



V E R T E X

ALTRINCHAM

CONTEMPORARY HQ OFFICE BUILDING
TO LET 2,315 - 29,337 SQ FT

STAMFORD STREET, ALTRINCHAM, CHESHIRE WA14 1EZ

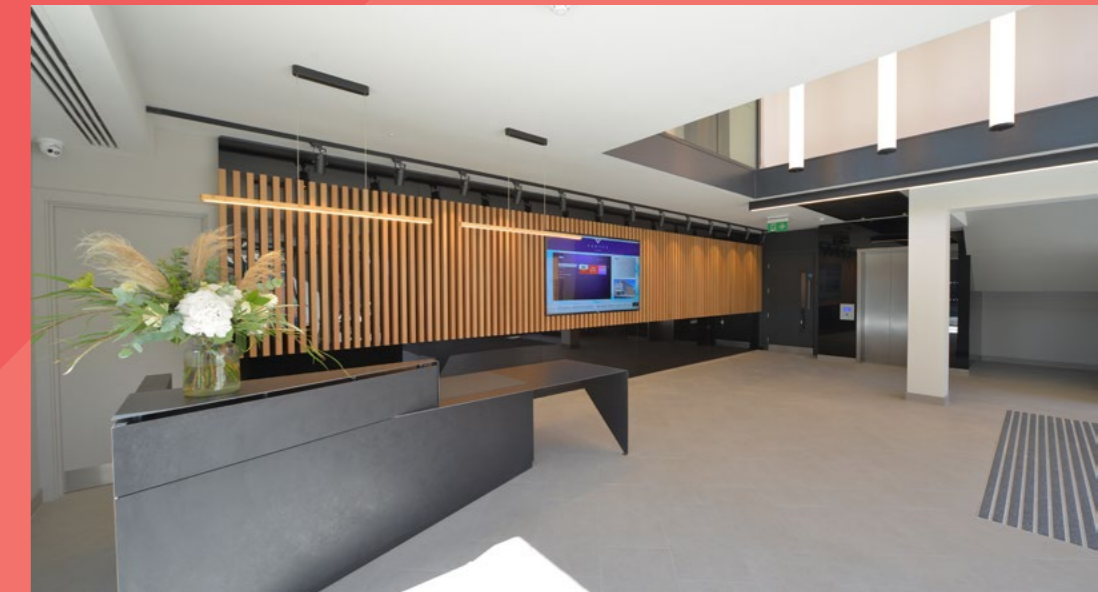
ENTER





CREATIVE FUNCTIONAL SPACE FOR MODERN WORKING

Located in the heart of Altrincham Town Centre, Vertex is an impressive Grade A contemporary HQ office building currently being transformed to provide creative functional space for modern working.



A HEIGHTENED SENSE OF ARRIVAL

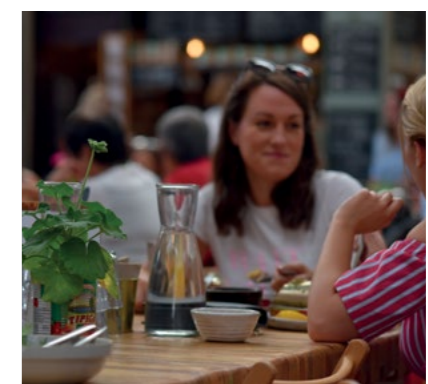
A new, warm and welcoming reception area allows customers to meet and greet in stylish surroundings.

The sense of arrival is heightened by the incorporation of the double height glazed atrium.





