Global Logistics

Airport City Manchester

Click to Enter
## The Joint Venture Partnership

<table>
<thead>
<tr>
<th>Partnership</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MAG</strong></td>
<td>Manchester Airports Group is the country’s largest UK-owned airport operator, owning a total of four airports: Manchester, London Stansted, East Midlands and Bournemouth.</td>
</tr>
<tr>
<td><strong>BCEG</strong></td>
<td>BCEG is a leading construction and engineering company in China and is already active in global markets, particularly in the USA.</td>
</tr>
<tr>
<td><strong>Carillion</strong></td>
<td>Carillion PLC is a leading integrated support services company with a substantial portfolio of public/private partnerships and extensive construction experience across the globe.</td>
</tr>
<tr>
<td><strong>GMPF</strong></td>
<td>GMPF is the pension scheme for the ten local authorities in Greater Manchester, as well as a range of other bodies. It is also part of the nationwide pension scheme for local authorities.</td>
</tr>
<tr>
<td><strong>Argent</strong></td>
<td>Argent is one of the UK's leading developers, delivering landmark property projects that include King's Cross, One Piccadilly Gardens, Piccadilly Place and One St. Peter's Square.</td>
</tr>
</tbody>
</table>
Global Logistics

Global Logistics at Airport City Manchester is one of the newest logistics hubs in the UK, offering up to 1.4m sq ft of high quality accommodation to let. The site has planning consent for design and build opportunities from 15,000 to 650,000 sq ft, providing the opportunity to tailor a logistics building to suit your specific requirements.

Forming a key part of the Greater Manchester Enterprise Zone, Global Logistics sits at the southern end of Manchester Airport adjacent to the World Freight Terminal, a well-established international logistics hub that enables the movement of over 100,000 tonnes of cargo every year.

By choosing to locate at Global Logistics, your business will enjoy exceptional transport and business connectivity across the north west and beyond, as well as the local and regional benefits associated with locating at a major international airport.

DHL has already taken advantage of these benefits, taking occupation of a brand-new and bespoke 37,000 sq ft logistics facility.
Airport City Manchester

Airport City Manchester is an £800m landmark property development, creating a globally connected business destination at Manchester Airport. A vibrant economic hub with connectivity at its heart, the UK’s first Airport City will provide 5m sq ft of logistics, offices, advanced manufacturing and hotel accommodation.

By locating at Airport City Manchester, your business can benefit from a high-specification and bespoke property solution, with easy access to one of the UK’s most prestigious and productive cities. You will also benefit from unrivalled global connectivity, with direct access to hundreds of countries and cities via the adjacent airport, motorway and national rail networks.

Backed by internationally renowned joint venture partners working alongside an expert delivery team, Airport City Manchester is the perfect location for your business to grow and succeed.

Airport City also forms a crucial part of the Manchester Enterprise Zone, meaning Global Logistics occupiers can enjoy a range of incentives and benefits including:

- Up to £275,000 rates relief over 5 years
- Streamlined planning processes
- Super-fast broadband
- Assisted Area status
- Capital Allowances
Opportunity & Choice

Global Logistics offers you the chance to create a high quality logistics unit to suit the exact needs of your business. From total unit size through to the exact specification, you have the ability to choose from a wide range of new build options all tailored to your specific requirements. Benefits of choosing to locate at Global Logistics include:

• 1.4m sq ft logistics
• 70 acre (28 ha) site
• Bespoke design & build opportunities
• Units from 15,000 - 650,000 sq ft
• Fast track delivery
• Home to DHL
• Direct access to the M56
• Adjacent to the World Freight Terminal
• Airside operations 0.5 miles
• Part of the Manchester Enterprise Zone
Perfectly Located

The proximity of Global Logistics to junction 6 of the M56 and the rest of the UK’s motorway network ensures rapid movement of goods to market across the country. Considered links to the M62 corridor provides straightforward access to key northern cities, as well as the ports on the east and west of the country; not forgetting Manchester city centre, which is only 8 miles away.

Global Logistics also enjoys many of the local and regional benefits associated with locating at a major international airport, meaning it is the ideal consolidation and distribution gateway to conveniently and efficiently serve the north of the UK and beyond.

