

The logo graphic consists of three nested, yellow-outlined rectangular shapes that are open on the left side. The lines are thick and parallel, creating a sense of depth and enclosure.

Three
Edward
Court



**High Quality Self Contained
Building, for a variety of uses
11,408 SQ. FT. (1,060 SQ. M.)**

Description

3 Edward Court is a high-quality office development well suited as a HQ building or for regional / satellite offices. Offering space arranged over ground and 1st floors. 3 Edward Court is located on the established and highly popular Altrincham Business Park, in one of South Manchester's most sought-after towns.

Surrounded by major corporate occupiers 3 Edward Court is within easy reach of the town centre and motorway network and is set within a secure business park benefiting from ample on-site car parking provision and landscaped grounds.

The entrance opens into a double height atrium incorporating the main entrance, waiting area, passenger lift and male and female WC's. The available accommodation offers flexibility of open plan floorplates and private offices, which are accessed from the central core of the building via staircase or passenger lift.



Located on the established and highly popular Altrincham Business Park, in one of South Manchester's most sought-after towns

Altrincham



Altrincham is an affluent South Manchester town with a thriving commercial centre





Altrincham

Within the boundaries of the historic county of Cheshire, Altrincham was established as a market town in 1290. Surrounded by retail and leisure amenities the site combines the convenience and environment of a business park whilst being only 2 miles from Altrincham town centre.

Excellent transport links including the Metrolink System linking to Manchester City Centre (30 mins)



A bustling cosmopolitan centre, Altrincham offers a wide selection of bars and restaurants alongside a strong high street retail offering and the independent traders of Altrincham market. Altrincham Retail Park is close by offering a range of retail & leisure together with ASDA virtually on your doorstep.

WA14 5GL

↑ TO J7 M60 AND MANCHESTER CITY CENTRE

ALTRINCHAM RETAIL PARK

b.m. McDonald's WFCM
Primark HOMEBASE ALDI
Hobby World

Three Edward Court

GEORGE RICHARDS WAY

ASDA

BUS STOP

NAVIGATION ROAD TRAIN & METROLINK STATION

A56

BARRINGTON RD

OLDFIELD RD

A560

↓ TO J7 M56 AND THE M6

A56

ALTRINCHAM INTERCHANGE

ALTRINCHAM TOWN CENTRE

A538



J7 M56	11 mins
J7 M60	12 mins
J20A M6	14 mins
Manchester Airport	16 mins
Stockport	22 mins
Didsbury	24 mins
Manchester	28 mins