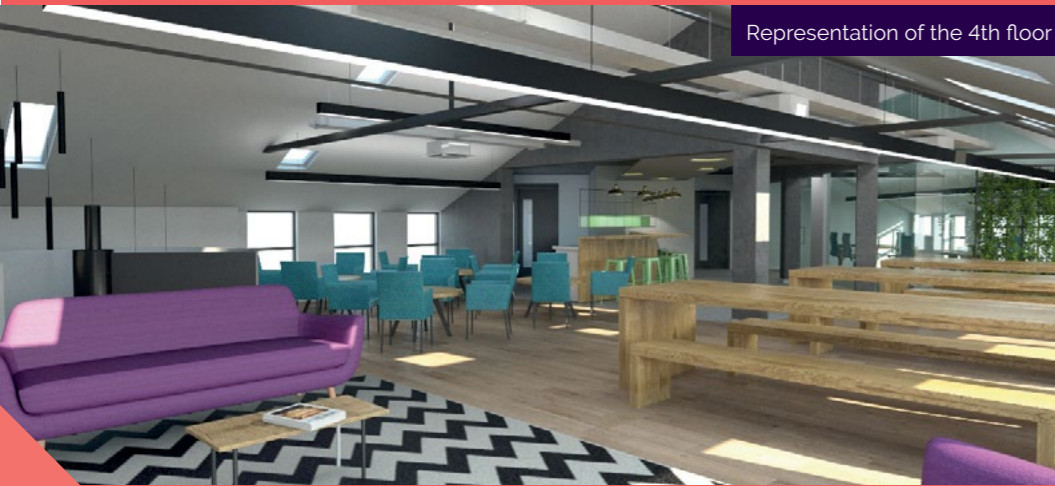
Vertex is immersed in the heart of one of Cheshire's most vibrant towns within 300 metres of the nationally acclaimed Altrincham market with all its associated benefits.





Within five minutes walk occupiers can access the Greater Manchester transport system via Altrincham Interchange and all the other amenities that this affluent town centre offers.



