



LOW CAPITAL VALUE, REVERSIONARY
MULTI-LET OFFICE INVESTMENT.

The logo graphic for MIOC consists of four vertical bars of varying heights, with the tallest bar on the left and the others decreasing in height to the right. Below these bars, the letters 'MIOC' are written in a large, bold, sans-serif font.

MIOC

MANCHESTER INTERNATIONAL
OFFICE CENTRE

Styal Road _ Manchester Airport
Manchester _ M22 5WB

INVESTMENT SUMMARY

- Manchester is the UK's second city and the economic and cultural capital of the North of England
- MIOC provides an outstanding opportunity to acquire a multi-let office building with excellent growth potential
- The asset occupies a commanding position close to Manchester Airport
- The asset comprises 90,154 sq ft arranged over ground and two upper floors
 - 95% let
 - Multi-let to various tenants including SEKO Logistics, Franke, TGE Gas Engineering, Simon Carves Engineering Limited and World Cargo Logistics Ltd
 - Unparalleled car parking ratio of 1:168 sq ft (534 car parking spaces)
 - Large 6.6-acre site
- Current office rent passing of £1,817,678 per annum
- Current car parking rent passing of £75,650 per annum
- Total passing rent of £1,893,328 per annum
- Long leasehold interest from Manchester City Council on a 169-year lease from 1982 at a peppercorn
- Current vacancy of 5,503 sq ft (across seven suites, with no rental guarantee), providing immediate opportunity to drive rental performance
- One-acre development site at the front of the site, suitable for drive-thru, roadside, hotel or office uses (subject to planning)



Offers in excess of **£16,000,000 (Sixteen Million Pounds)**, reflecting a **Net Initial Yield of 11.10%** after full purchaser's costs. A purchase at this level reflects a **low capital value of £177 psf**, substantially below replacement cost.



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What3words link natively.gives.those



LOCATION

MIOC is located 1.5 miles from Manchester Airport and 8 miles south of Manchester city centre.

The property benefits from excellent transport links: the M56 motorway is 1.8 miles to the west, providing connections to Manchester and North Wales; the A555 (Manchester Airport Relief Road) lies 250 metres to the south, giving direct access to Junction 5 of the M56, 2 miles to the north-west. Heald Green railway station, 0.4 miles to the north, offers regular services to East Didsbury (5 minutes), Crewe (47 minutes) and Liverpool Lime Street (1 hour 17 minutes).

The property sits within the South Manchester commuter belt, with affluent towns such as Hale, Altrincham, Bowdon, Alderley Edge, Wilmslow, Bramhall and Gatley all within 5 miles. The M60 is 2.6 miles to the north, with the M6 just 11 miles to the west.

MIOC is positioned on the eastern side of Styal Road (B5166), approximately 250 metres north of its junction with the Manchester Airport Relief Road. The property is accessed via an estate road shared with neighbouring occupiers and is situated adjacent to several other office developments, including Manchester Green and Trident Business Park.

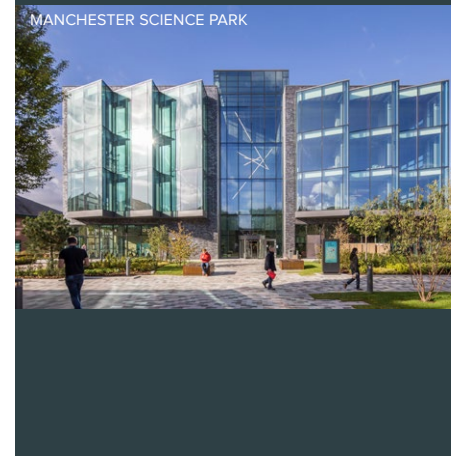
WHY MANCHESTER?

As northern England's powerhouse, Manchester has cemented its position as the UK's foremost regional city beyond London.



The Greater Manchester economy generates **an impressive £78.7 billion** in Gross Value Added, outperforming the combined economic output of Leeds, Liverpool, and Sheffield. This thriving metropolitan region continues to experience the fastest growth rate among all UK regional centers, reinforcing its status as the North's undisputed economic and cultural capital.