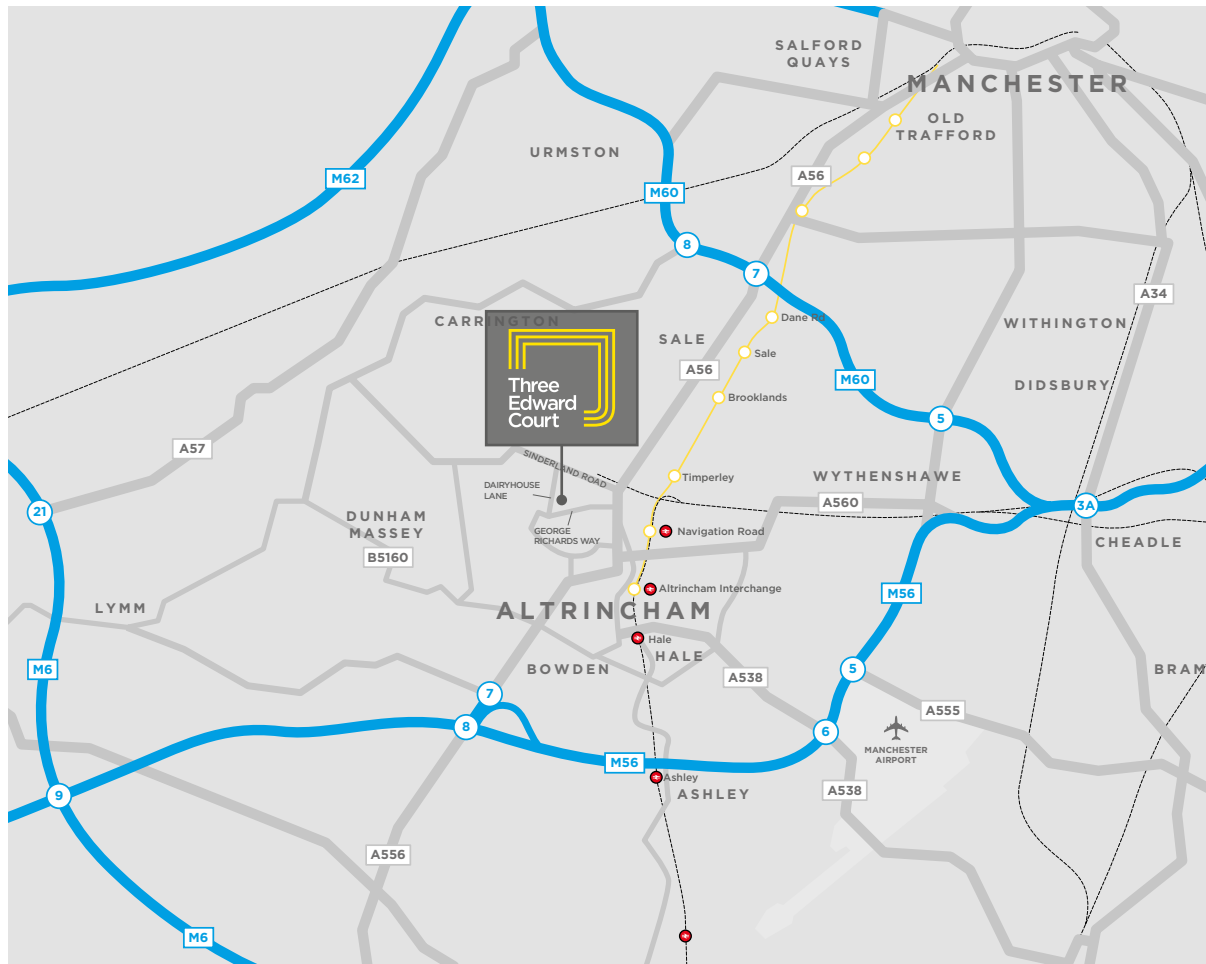


Stockport	38 mins
Manchester	49 mins
Chester	1hr 27 mins
Birmingham	2hr 34 mins
London	3hr 19 mins



Sale	34 mins
Salford Quays	59 mins
Chorlton	54 mins
Manchester	55 mins
Bury	1hr 25 mins
Rochdale	1hr 31 mins

Excellent communications via the M56 and M60



Location

At less than 4 miles from the nearest junctions of the M56 and M60 Altrincham Business Park is highly accessible by car, with a regular bus service to Altrincham Town Centre.

The town centre itself has regular tram and train services.

Several National Cycle Routes are close to the scheme leading west and to the north east, providing access from Altrincham to Manchester City Centre.



Junctions 7 & 8 on the M56, 3 miles.
Junction 7 on the M60, 3.5 miles.



Hourly train services to Chester, Manchester and Stockport.



Manchester Airport (4.5 miles)



Metrolink runs every 6 mins to Manchester and connects to the airport.



Regular buses to Altrincham from a bus stop 0.4 miles from site.

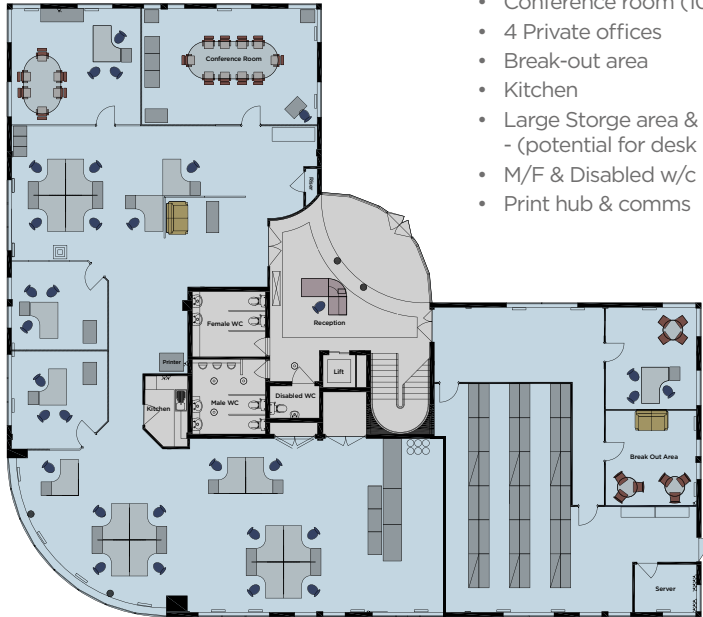


20 minutes walk to Altrincham town centre.



