

NEWLY
REFURBISHED
OFFICE SPACE

2
4
9

TWO FOUR NINE

CHURCH
ST.

IN THE
CENTRE OF
ALTRINCHAM



Two Four Nine Church St.,
located within a 5 minute walk
of Altrincham town centre,
offers an impressive, Grade A
contemporary office fit out.

WORKSPACE

LETTINGS BROCHURE

With generous parking and an
on-site gym, Two Four Nine
has a unique proposition to
its modern day occupiers.



249 CHURCH ST.



LETTINGS BROCHURE

249 CHURCH ST.



LETTINGS BROCHURE

249 CHURCH ST.



249
NORTH



1
2
3

WC

WC

FLEXIBILITY.

Having the best floor plates in Altrincham comes with its benefits, whether a large established firm or a start-up, the flexible open style floor shapes enable the capability to provide bespoke suite sizes.

The Two Four Nine Management team are on hand to aid with the day to day running of the offices to ensure a smooth and stress-free experience.



STATE OF THE ART GYM
ON SITE CHANGING FACILITIES
SHOWERING FACILITIES
BIKE HUB
BREAK OUT SPACES
BARISTA COFFEE
ON-SITE PARKING
ON-SITE SECURITY
24 HOUR ACCESS

OFFICE

LIFT

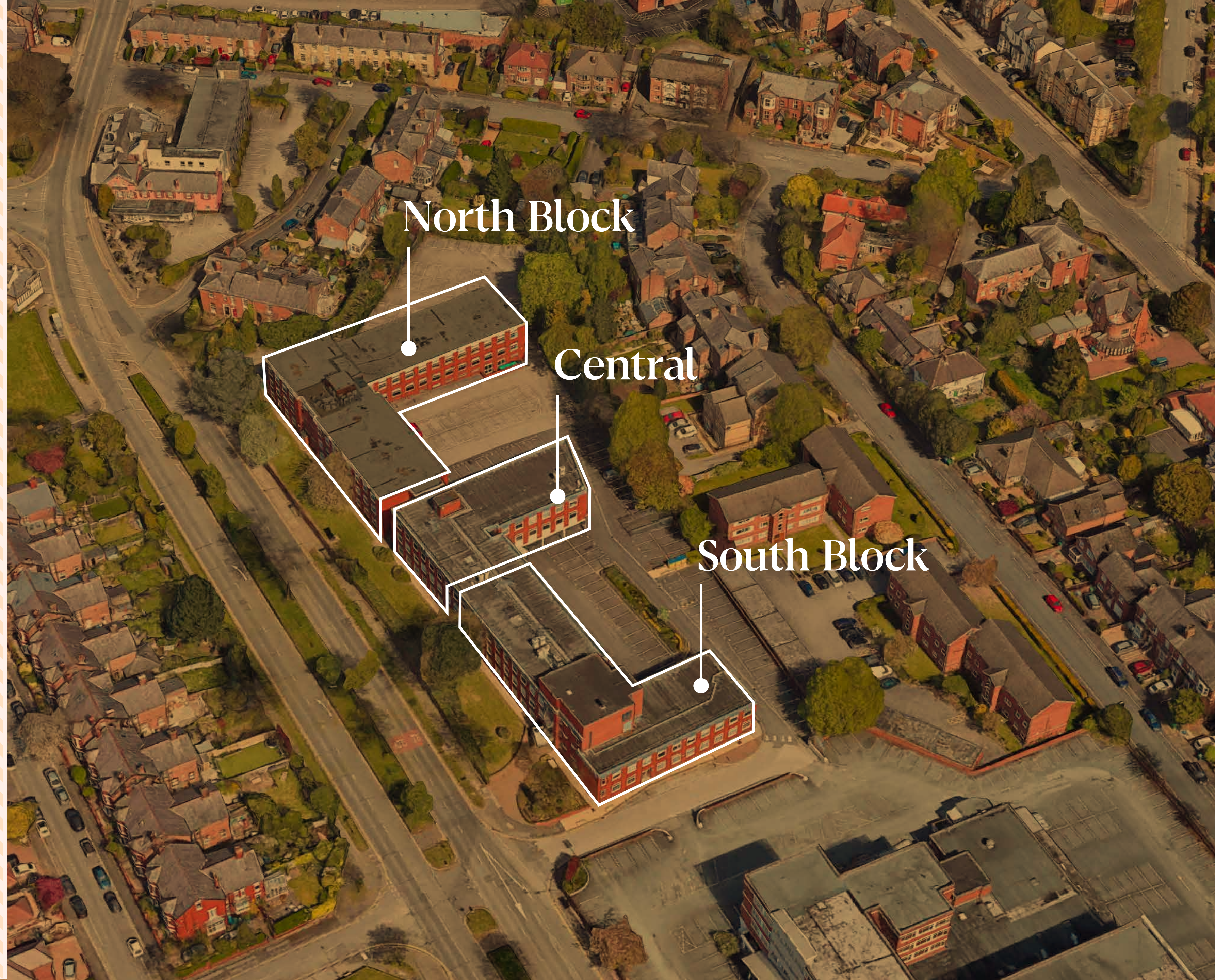
TWO
FOUR
NINE

LETTINGS BROCHURE

249 CHURCH ST.

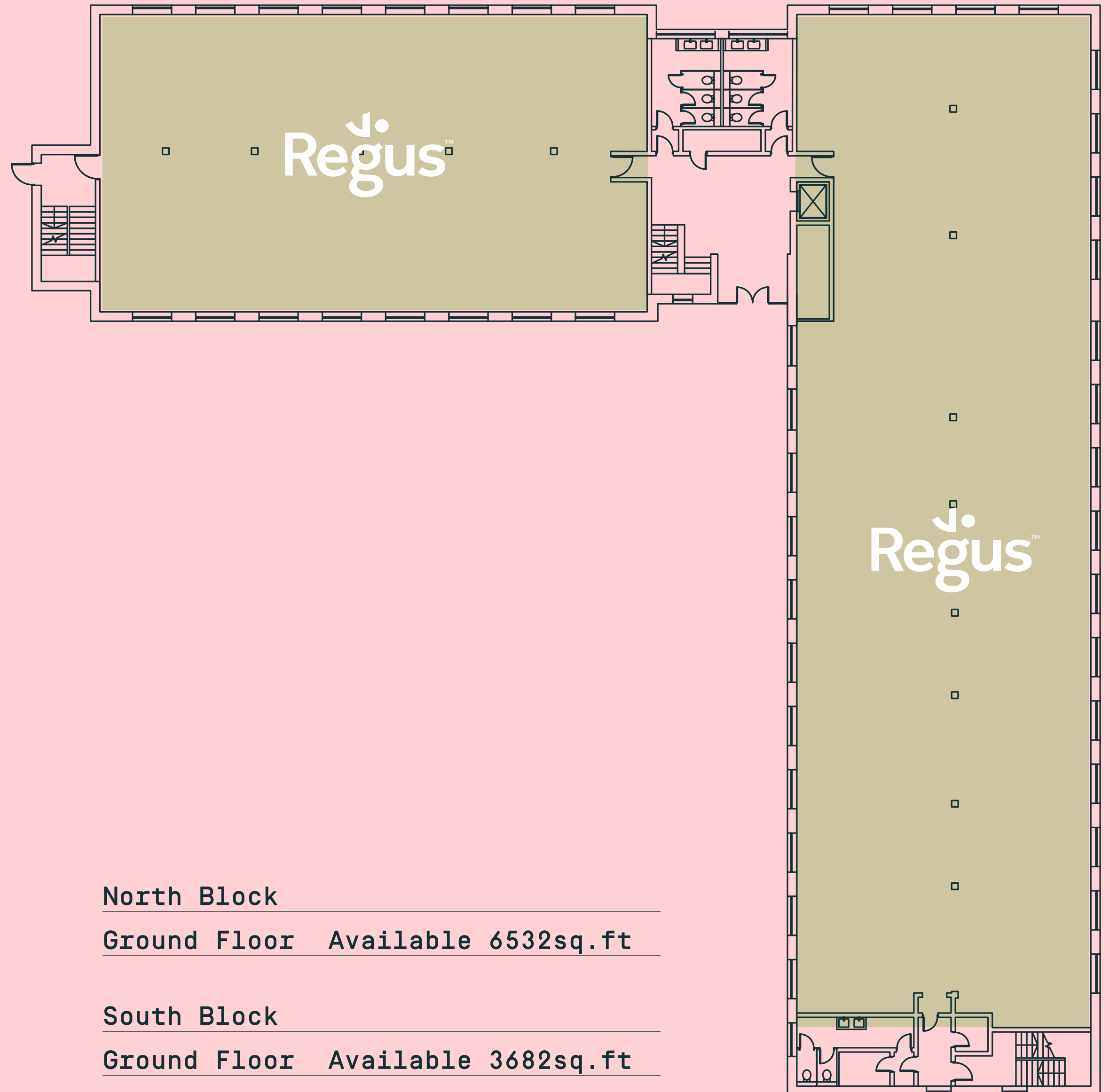


249 CHURCH ST.



THE SPECIFICATION GROUND FLOOR

LETTINGS BROCHURE



North Block

Ground Floor Available 6532sq.ft

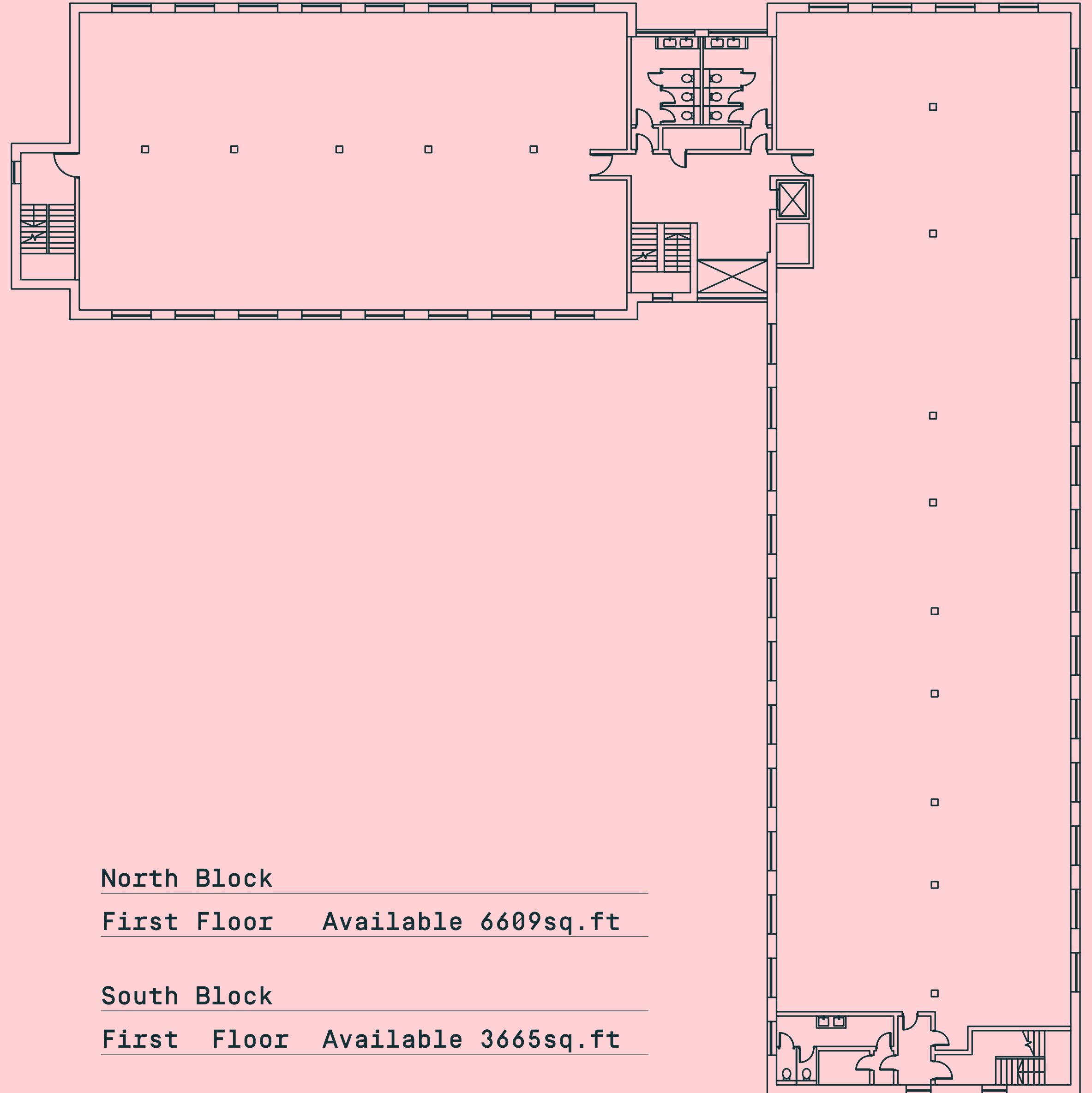
South Block

Ground Floor Available 3682sq.ft

249 CHURCH ST.

THE SPECIFICATION FIRST FLOOR

LETTINGS BROCHURE



North Block

First Floor Available 6609sq.ft

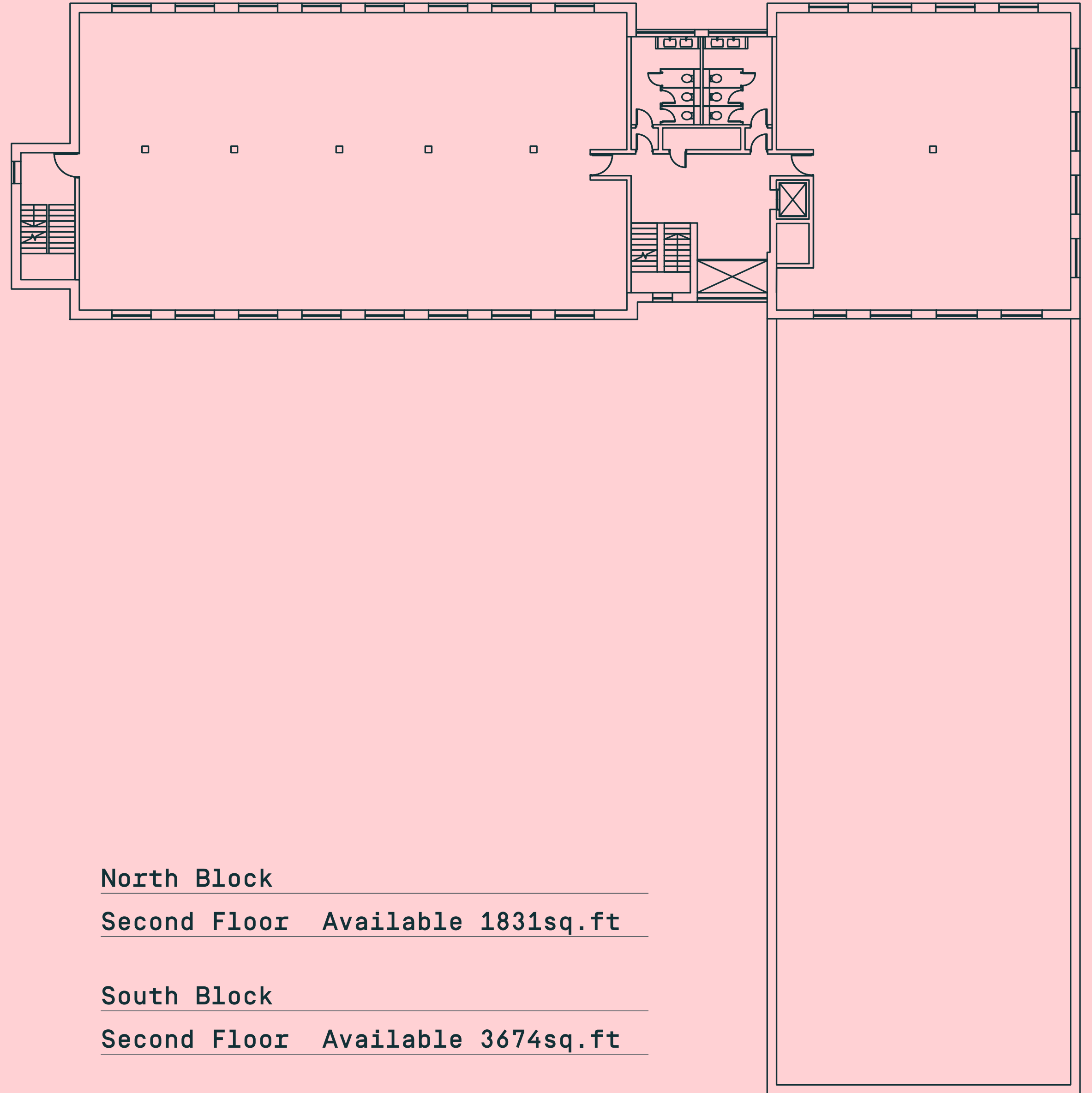
South Block

First Floor Available 3665sq.ft

249 CHURCH ST.

THE SPECIFICATION SECOND FLOOR

LETTINGS BROCHURE



North Block

Second Floor Available 1831sq.ft

South Block

Second Floor Available 3674sq.ft

249 CHURCH ST.

Specification

Offices

Samsung 360 Bladeless
Air Conditioning
Premium Carpet Tiles
Linear LED Luminaires
High Speed Broadband

Access & Security

24 Hour Building Access
Access Controlled Automatic
Entrance Doors
CCTV

Parking

80 On Site Car Parking Bays
6+ EV Charging Bays

Cycling

Secure Indoor Cycle Storage
for 30+ Cycles
Drying Room

Gym

State of the Art Gym
Male, Female & Disabled
Changing Facilities with
Lockers & Showers



COMMUNITY



249 CHURCH ST.

The Two Four Nine is more than just a place of work.

With a state-of-the-art gym located within the premises, luxurious changing and showering facilities, bike-hub, communal break out spaces and designated food and drink locations, we have ensured that Two Four Nine is the perfect place for business, communal and individual growth.