Manchester Airport’s unrivalled location at the heart of the UK enables direct links to over 200 global destinations, including: Paris, Zurich, Geneva, Frankfurt, Chicago, New York, Dubai and Singapore. This connectivity is key to its strength as both an international logistics hub and business cluster.
## Logistics Connected

### UK HGV journey times

<table>
<thead>
<tr>
<th>Destination</th>
<th>Miles</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Birmingham</td>
<td>80</td>
<td>02.02</td>
</tr>
<tr>
<td>Glasgow</td>
<td>220</td>
<td>04.12</td>
</tr>
<tr>
<td>Leeds</td>
<td>60</td>
<td>01.18</td>
</tr>
<tr>
<td>Liverpool</td>
<td>40</td>
<td>00.45</td>
</tr>
<tr>
<td>Heathrow</td>
<td>190</td>
<td>03.55</td>
</tr>
<tr>
<td>London</td>
<td>200</td>
<td>04.38</td>
</tr>
<tr>
<td>M4 Corridor</td>
<td>160</td>
<td>03.55</td>
</tr>
</tbody>
</table>

### Key
- ⚫️ Within 1.5 hour drive time
- ⚫️ Within 2.5 hour drive time
- 🔴 Within 3.5 hour drive time
Globally Connected

Worldwide cargo destinations

<table>
<thead>
<tr>
<th>Destination</th>
<th>Miles</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cathay Pacific Hong Kong</td>
<td>5,200</td>
<td>12:30</td>
</tr>
<tr>
<td>Fed Ex London Stn Paris Cdg</td>
<td>130</td>
<td>00:30</td>
</tr>
<tr>
<td>410</td>
<td>01:00</td>
<td></td>
</tr>
<tr>
<td>Lufthansa Cargo Dallas Fw</td>
<td>4,020</td>
<td>09:30</td>
</tr>
<tr>
<td>Houston</td>
<td>4,100</td>
<td>09:45</td>
</tr>
<tr>
<td>Frankfurt</td>
<td>450</td>
<td>01:05</td>
</tr>
</tbody>
</table>
Business Connected

- Manchester City Centre 8 miles
- Direct access to the M56
- 40,000 airport parking spaces
- 24/7 airport taxi services
• Airport metrolink station
• Connections to Manchester City Centre
• Services run every 12 minutes
• Direct to 15 different stops
• Airport train station
• Manchester City Centre 17 minutes
• Trains to & from Piccadilly every 10 minutes
• Direct services to 10 regional cities
Business Connected

- Airport bus station
- National Express coach hub
- Local & regional connections
- 24 hour bus service available on demand

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• 3 world class terminals
• 200 international destinations served
• 89 airlines in operation
• Direct domestic routes to London, Glasgow, Edinburgh & Southampton
### Summary of Accommodation

<table>
<thead>
<tr>
<th>Plot</th>
<th>sq m</th>
<th>sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Q</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total (GIA)</td>
<td>991</td>
<td>10,667</td>
</tr>
<tr>
<td>Plot area</td>
<td>0.66 ha</td>
<td>1.63 acres</td>
</tr>
<tr>
<td>Plot R1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total (GIA)</td>
<td>3,891</td>
<td>41,882</td>
</tr>
<tr>
<td>Plot area</td>
<td>0.85 ha</td>
<td>2.10 acres</td>
</tr>
<tr>
<td>Plot R2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total (GIA)</td>
<td>4,947</td>
<td>53,250</td>
</tr>
<tr>
<td>Plot area</td>
<td>1.07 ha</td>
<td>2.64 acres</td>
</tr>
<tr>
<td>Plot R3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total units</td>
<td>4,235</td>
<td>45,585</td>
</tr>
<tr>
<td>Plot area</td>
<td>0.62 ha</td>
<td>1.53 acres</td>
</tr>
<tr>
<td>Plot R4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total (GIA)</td>
<td>5,314</td>
<td>57,200</td>
</tr>
<tr>
<td>Plot area</td>
<td>0.94 ha</td>
<td>2.30 acres</td>
</tr>
<tr>
<td>Plot R5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit</td>
<td>600</td>
<td>6,458</td>
</tr>
<tr>
<td>Plot area</td>
<td>0.24 ha</td>
<td>0.59 acres</td>
</tr>
<tr>
<td>DHL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total (GIA)</td>
<td>3,475</td>
<td>37,413</td>
</tr>
<tr>
<td>Plot area</td>
<td>2.49 ha</td>
<td>6.51 acres</td>
</tr>
<tr>
<td>ALPHA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total (GIA)</td>
<td>12,088</td>
<td>130,110</td>
</tr>
<tr>
<td>Plot area</td>
<td>3.08 ha</td>
<td>7.62 acres</td>
</tr>
</tbody>
</table>

| Total site area | 31.38 ha | 77.54 acres |

Whilst the current masterplan provides for a range of units in a mix of detached units and terraces we can also accommodate cross dock facilities and other more specialist buildings and sizes.
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Summary of Accommodation