10 minute cycle ride to Altrincham town centre.

Existing space planning



Ground Floor

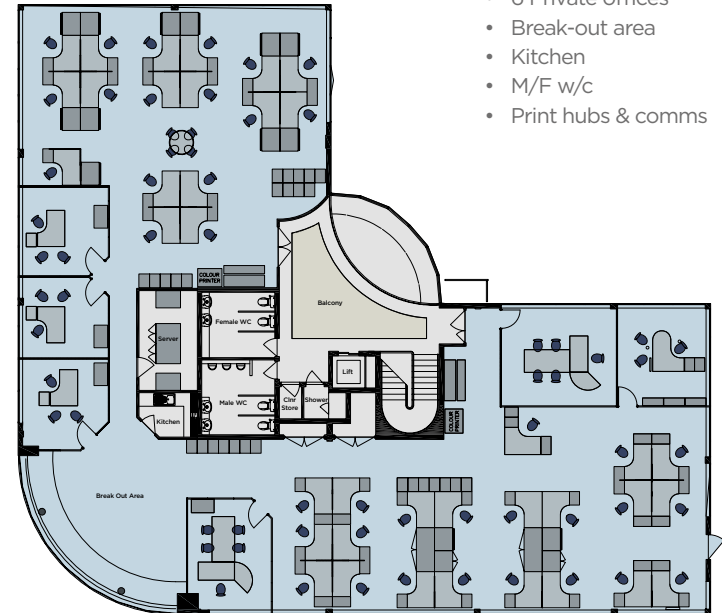
KEY

- Reception
- Lounge area
- 17 Desk locations
- Conference room (10 person)
- 4 Private offices
- Break-out area
- Kitchen
- Large Storage area & post room - (potential for desk locations)
- M/F & Disabled w/c
- Print hub & comms

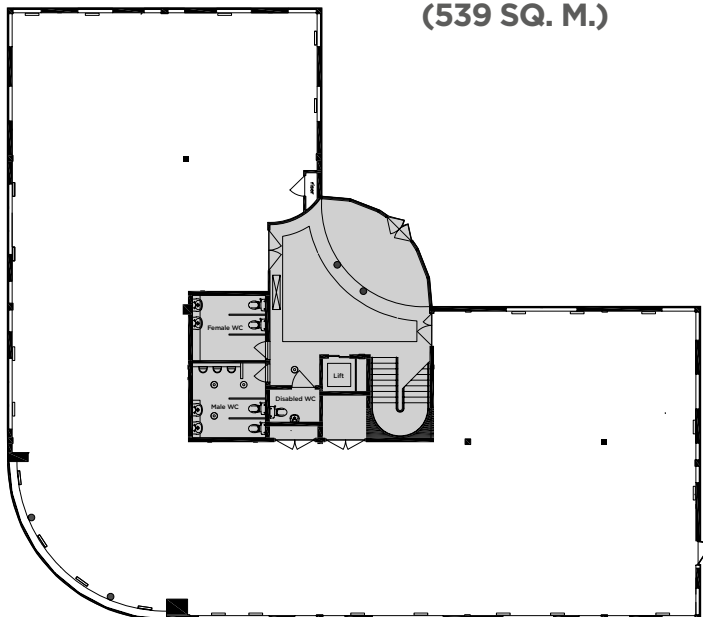
First Floor

KEY

- Reception
- Lounge area
- 37 Desk locations
- 6 Private offices
- Break-out area
- Kitchen
- M/F w/c
- Print hubs & comms



Whole floor plans

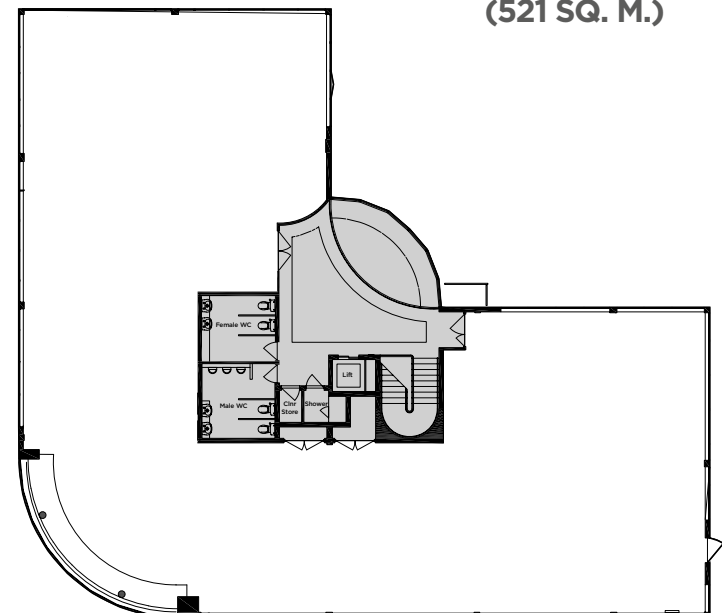


Ground Floor

5,801 SQ. FT.
(539 SQ. M.)

