

EXCELLENT HEADQUARTERS LOCATION

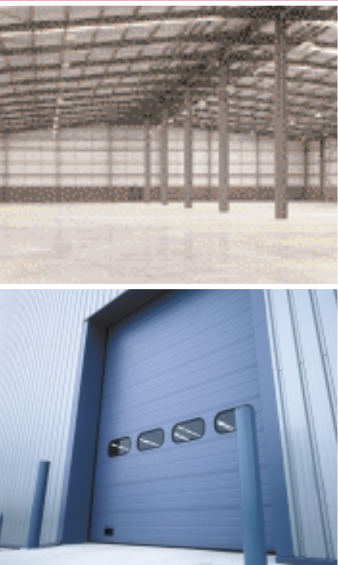


# ORION

BUSINESS PARK  
STOCKPORT

To Let

## Industrial / Warehouse & Office Buildings



★ from 28,800 up to 48,000 sq ft (from 2,733 up to 4,555 m<sup>2</sup>)

Occupiers include:

Boeing, Teradyne, Panalpina & Landis Gyr

- ★ Design and Build
- ★ 6 miles - Manchester Airport
- ★ 2 minutes - Junction 2, M60





# INDUSTRIAL / WAREHOUSE



## ORION BUSINESS PARK STOCKPORT

### Description

Orion Business Park is on target to become South Manchester's largest new industrial and warehouse development this decade. The 23 acre (9.308 hectare) site has already attracted substantial occupiers.

Major conglomerate Teradyne has consolidated its operation into a new 67,000 sq ft (6,224 sq m) purpose built headquarters building on site.

Following on from this initial success Panalpina has located its regional air-freight distribution centre at Orion Business Park in premises totalling 30,000 sq ft (2,787 sq m).

Additionally at Orion Business Park, Boeing flight services occupy a 40,000 sq ft (3,716 sq m) flight crew training centre.



ORION  
*Site Plan*



### Accommodation

The final phase of industrial development at Orion, bordered in red on the above site plan, offers high quality production/warehouse facilities within an attractive landscaped environment. Unit A will be available for occupation Winter 2005 whilst units C & D are available on a design & build basis incorporating any special features that may be required.

Office and production/warehouse ratios are flexible and high bay facilities can be provided if necessary subject to planning consent. Internal fitting out can be as basic or as sophisticated as required, including within the office areas raised floors, air conditioning, open plan or modular offices and within the production/warehouse areas overhead crange, additional floor loadings, dock levellers etc.

A full professional team is available and budget figure and sketch schemes can be provided within a short period of time.



AN EXCELLENT HEADQUA

# HOUSE & OFFICE BUILDINGS



## Terms

Buildings are available on full repairing and insuring leases incorporating rent reviews at 5 yearly intervals. Rentals will vary depending upon specification of office/factory areas.

The developers and/or their agents will be pleased to discuss building layouts and rentals with prospective occupiers.

A service charge will be levied to cover the costs of maintaining, repairing and insuring all common areas. VAT will be charged where applicable.



# Benefits

- ★ Prominent location within an established industrial area
- ★ Design & Build units constructed to your exact requirements
- ★ Attractive landscape site
- ★ Within close proximity of the North West Motorway network
- ★ Generous parking and commercial vehicle manoeuvring areas
- ★ Ease of access to Manchester International Airport



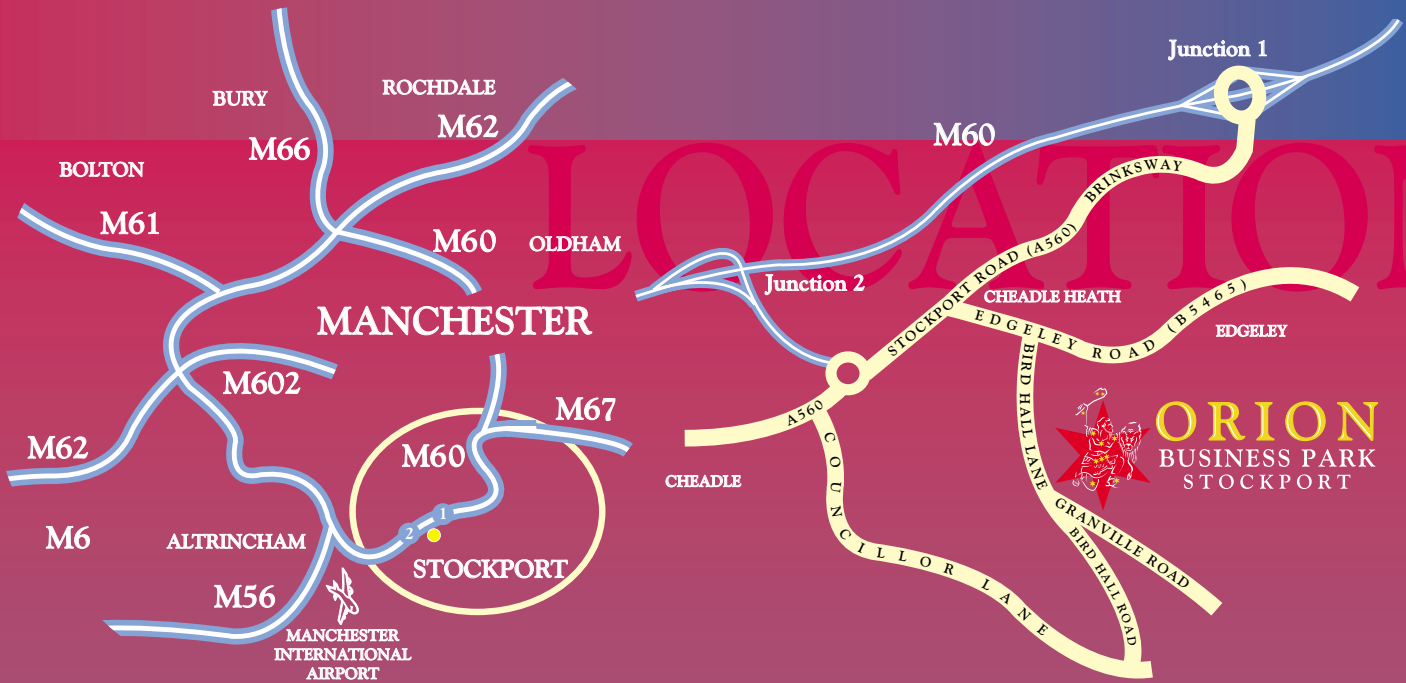


# ORION BUSINESS PARK STOCKPORT

## Location

Orion Business Park is located in South Manchester on Bird Hall Lane, Cheadle, Stockport within a few minutes of Junction 2 of the M60, providing direct access to the M56 and to the M62 transpennine motorway.

Manchester city centre is only 10 miles away, and Stockport, Wilmslow and Macclesfield Intercity stations are all within easy reach. Manchester International Airport is approximately 6 miles from the development with motorway access virtually door to door.



## Further Information

For more detailed information please contact one of the joint agents.

[www.orionbusinesspark.co.uk](http://www.orionbusinesspark.co.uk)

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ALLIANCE

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