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**CHARTER HOUSE**

Woodlands Road, Altrincham, WA14 1HF

# CHARTER HOUSE

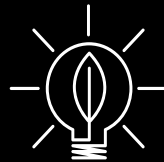
## a sustainable future

Prioritising sustainability is a must, businesses can not only reduce their environmental impact but are key to building trust and demonstrating a commitment to a sustainable future. Here is what we're doing to help:



### Zero Scope 2 Emissions

Our tenants have ZERO scope 2 emissions from our renewable energy products we supply, in accordance to the GHG Protocol Scope 2 Guidance.



### Renewable Energy

We support our clients on their net-zero journey by supplying them with certified 100% renewable electricity across our entire 8 million sq ft portfolio.



### Cycle Hubs

Introduction of cycle hubs across our portfolio, a safe and secure place to keep bikes under cover, helping to advocate for sustainable forms of transport.



### LED & PIR Motion Detection Lighting

Installation of LED motion detecting, PIR lighting to reduce energy usage, eliminating the possibility of leaving the lights on.



### Public Transport

Charter House is just a few mins walk away from the local train, Metro and Bus Station. Providing environmentally friendly options for office commutes.



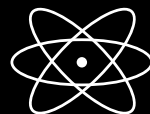
### Zero Landfill

We recycle the majority of our waste and separates non-recyclables to be used to generate electricity at a waste-to-energy facility producing ZERO landfill.



### Showers at Our Offices

Installation of economically friendly showers. Ideal for encouraging green commuting options with trip-end facilities.



### Zero Radioactive Waste

Zero Radioactive waste as a landlord.



# first impressions count



Creating an excellent first impression for visitors to the building, the vibrant and bright reception of Charter House benefits from atrium style glazing and a contemporary spiral staircase leading to the high quality workspace on the first floor.

The impressive reception area also boasts an informal waiting area for visitors, two separate entrances with secure 24/7 fob access and two passenger lifts for ultimate convenience.