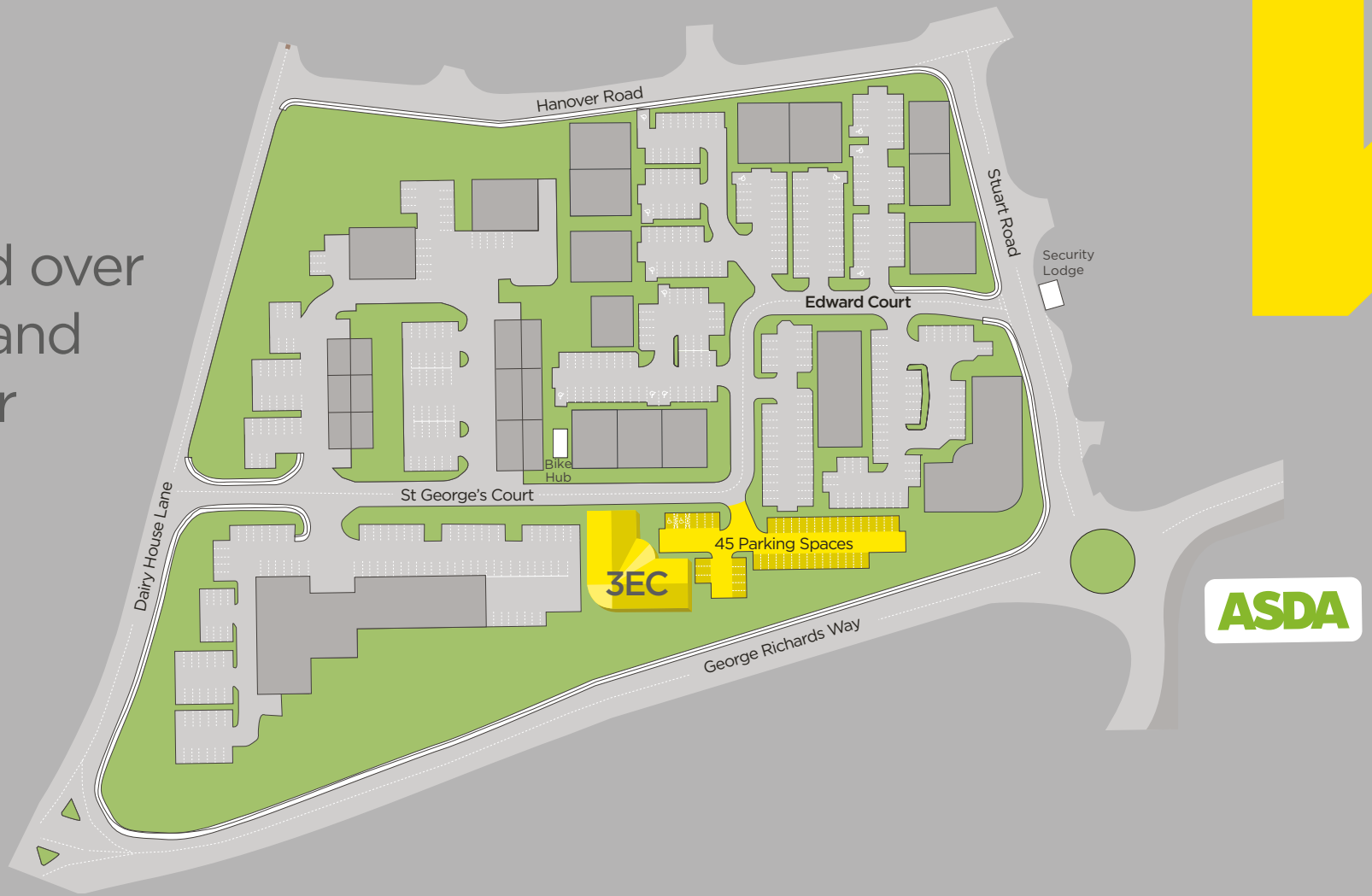
First Floor

5,607 SQ. FT.
(521 SQ. M.)