01. Voted the **Most Liveable City** in the UK (The Economist 2022)
02. **Over 1.3 million people** in employment in Greater Manchester
03. **One of Europe's largest student populations** with over 105,000 students across five leading universities
04. **Highest graduate retention** outside London, with 51% of students choosing to remain in Manchester
05. Manchester has the **largest millennial population of the UK** regional cities, with over 500,000 residents aged between 20-34.
06. Home to **5+ unicorn tech companies** including The Hut Group, AutoTrader, AO.com, Boohoo, and Matillion
07. **30-40% lower** operating costs than London
08. **Forecast to be the fastest growing major UK city** between 2022-2025, with annual growth of 3.2% (Ernst & Young, 2022)
09. **Ranked the Best City in UK** for Economic Potential, Connectivity & Business Friendliness (The Financial Times 2023)
10. **More than 80** of the FTSE 100 companies have offices in Manchester
11. Home to MediaCity UK, one of **Europe's largest** purpose-built media hubs housing BBC, ITV and numerous tech companies



MANCHESTER AIRPORT DEPARTURES

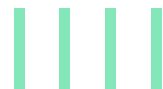


Manchester Airport, just 5 minutes from MIOC, stands as the UK's third-busiest airport, welcoming over 30 million passengers annually across nearly 200 global destinations.

The airport is midway through an ambitious £1.3 billion transformation programme that is reshaping Northern England's aviation landscape.

Terminal 2's expansion has more than doubled its capacity and will be fully operational by end-2025, handling over 70% of all passenger traffic. The terminal now features Airbus A380-capable gates, restaurants, and premium retail stores. Terminal 3's multi-million-pound upgrade launched in September 2025, delivering 40% more seating and new amenities by early 2026.

This transformation is driving record passenger numbers toward a target of 43 million annual capacity, generating thousands of local jobs and positioning the airport's economic contribution beyond £2 billion per annum. As the UK's largest airport outside London, handling 100,000 tonnes of air freight yearly with direct Heathrow connections, Manchester Airport's evolution into a major airport-city development reinforces its status as a Northern powerhouse in both aviation and regional infrastructure.





533,000 SQ FT

South Manchester ten year average take-up



£45.00 PSF

Prime office rent in Manchester City Centre



£27.50 PSF

Prime office rent in south Manchester



39%

Discount when compared to Manchester City Centre rents



SOUTH MANCHESTER OFFICE MARKET

Rents in south Manchester offer a significant discount to Manchester city centre, providing an excellent opportunity for rental growth.

Take-up in the South Manchester market continues to outperform other provincial UK cities, with the ten year average take-up rate standing at 533,000 sq ft.

Few business locations could be better placed for local, national and international occupiers than MIOC. Situated minutes from the international airport it provides a unrivalled business location.

RENTAL COMPARABLES

Property	Date	Area (sq ft)	Tenant	Rent (PSF)
Egerton House, Towers Business Park	Dec 2024	2,182	Apollo Finance	£23.00
Block 1, Alderley Park	Sept 2024	5,977	Beckhoff	£25.00
3 Stockport Exchange	Oct 2023	11,248	Hurst Accountants	£27.00
Towers Business Park	Sept 2023	13,948	Conferma Pay	£25.50