WELCOME





**Our available spaces benefit from:**



Air-Conditioning



Superfast Broadband Available



New Carpeting Throughout



Parking



Perimeter Heating



Suspended Ceilings



LED Lighting



24/7 Access



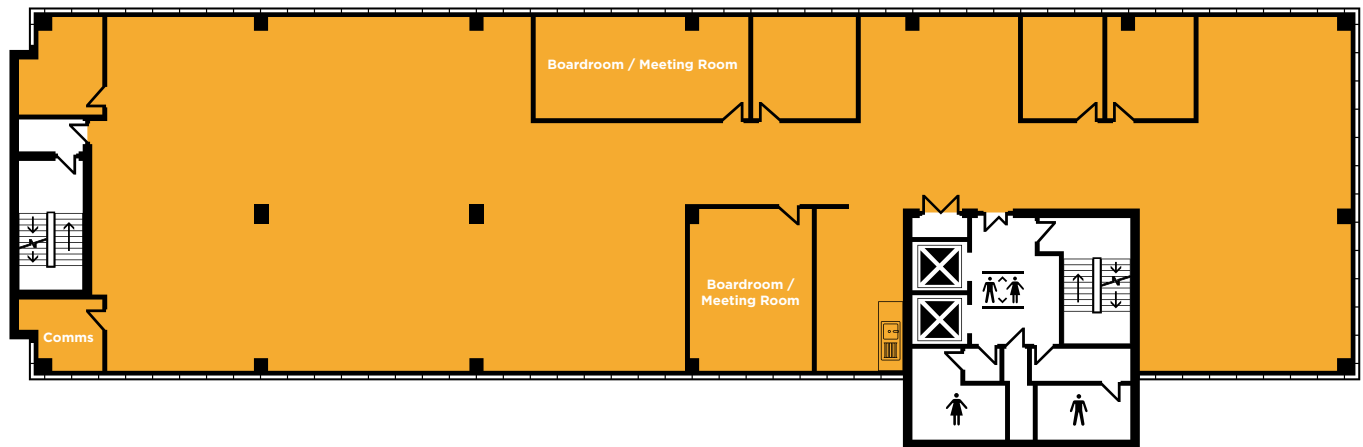
Building Manager



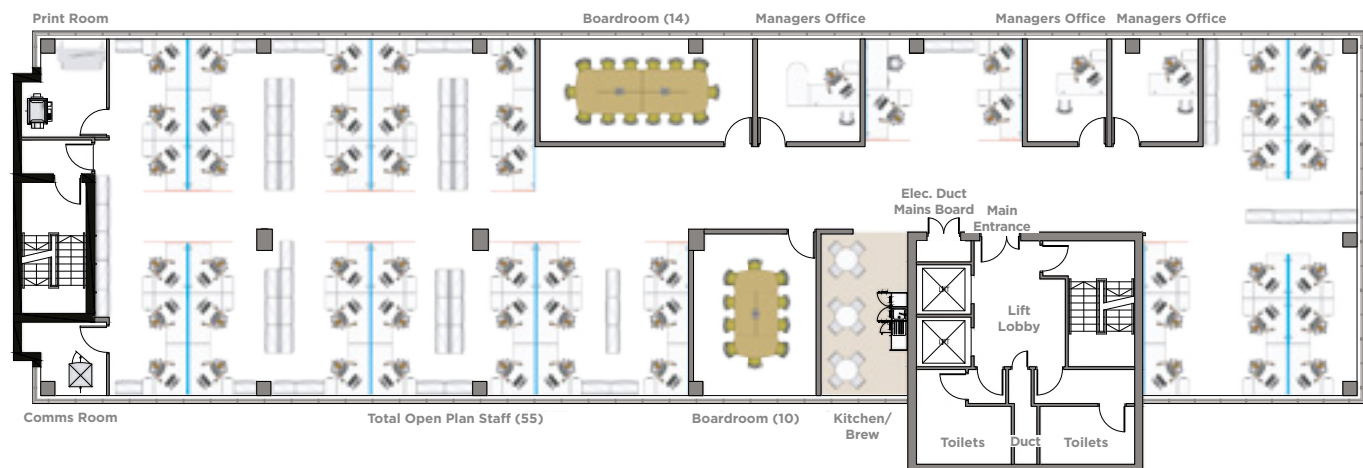
Three Compartment Perimeter Trunking

Superfast Broadband is now available throughout the building via BT and M247.

# Typical Floorplate



## Illustrative space plan (medium density, 58 people)



- 1 x Boardroom (14 People)
- 1 x Boardroom (10 People)
- 3 x Managers Office
- Kitchen / Brew area
- Print Room
- Comms Room



“

Charter House offers us the best possible combination of accessibility and amenity in a modern office environment, helping us to attract our own talented team, which is crucial to our business as a multi-award winning RPO provider and trusted resourcing partner working with a large number of leading, blue-chip organisations in the UK

”