Specification

Offering space arranged over ground and first floor



Double height atrium reception area



Fully refurbished



Air-conditioned



Raised floor system



Suspended ceilings with integral LG7 lighting



Passenger lift



Attractive landscaping incorporating a balanced mix of hard and soft landscaped finishes



45 car parking spaces at a ratio of 1:250 SQ. FT.



High speed connectivity



Secure bike hub



Shower



On-site estate security office



Barrier controlled estate entry/exit



The building has an EPC rating of C-52

SECURE BUSINESS PARK



Set within a secure business park benefiting from ample on-site car parking and landscaped grounds



On-site Security Lodge



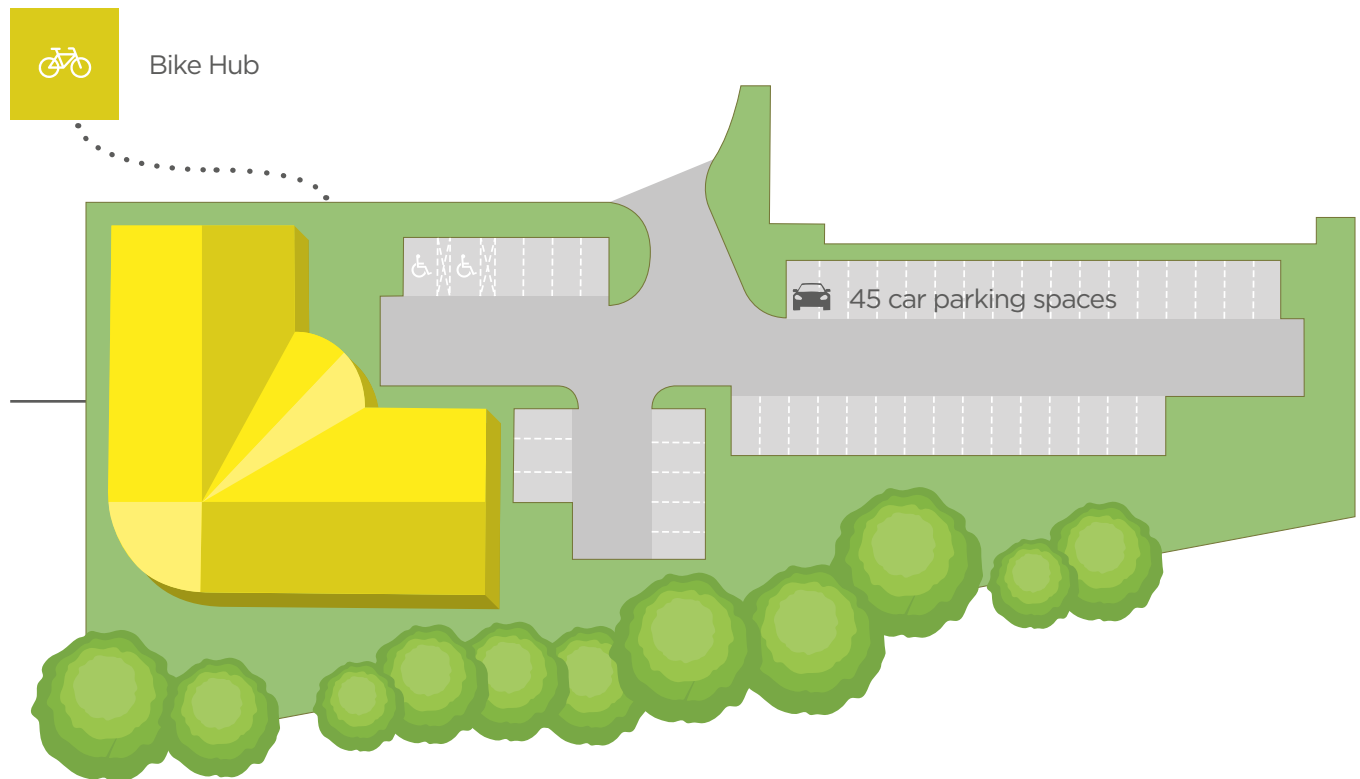
Bike Hub



Barrier Controlled Estate



Three
Edward
Court





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 **Altrincham
Business Park**
Altrincham, Manchester **WA14 5GL**