- Plot Total GIA (sq ft)
  - Plot Q: 10,667
  - Plot R1: 41,882
  - Plot R2: 53,250
  - Plot R3: 45,585
  - Plot R4: 57,200
  - Plot R5: 6,458
  - DHL: 37,413
  - ALPHA: 130,110
  - Plot T1: 78,071
  - Plot T2: 78,071
  - Plot U1: 110,492
  - Plot U2: 120,449
  - Mountpark: 270,000
  - Plot W1A: 26,221
  - Plot W1B: 43,917
  - Plot W2: 141,687

- M56 Motorway
- Sunbank Lane
- Junction 6
- Manchester Airport
- Winslow Road (A538)
The Detail

Global Logistics offers bespoke opportunities available from 15,000 sq ft to 650,000 sq ft and there are a range of design and build options available to those businesses seeking brand new, high specification logistics space.

From initial concepts and feasibility, through to completed design and build packages, the Airport City development team can create a building solution that works perfectly for you, both financially and operationally. Typical specification for the logistics and office space includes:

**Logistics unit**
- Up to 25m clear height to eaves (haunch)
- Floor loading of 35kn/m² for the smaller units and 50kn/m² for the larger units
- Level access doors and dock level doors to suit
- Secure fenced yard
- Dedicated HGV and car parking

**CAT A office space**
- Double glazing
- Heating & lighting
- Suspended ceiling
- Carpeting
- Perimeter trunking
- Fitted WCs

BREEAM rating: Very Good

The site is fully enabled and ready for development. In September 2014, Airport City completed the first phase enabling infrastructure package including site utilities framework, new estate road and surface water drainage infrastructure.

Delivery programme

Upon agreement and subject to planning approval, delivery of brand new logistics accommodation can be achieved and ready to occupy within 9 months.
In Great Company

To meet growing demand for its range of services, DHL has located a major new facility at Global Logistics, becoming the first business to locate at the flagship Enterprise Zone development. The international logistics company has taken occupation of a brand new and bespoke facility totalling 37,308 sq ft.

Constructed in less than 9 months, the new DHL Service Point offers international services including a drop-off and collection of goods for delivery overseas, with local businesses and residents benefitting from a parcel drop-off and pick-up point. It has the most efficient operational processes and equipment and is armed with the latest technology and up to date MHE. It also achieved a BREEAM Very Good rating, demonstrating Airport City Manchester’s commitment to environmental development.

• DHL Express in occupation
• 37,308 sq ft distribution unit
• Delivered in 9 months
• BREEAM very good rated development

“Our investment in this state of the art facility reflects the demand for British-made goods overseas. As the region’s economy goes from strength to strength, this new facility will serve to enhance DHL’s competitive logistical performance due to its strategic location, state of the art features and best in class handling processes. The location of the hub within the Enterprise Zone will support future export opportunities for small businesses in the region, allowing British businesses to get their product to international markets with even greater speed and reliability.”

Phil Couchman
CEO, DHL Express, UK & Ireland
Coming Soon

With DHL in operational occupation at Global Logistics, Airport City Manchester is ready to start work on the next stage of speculative development, with the creation of two brand new logistics units totalling 385,000 sq ft. Once complete in spring 2016, this next phase of development will take the total size of completed property at Global Logistics to 440,000 sq ft.

ALPHA

Located next to the new DHL Service Point, ALPHA, is a 130,000 sq ft property designed to meet occupier demand for small to medium logistics units. Once complete, the building will offer up to 6 units ranging in size from 17,500 to 35,000 sq ft arranged in a single terrace on the plot.

Key benefits

- 130,000 sq ft logistics facility
- Units from 17,500 sq ft upwards
- First floor office space finished to CAT A specification
- Bespoke fit out services available
- Located next to DHL service point
- Complete early 2016

Mountpark & Stoford

Working with Mountpark & Stoford Developments, Airport City Manchester has secured Reserved Matter planning consent for a speculative 270,000 sq ft logistics facility, construction of which starts summer 2015.

Key benefits

- 255,000 sq ft warehouse
- 15m to eaves (haunch)
- 4 level access doors & 24 docks
- 50m yard with 45 HGV parking spaces
- Gatehouse
- 15,000 sq ft office over 3 floors
- 180 car parking spaces
- Practical completion of the unit will be in January 2016
Be part of it

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