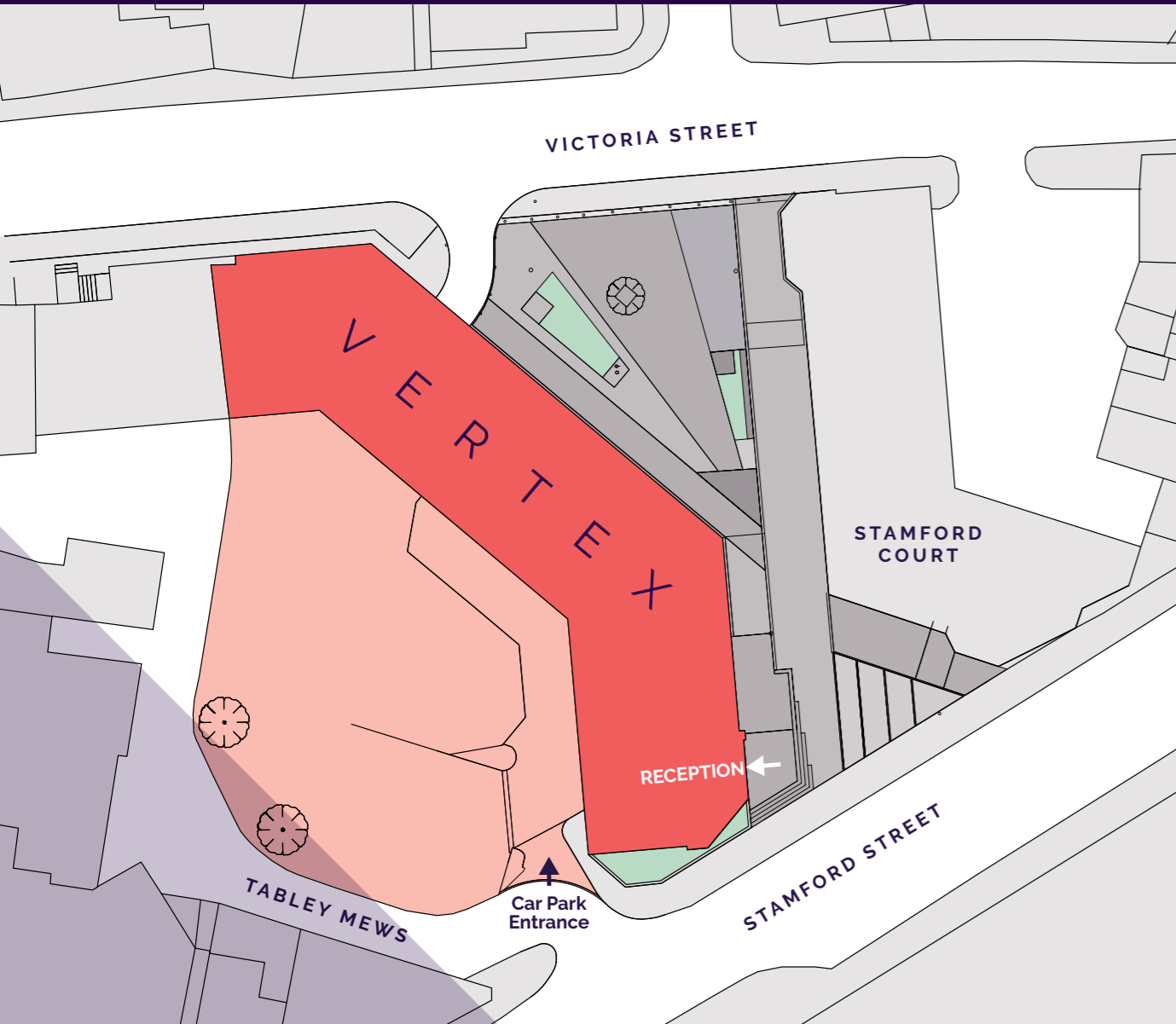


Representation of the 4th floor



SPECIFICATION

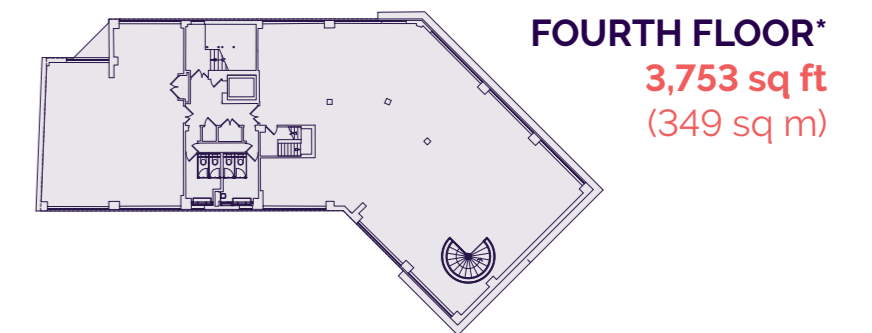
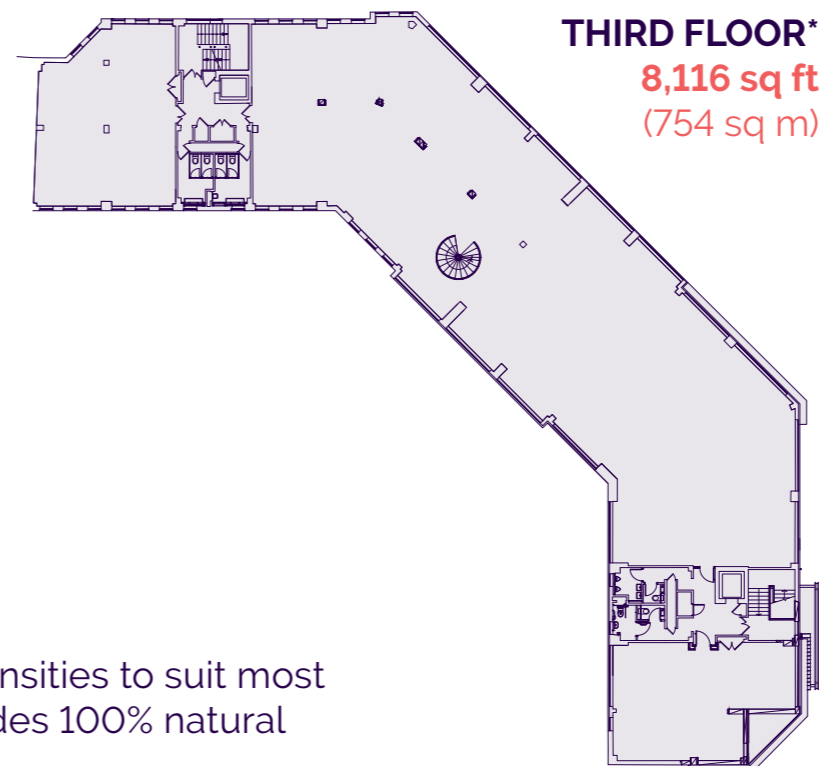
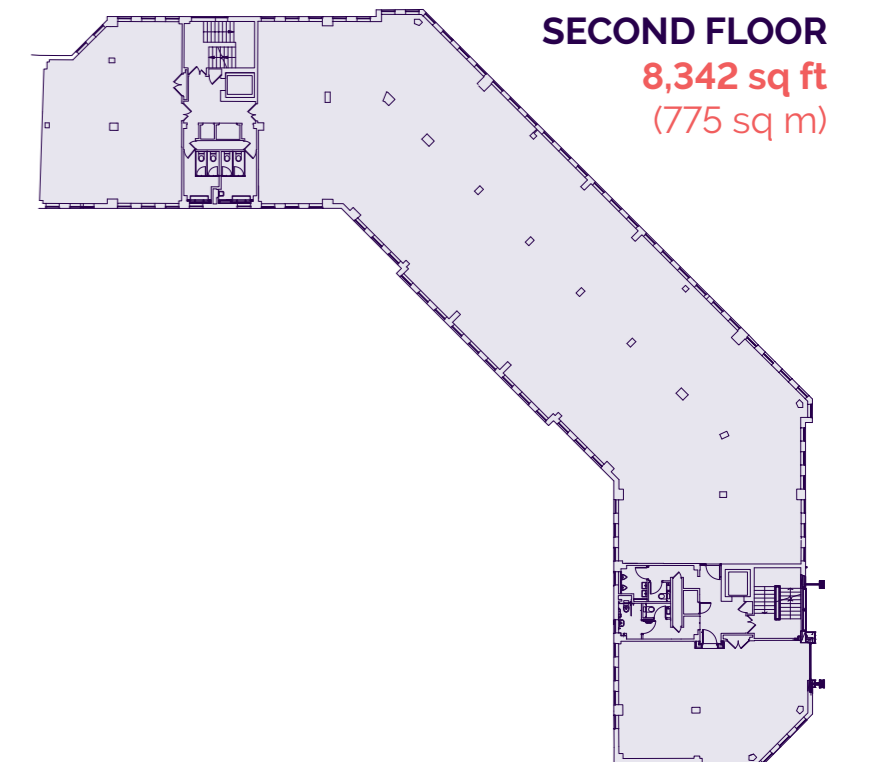
