the logistics market.

SPECIFICATION

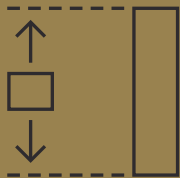
Expand Your Horizon

Horizon is being built as a distinctive high-quality scheme, with a soft bronze cladding that creates a link to the metallic tones associated with aircraft.

The buildings are anchored by a defined feature corner that enhances the sense of arrival and visual identity of the building.



37.5 KN sq m floor loading



8 metre minimum clear internal height



Minimum 10% roof lights to ensure natural light to warehouse



Secure site with fencing, main access control entrance gate and wider estate CCTV



Private gated yards (Unit 1a, 1b and 4)



25 metre turning circle on larger units (Unit 1a, 1b, 2a, 3a and 4)



Dedicated car parking for each unit plus EV charging points



Electric Level access loading doors



Offices & kitchenette fitted to a CAT A specification



Raised access floors in offices (Unit 1a, 1b and 4)



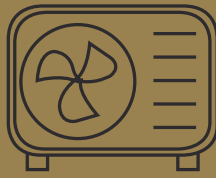
Lift to be fitted to first floor level (Unit 1a, 1b and 4). Space for lift on other units



Male and Female Toilets to 1st floor



Accessible toilet to ground floor plus shower



Air source Heat pumps providing comfort cooling and heating to offices



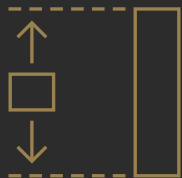
PVs on the roof with inverter

SITE PLAN



UNIT	GROUND FLOOR		FIRST FLOOR OFFICE		TOTAL		CAR SPACES	CYCLE PARKING	EV CHARGING (FUTURE SPACES)
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M			
Unit 1A*	16,584	1,541	2,734	254	19,318	1,795	29	8	4 (3)
Unit 1B*	19,312	1,794	3,031	282	22,344	2,076	23	10	2 (3)
Unit 2A	9,091	845	1,614	150	10,705	995	11	5	2 (3)
Unit 2B	5,363	499	1,290	120	6,653	618	7	3	2 (3)
Unit 2C	5,466	508	1,315	122	6,781	630	9	3	2 (3)
Unit 3A	11,257	1,046	1,936	180	13,193	1,226	16	5	2 (3)
Unit 3B	8,903	827	1,597	148	10,500	975	13	4	2 (3)
Unit 3C	6,802	632	1,334	124	8,136	756	11	4	2 (3)
Unit 4	15,619	1,451	2,821	262	18,440	1,713	19	8	2 (3)

Measurements are as GEA. *Units 1A and 1B capable of creating a larger unit of 41,622 sq ft (3,871 sq m).



8 metre minimum
clear internal heights

● = EV CHARGERS

A Sustainable Approach

UNIT 4 (SELF CONTAINED)

Sustainability has been at the heart of everything we have done over our 25-year history. We understand the sustainability agenda and seek to work with partners who share our belief to deliver developments which are economically, socially and environmentally sustainable.

The scheme will deliver exemplary sustainability credentials in the logistics sector from both a construction and operational point of view.

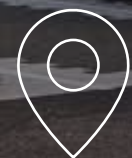


BREEAM®

BREEAM
Excellent



EPC A
Rating



Truly sustainable
location with access
by car, train and tram



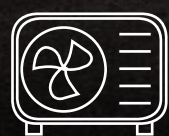
PV Panelling
to roof



Biodiversity
enhancements



Electric Car
Charging Points



Air Source heat
pumps to all units



Low air
permeability design



Cycle
storage



External Staff
welfare area



Net Zero carbon
in operation



10% roof lights to
ensure optimal
natural daylight

EASY ACCESS INTO ESTATE



Connected Horizons

The Horizon scheme is located within the wider Manchester Business Park, a well-maintained privately managed estate. With estate-wide CCTV, remote

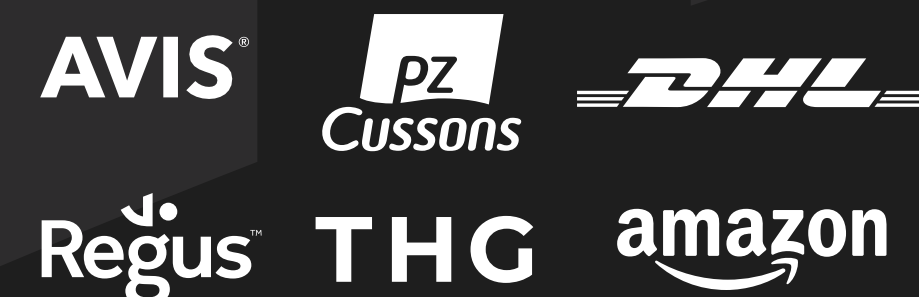
monitoring, and landscaped surroundings, the park offers a safe, secure and professional environment for occupiers.

AVIATOR WAY, M22 5TG

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LOCAL OCCUPIERS INCLUDE:



TRANSPORT LINKS

BY CAR

Junction 5 M56	1 mile
Manchester City Centre	9 miles
Manchester Piccadilly Station	9 miles
Leeds	55 miles
Birmingham	79 miles
London	193 miles

BY TRAIN

Manchester	18 minutes
Liverpool	33 minutes
Leeds	49 minutes
Birmingham	1 hour 26 minutes
London Euston	2 hours 7 minutes

BY METROLINK

Manchester City Centre	52 minutes
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LOCATION

A Clear Horizon

Horizon at Manchester Business Park benefits from an unbeatable location with terminals on your doorstep, as well as excellent travel links to the city centre and motorway network. Just a few minutes walk away there are a host of amenities at the airport, including hotels, gyms, eateries and retail.

The location is already established as prime for global logistics and distribution hub, with MIX MANCHESTER close by, proposing to be the UK's best connected science, innovation, and manufacturing campus. Manchester Airport train station and Metrolink is also a few minutes walk away, providing connections including Manchester Piccadilly station in the city centre in 20 minutes.





THE DEVELOPER

Ask is a Manchester-based independent real estate company with a demonstrable track record of delivering high-quality, large-scale developments which involve long-term vision, sustainable design principles and a commitment to creating lasting value for local communities.

Its in-house team has the capability and determination to drive a project from inception to completion, and by effectively managing external professional specialists, enables the successful delivery of a range of buildings and places.

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Horizon

AT MANCHESTER BUSINESS PARK

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