DESCRIPTION

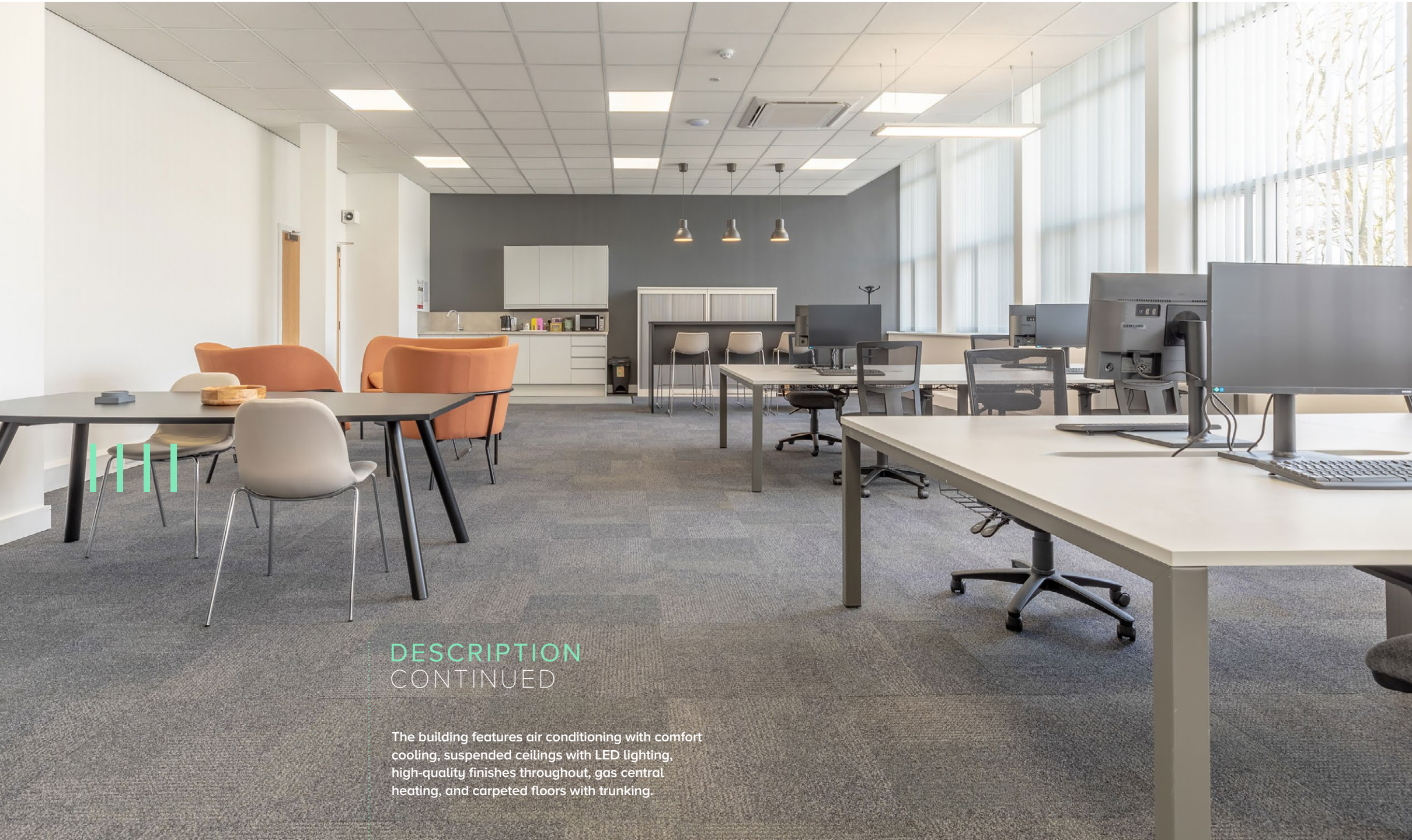
MIOC is a landmark office building constructed circa 1954, comprising a 2–3 storey 'H'-shaped structure totalling 90,154 sq ft.

The front and middle wings are 3 storeys while the rear wing is 2 storeys, surrounded by 534 car parking spaces.



Multi-let office building with excellent growth potential





DESCRIPTION CONTINUED

The building features air conditioning with comfort cooling, suspended ceilings with LED lighting, high-quality finishes throughout, gas central heating, and carpeted floors with trunking.



DESCRIPTION CONTINUED

Amenities include a building manager/receptionist, on-site café and business lounge, conference and meeting rooms, gym with changing facilities and showers, cycle lockers, and landscaped gardens.

The building has undergone a complete internal transformation with refurbished reception and common areas.



ASSET MANAGEMENT

Opportunities exist to enhance income and capital value through active management:

LETTINGS

5,503 sq ft vacant across **seven suites** (464–1,690 sq ft) with **no rental guarantee**, offering immediate scope to drive rental performance.

DEVELOPMENT

One-acre site at the front of the estate suitable for **drive-thru, roadside, hotel or office use** (STP).

LEASE RE-GEARS

Potential to **extend lease terms** and **secure income** with existing occupiers.

RENTAL GROWTH

Low average rent of c.£23 psf offers clear scope to **increase rental tone**.