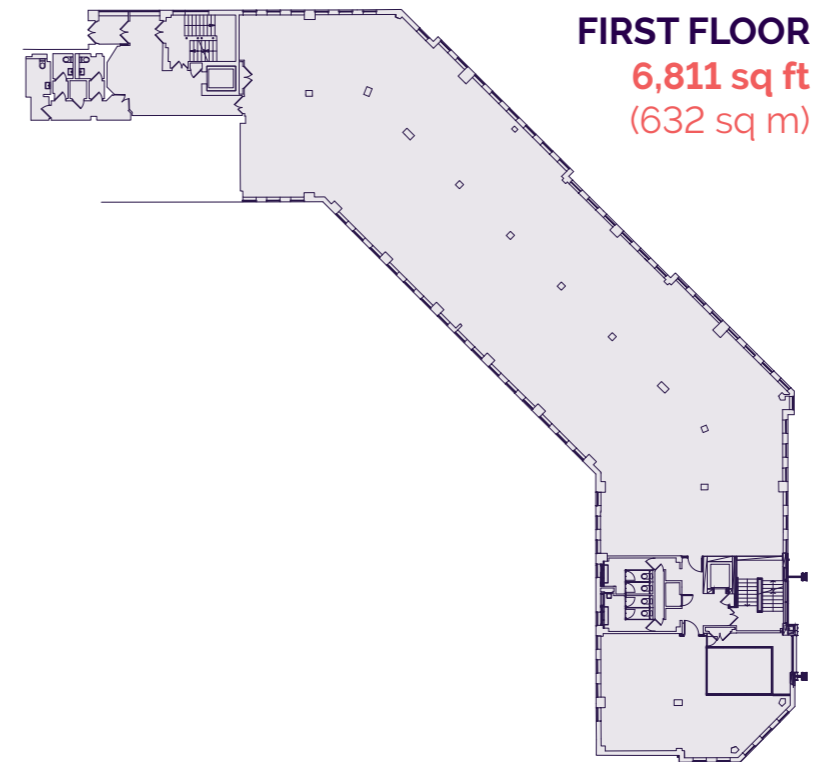
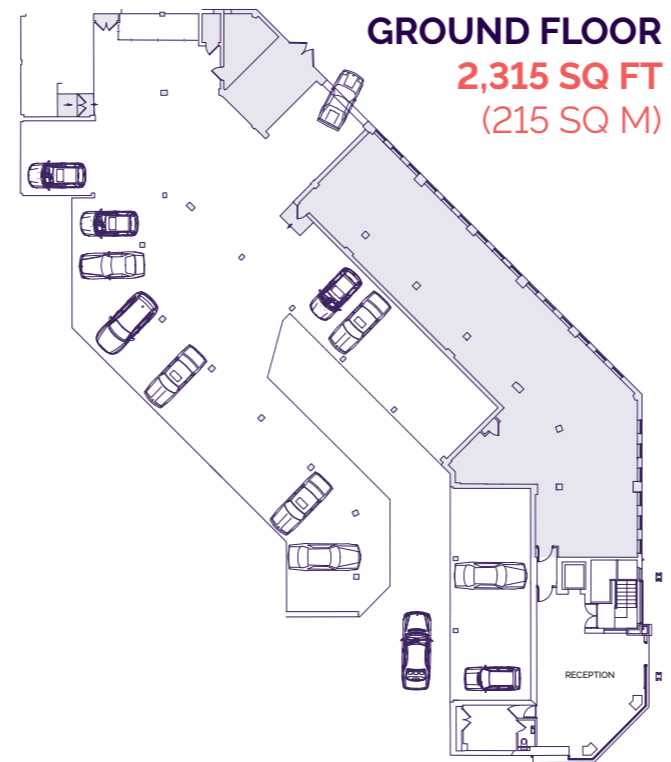
- Full comfort cooling / heating
- Up to 60 secure, on site parking spaces.
- Provision for electric car charging points
- State-of-the-art access control system
- 24 hour building access
- Bicycle store
- Showers and changing facilities (optional)
- Feature exposed soffit with LED lighting
- Floor connectivity design incorporating three compartment perimeter trunking
- Male, Female and Disabled WC's