- Martin Wainman, Managing Director, Omni RMS



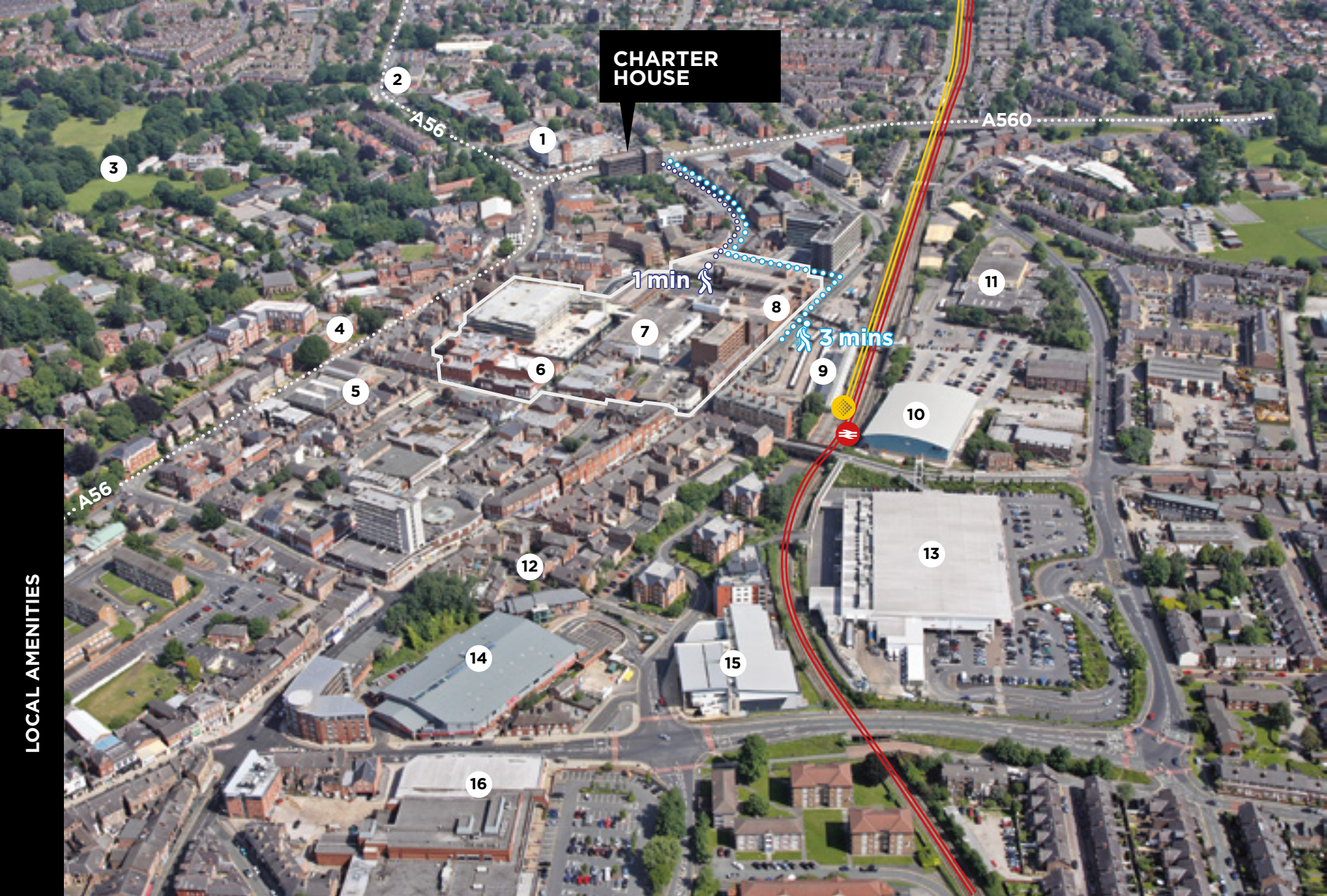


# attracting outstanding occupiers



Photography shows an client fit-out, an example of what you can do with your space.






LOCAL AMENITIES


- 1 Cresta Court Hotel
- 2 Premier Inn
- 3 John Leigh Park
- 4 Altrincham Town Hall
- 5 Market House
- 6 Marks & Spencer
- 7 Stamford Quarter
- 8 Pure Gym

- 9 Transport Interchange
- 10 Ice Dome
- 11 Leisure Centre
- 12 Goose Green
- 13 Tesco
- 14 Total Fitness
- 15 Vue Cinema
- 16 Sainsbury's

 Metrolink line

 Railway line

 Walking route to the transport interchange

 Walking route to the Stamford Quarter

Shopping essentials



around Stamford Quarter and the Market House





# experience the hustle and bustle of this vibrant market town

VOTED ENGLANDS HIGH STREET OF THE YEAR 2018 AT THE GREAT BRITISH HIGH STREET AWARDS

**ALTRINCHAM** has developed from its origins as a market town and is now an area thriving with the buzz of local, independent businesses which has created a new vibrancy within the town.

The area benefits from a mix of restaurant chains, cafe bars and leisure facilities which include Total Fitness, Altrincham's Leisure Centre, Silverblades Ice Rink and Vue Cinema. Supermarkets in the town include Sainsbury's and Tesco and numerous car parking facilities are available within a short walking distance.

The renowned Altrincham Food Market and Market House is an ideal place to head for a high quality lunch with a mixture of vendors offering freshly produced food. Popular local eateries include Gran T's Coffee House, Toast, Urban Burger and The Old Post Rooms.

The main shopping centre Stamford Quarter is a 4 minute walk away with high street brands including Costa Coffee, Boots, Marks & Spencer and Barclays.



John Leigh Park



6 mins walk



Over 10 gyms



within half a mile



Hip cafes and bars



on the doorstep



Tasty restaurants



just follow your nose



## Transport interchange



**3** mins walk



# perfectly placed for the road to success

**CHARTER HOUSE** provides high quality office accommodation in a central location situated opposite the Cresta Court Hotel and adjacent to the A56 which provides access to the M56 (J7), M60 (J7) and Manchester Airport.

Within a 5 minute walk is the integrated bus, train and tram interchange with regular services and access to an extensive catchment area with a population of 1.3m within 15 minutes travel time of the town centre.



## M6 Motorway



**10** mins drive



## Manchester Airport



**12** mins drive



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## CHARTER HOUSE

TO ARRANGE A VIEWING PLEASE CALL

**01625 588 200**

Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property (1123).

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