MIOC





SITE

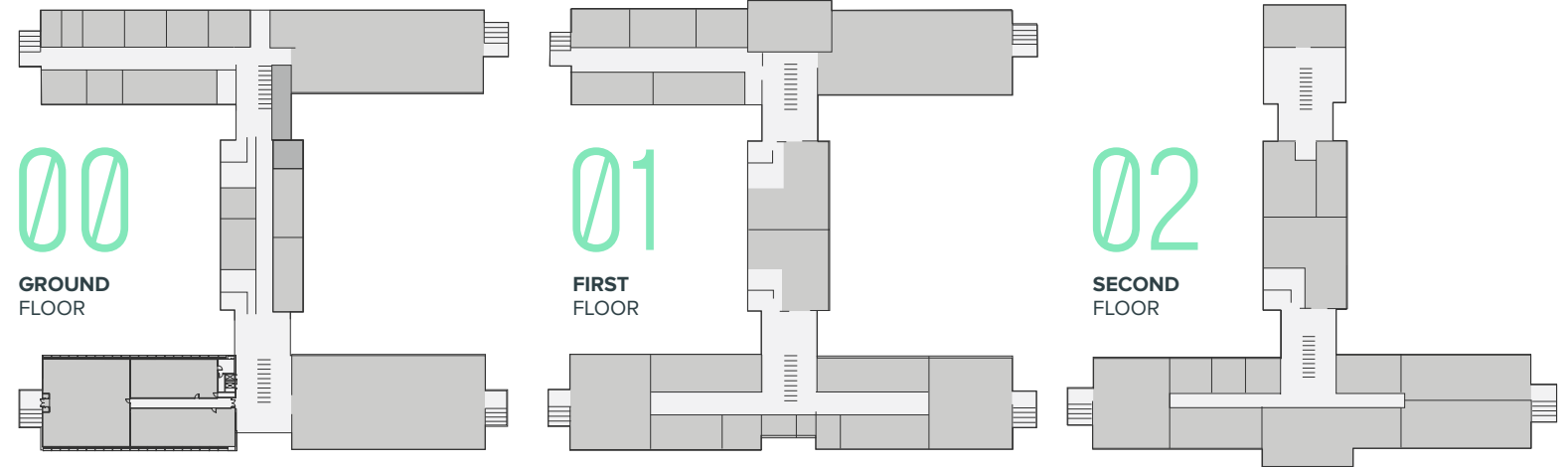
The site is square in shape and extends to 6.60 acres. The western boundary runs along Styal Road with the northern boundary abutting Gateway House.

The rear eastern boundary abuts the Airport / Crewe–West Coast railway line. The site has excellent prominent frontage to Styal Road of 185m (607 ft) and a maximum site depth of 185m (607 ft).

There is a 1-acre development site at the front, suitable for drive-thru, roadside, hotel or office uses (subject to planning). Planning has previously been secured for a drive-thru coffee unit (e.g. Starbucks or Costa).