FLEXIBLE FLOOR PLATES

Vertex provides an efficient floor shape offering a variety of working layouts and is capable of accommodating bespoke suite sizes.

The new accommodation is well serviced with the new facilities on each floor. The flexibility allows for customers to easily create their own vibrant working environment.



Floor	Sq m	Sq ft	People per Floor
Ground	215	2,315	18-27
1st	633	6,811	53-79
2nd	775	8,342	65-97
3rd & 4th*	1,103	11,869	92-138
Total	2,726	29,337	

* Third and fourth floors are available combined.

The floor plates allow a variety of occupational densities to suit most modern business uses. The inherent design provides 100% natural light on 100% of all of the workspace.

FLOOR PLATE ANALYSIS

The scheme has been evaluated from an occupational perspective on a number of scenarios, the floor plate designs can be downloaded from the website:

vertexaltrincham.com



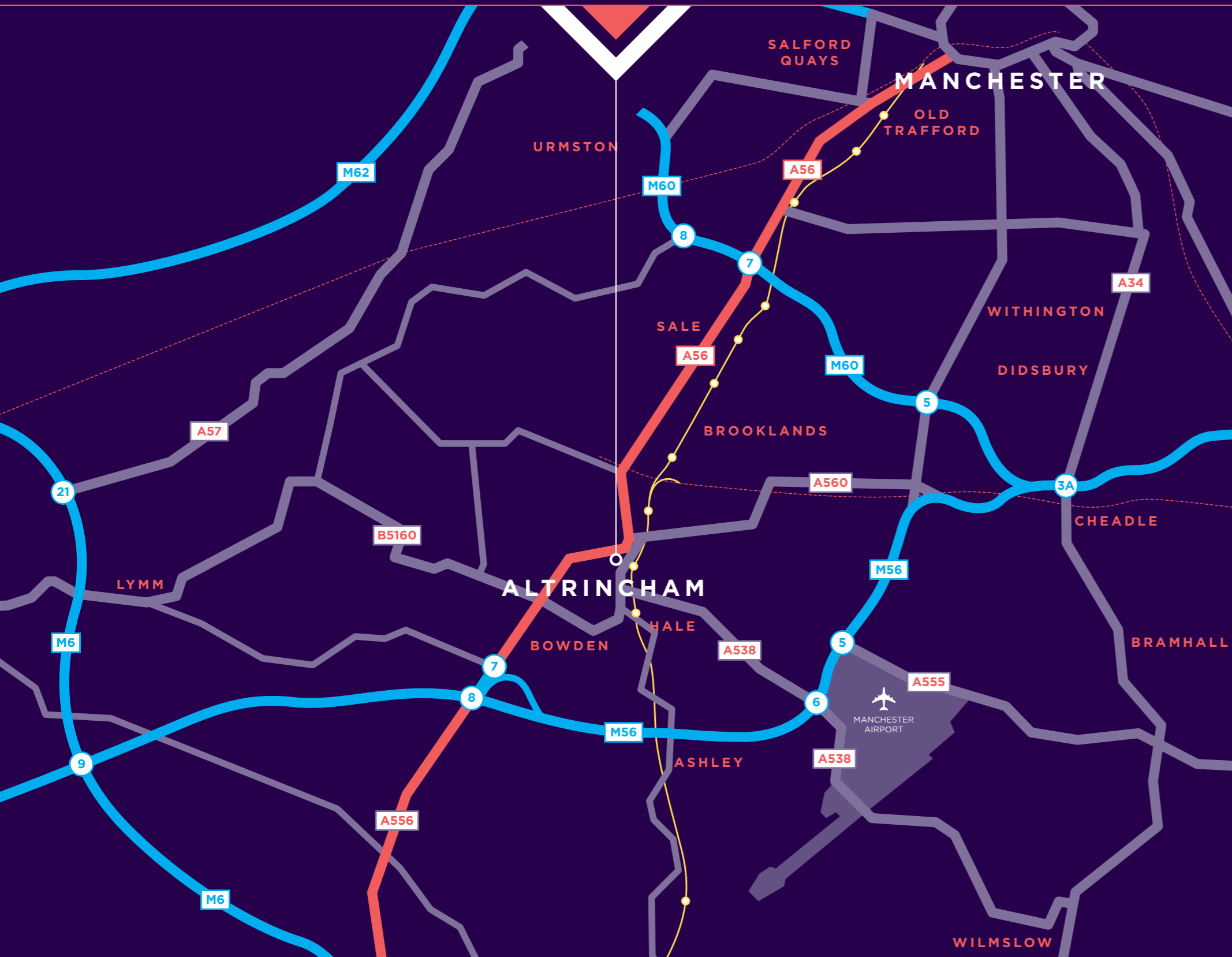












KEY



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Vertex is located within Altrincham's Business District at the border with Altrincham's Retail & Leisure District. Vertex is within 150 metres of Altrincham's principal transport interchange hub. Access to and from Vertex from Greater Manchester couldn't be easier. The building itself benefits from dedicated on site secure car parking and is within a short walk of Altrincham's Retail, Leisure and Restaurant District centred around Altrincham Market.

All the office suites benefit from super fast internet. The bright and spacious reception exudes a contemporary design flare matching current work space way of thinking for customers and employees alike.

VERTEXALTRINCHAM.COM

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