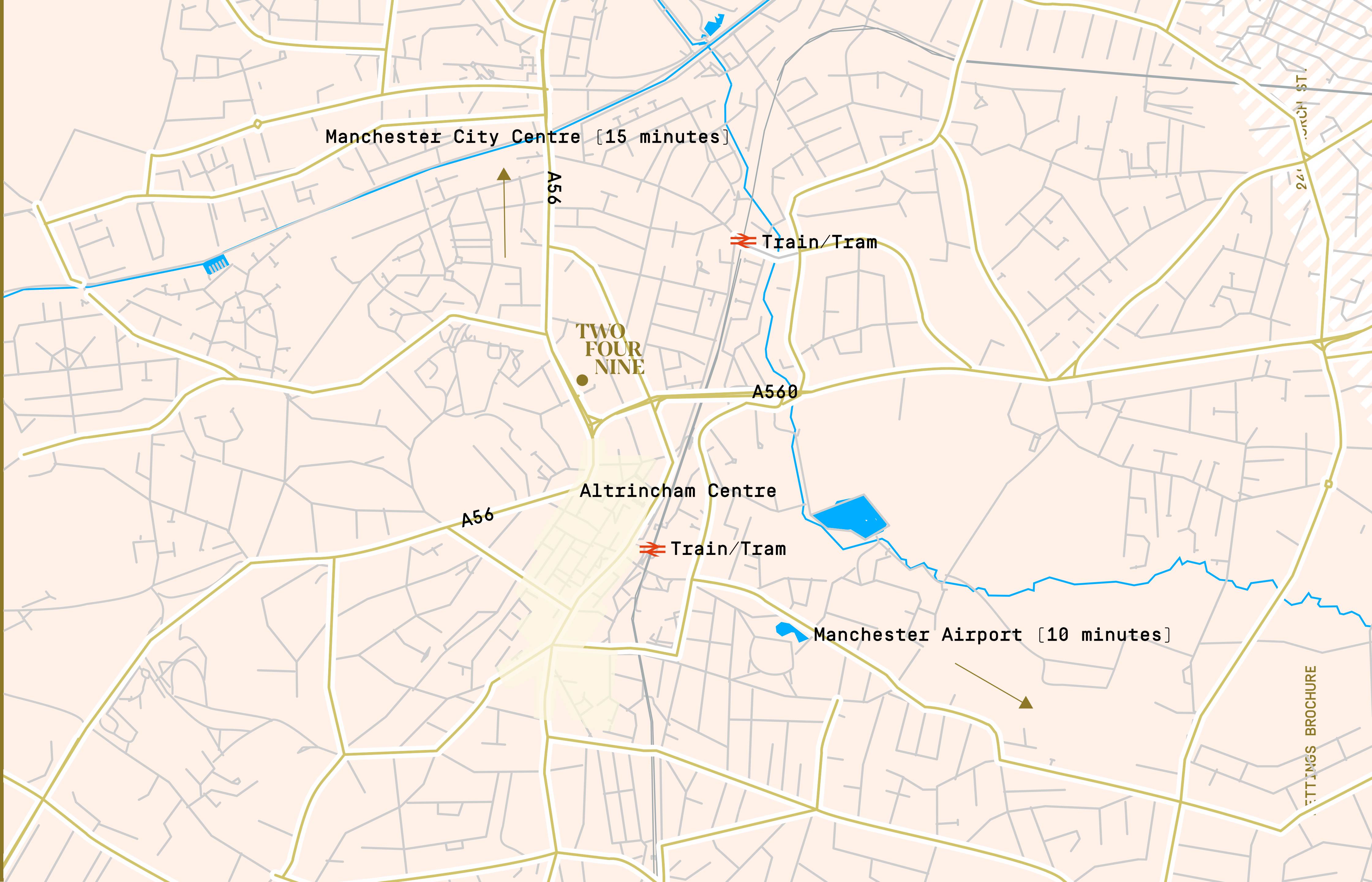


SITUATION



The affluent town of Altrincham is one of history, culture and diversity. Two Four Nine is situated in a prime location to absorb all that Altrincham has to offer. From unique Italian restaurants like Sugo Pasta Kitchen, to the fine cuisine offered at the Altrincham markets, there are an array of high-end options for food and after work drinks.

SITUATION





The daily commute is one of ease and flexibility. Altrincham's transport interchange, 400m from Two Four Nine, offers travel across Greater Manchester and Cheshire, allowing for an easy daily commute.



249 CHURCH ST.

SOUTH

SOUTH

LETTINGS BROCHURE

Terms

Rent

Upon application with the lettings agents

Service Charge

A service charge will be applicable. Further details from the letting agents.

Lease

The accommodation is available by way of a new effective FR&I lease for a term of years to be negotiated.

Rates

Details of rates payable will be provided upon request.

Legal Costs

Each party to be responsible for their own legal costs in this transaction.

EPC

An EPC will be provided on request

VAT

All prices and outgoings are liable for VAT

TWO FOUR NINE

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