FLOORPLANS





TENANCY SCHEDULE

Unit	Tenant	Net Passing Rent pa	Area (sq ft)	Gross Rent (sq ft)	Net RENTAL (sq ft)	Term Yrs	Expiry Date	Next Review	Break Clause	Car Spaces	Comments
Suite 1 (Grd floor) - includes 8a and 8b floor areas	Franke (UK) Ltd	£202,295	10,322		£19.60	10	4th Apr 33	5th Apr 28	5th Apr 28	32	Rent reduces to £101,147.50 on 5th Apr 28 if break is not served
Suite 2a (1st floor)	TGE Gas Engineering	£70,080	3,825		£18.32	10	2nd Jan 27	3rd Jan 22		14	Lease includes £3,300 per annum; in respect of air-conditioning contributions. Rent review outstanding.
Suite 2b (1st floor)	BSB Corporate Limited	£15,500	749		£20.69	4	3rd Jun 28		4th Jun 26	2	If break not served in 2026 tenant benefits from a month's additional rent free for the period 4th Jun 26 to 3rd Jul 26
Suite 2c (1st floor)	TGE Gas Engineering	£22,806	1,239		£18.41	10	2nd Jan 27	3rd Jan 22		4	Rent review outstanding.
Suite 2d (1st floor)	ICE Manchester Limited	£8,600	421		£20.43	2	31st Aug 24				Holding over
Suite 2e	OSY Group Ltd	£21,260	908		£23.41	3	30th Mar 28			3	
Suite 2f	Till Group Limited	£5,400	226		£23.89	5	30th Apr 26				
Suite 3a & b	Simon Carves Engineering Limited	£120,879	6,566		£18.41	10	17th Mar 32	19th Mar 28	18th Mar 28	26	Car parking spaces are charged as Tandems @ £750 per 2 spaces. £13k included in rent amount
Suite 3c	Simon Carves Engineering Limited	£45,463	1,504		£30.23	8	17th Mar 32	19th Mar 28	18th Mar 28	6	One fixed rental change to £39,000 on 19th Mar 28. Car park rent included in main rent
Suite 3d	Logical UK Limited	£40,000	1,793		£22.31	3	29th Aug 26		24th Jun 25	7	
Suite 3e	World Transport Agency Limited	£74,282	3,478		£21.36	10	31st Jul 31	1st Aug 26	1st Aug 26	13	Rent commencement 6th Jun 22 for £67,782pa. Licence fee of £6,500 payable from 1st Aug 21. Missed break in Feb 2024
Suite 3fi	Cargonet Limited	£12,250	453		£27.04	5	14th Nov 28		15th Nov 26	2	Rent includes car park rent of £1,000pa. Stepped rent £12,250pa (including Car park rent) from 15th Apr 24, rent reduces to £6,625pa from 15th Nov 26 (if break not served) then increases to £12,250pa from 15th Jun 27 until lease end. Rent includes s/c, ins.
Suite 3fii	Budd-I-Brands Limited	£9,840	464		£21.21	3	30th Nov 26			0	
Suite 3fiii	Fast Cargo & Logistics Limited	£17,565	770		£22.81	5	6th Aug 28		7th Aug 26	3	Rent includes car parking spaces
Suite 3g	Elobau UK LTD	£18,000	913		£19.72	5	1st Nov 25			3	Terms issued to Simon Carves to occupy from Jan 2026
Suite 4a	Vacant		3,489							15	
Suite 4bi	Sunclass Airlines ApS	£14,000	692		£20.23	3	2nd Jul 28			3	
Suite 4bii	Sunclass Airlines ApS	£21,110	912		£23.15	5	2nd Jul 28		3rd Jul 26	4	
Suite 4c	Orchard Properties (Handforth) Limited	£39,584	1,802		£21.97	5	30th Nov 28		30th Nov 26	7	Rent reduces to £34,181 + £3,500pa on 1st Dec 26. If tenant does not serve their break rent is reduced to £17,090.50 + £3,500 for the period 1st Dec 26 to 31st Jan 27
Suite 5a (1st floor)	Ardmac Performance Contracting Limited	£44,000	2,068		£21.28	10	16th Mar 35	17th Mar 30	16th Mar 30	9	17th Mar 25 to 31st Mar 25 £22,000 pa. 1st Apr 25 to 16th Mar 29 £44,000 pa. 17th Mar 29 to 16th Mar 30 £48,000 pa
Suite 5b	Strong and Herd LLP	£25,640	1,069		£23.98	5	26th Mar 28		27th Mar 26	4	Car park rent included in the main demise rent. This is a lease renewal. Terms agreed to remove break and extend lease. LL will fit internal kitchen
Suite 5c	BDP International Inc	£19,000	898		£21.16	5	15th Jan 28		15th Jan 26	4	16th Jan 24 to 15th Jan 25 £18,500pa. 16th Jan 25 to 15th Jan 27 £19,000pa. 16th Jan 27 to 15th Jan 28 £19,500pa
Suite 5d	365 Aerospace Limited	£18,250	756		£24.14	4	4th Mar 29		5th Mar 27	4	Fixed increase to £19,050pa from 5th Mar 27
Suite 5e	Vacant		607		£0.00						Terms Issued to Elobau to move from Suite 3G
Suite 5f	UGL Worldwide Logistics Ltd	£12,750	600		£21.25	5	29th May 30	30th May 27	30th May 27		
Suite 5g	United Global Logistics Ltd	£12,750	600		£21.25	5	29th May 30	30th May 27	30th May 27		
Suite 7a & 7b (Grd floor)	365 Aerospace Limited	£29,800	1,374		£21.69	5	4th Mar 29		5th Mar 27	5	£29,800pa 5th Mar 25 to 4th Mar 27. £30,483pa 5th Mar 27 to 4th Mar 28. £31,165pa 5th Mar 28 to 4th Mar 29
Suite 8a (Grd floor)	Franke UK Ltd (Detailed within Suite 1)										
Suite 8b (Grd floor)	Franke UK Ltd (Detailed within Suite 1)										
Suite 8c (Grd floor)	Bean Café	£0	344			5	11th Jul 26			1	
Suite 9a (1st floor)	Seko Logistics (London) Limited	£75,500	3,084		£24.48	5	19th Oct 28		20th Oct 26	13	£75,500pa from 20th Feb 25. If tenant does not serve their break notice, their rent will be reduced to £37,750pa for the period 20th Oct 26 to 19th Feb 27
Suite 9b (1st floor)	Neuven Solutions Limited	£52,000	2,332		£22.30	5	8th Nov 29			10	Stepped rent.



TENANCY SCHEDULE CONTINUED

Unit	Tenant	Net Passing Rent pa	Area (sq ft)	Gross Rent (sq ft)	Net RENTAL (sq ft)	Term Yrs	Expiry Date	Next Review	Break Clause	Car Spaces	Comments
Suite 10 (1st floor)	RIF Worldwide Plc	£36,333	1,944		£18.69	5	28th Feb 30			10	Lease renewal from and including 1st Mar 25 - 28th Feb 30. Stepped rent £31,333.33 (1st Mar 25 - 28th Feb 26). £39,166.67 (1st Mar 26 - 28th Feb 27). £50,000 (1st Mar 27 - 28th Feb 29). £52,000 (1st Mar 29 - 28th Feb 30)
Suite 11a	Federal-Mogul Limited	£64,216	3,058		£21.00	5	27th Jan 27		28th Jan 26	12	
Suite 11b (2nd floor)	Belden UK Limited	£28,700	1,342		£21.39	5	31st May 27		1st Jun 25 1st Jun 26	5	Tenant benefits from 4 months rent free on 1st Jun 26 if they do not serve notice to vacate on that date.
Suite 11c	ECUS Limited	£28,170	1,566		£17.99	5	2nd Dec 26			6	£28,170pa (plus £3,000pa car park rent).
Suite 12 (2nd floor)	AirCamo Aviation Limited	£56,590	2,361		£23.97	5	1st May 28	2nd May 26	2nd May 26	10	Rent increases to £51,590pa + £5,000pa on 2nd Nov 23, reduces to £25,795pa + £5,000pa on 2nd May 26 then increases again to £51,590pa + £5,000pa on 2nd Jan 27
Suite 13a	Four.Zero Recruitment Ltd	£18,500	466	39.70	£32.57	3	30th Mar 28		31st Mar 27		
Suite 13b	Vacant		464								
Suite 13c & f	SalesSense International UK Limited	£47,200	1,098	42.99	£35.86	3	16th Feb 28		17th Feb 26	4	Yearly break
Suite 13d	Collision Management Centre Limited	£76,200	2,701	£28.21	£21.08	3	18th Dec 27		19th Dec 25		Rent increases to £85,500 per annum on 19th Dec 25. Rent increases to £90,000 per annum on 19th Dec 26. Break Notice served. £10,000 + VAT break penalty due on vacating the suite
Suite 13e	Vacant		631								
Suite 13g	Horwich Farrelly Limited	£26,500	1,218	21.76	£14.63	5	30th Jan 30		31st Jan 28	5	
Suite 14a (1st floor)	Savino Del Bene (UK) Limited	£10,606	764		£13.88	5	31st Jan 28		1st Feb 25	3	Car park rent is £750pa increasing to £1,500pa from 1st Jun 23. Main rent increases to £18,212.50pa from 1st Jun 23. So total rent will be £19,712.50pa from 1st Jun 23. If break is not exercised tenant benefits from a reduced rent of £9,106.25 for rent and car park rent for the period 1st Feb to 1st Oct 25.
Suite 14b (1st floor)	UNDER OFFER		753		£0.00						SciTech issued terms to move from Suite 14D in Sep 2025
Suite 14c (first floor)	Jas Forwarding (UK) Limited	£43,049	1,803		£23.88	5	28th Feb 28			7	
Suite 14d (first floor)	Scitech Engineering Limited	£38,831	1,507		£25.77	5	9th Mar 28		9th Mar 26	5	Car Park rent only until Office Rent commencement on 10th Sep 23 when rent will increase to £38,831pa (including car park rent). If tenant does not serve their break they will benefit from 3 months rent from Mar 2026 to Jun 2026. Terms agreed with EV Cargo (new occupier) to occupy from Feb 2026
Suite 14e (first floor)	Specialist Recruitment Solutions Limited	£25,713	914		£28.13	5	24th Jan 28			4	
Suite 14f (first floor)	X-Rite Limited	£18,326	882		£20.78	5	22nd Jan 28		23rd Jan 26	3	Rent commencement date 23rd April 23 at £18,326pa. If break not served tenant benefits from a rent free of two months from 23rd Jan to 22nd Mar 26
Suite15ai (Grd floor)	GenCo Logistics Limited	£14,800	622		£23.79	3	26th Aug 26			2	Rent increased on 27th Aug 24 to £14,800
Suite 15aii	Ucargo Pacific Logistics Limited	£23,370	949		£24.63	6	1st Dec 27		2nd Dec 25	4	
Suite 15b (Grd floor)	Irlam Associates Limited	£30,864	1,552		£19.89	5	24th Dec 28		25th Dec 26	6	Irlam stepped rent increases to £32,000pa on 25th Dec 25 then £33,000pa on 25th Dec 26 and £34,000pa on 25th Dec 28.
Suite 15c(Grd floor)	Flash V-One Limited	£23,000	932		£24.68	5	7th Jan 30	8th Jan 28	8th Jan 28	7	Lease renewal completed - 8th Jan 25 - 7th Jan 30. Rent increase to £23,000pa.
Suite 15cii and 15d (Grd floor)	AFS Global Limited	£32,980	1,234		£26.73	5	1st Aug 28		2nd Aug 26	5	Suite rent is £30,480pa. Car Park rent £2,500pa. Rent reduces to £15,300pa (plus £2,500pa) on 2nd Aug 26 if break is not served then increases back to £30,480pa (plus £2,500pa) on 2nd Feb 27
Suite 15e (Grd floor)	Vacant		609		£0.00					2	
Suite 15f (Grd floor)	Amianto Operating Company Limited	£8,500	440		£19.32	5	15th May 27		16th May 25 16th May 26	1	
Suite 16a (1st floor)	World Cargo Logistics Ltd	£21,906	1,054		£20.78	5	13th Mar 27		14th Mar 25	4	
Suite 16b	Upland Software UK Limited	£12,000	748		£16.04	6	19th Dec 29	N/A	20th Dec 25 20th Dec 27	4	If break option is served in 2025 an amount of £4,624+VAT is payable, if break is served in 2027 an amount of £2,312+VAT is payable.
Suite 16c	Distinct Consultancy Group Limited	£18,500	1,220		£15.16	5	30th Apr 29		1st May 27	5	1st May 25 - 30th April 26 £18,500pa. 1st May 26 - 30th April 27 £25,000pa. 1st May 27 - 30th April 28 £21,000pa. 1st May 28 - 30th April 29 £27,000pa
Suite 16d (1st floor)	CSX Manchester Ltd	£17,200	1,374		£12.52	5	17th Oct 29	N/A		0	18th Oct 24 -17th Jan 26 £17,200pa. 18th Jan 26 £34,400pa
Suite 16e (1st floor)	Vacant		1,690		£0.00						
	Totals	£1,817,678	90,154							308	



PROPOSAL

Offers in excess of **£16,000,000 (Sixteen Million Pounds)**, reflecting a **Net Initial Yield of 11.10%** after full purchaser's costs.

A purchase at this level reflects a **low capital value of £177 psf**, substantially below replacement cost.

TENURE

Long leasehold, under title number GM878276. The property is held long leasehold for a term of 169 years from 18 January 1982 at a peppercorn rent. The freeholder is Manchester City Council.

MIOC

FURTHER INFORMATION

EPC

C75 expiry 2030.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

DATAROOM

A full dataroom is available.

CAPITAL ALLOWANCES

Capital allowances are to be retained by the seller.

VAT

The property is elected for VAT. The property will be treated as a Transfer of a Going Concern.

CONTACT

For further information or to arrange a viewing, please contact:

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