



249 Church Street, Church Street, Altrincham, WA14 4DW

Newly refurbished Grade A offices in the heart of the affluent suburb of Altrincham

Summary

Tenure	To Let
Available Size	1,937 to 29,046 sq ft / 179.95 to 2,698.46 sq m
Service Charge	£7.30 per sq ft
Rates Payable	£5 per sq ft
EPC Rating	Upon Enquiry

Key Points

- Grade A suites from 1,831 sq ft
- Brand new Air Conditioning
- Full gym, shower facilities and cycle hub
- Brand new coffee shop and break out space
- Contemporary design throughout with exposed services finish
- Extensive on site amenities
- On site concierge service

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Available Size	1,937 to 29,046 sq ft
Rates Payable	£5 per sq ft
Service Charge	£7.30 per sq ft
Car Parking	£600 per space / annum Car Parking available at a ratio of 1:321 sq ft
EPC Rating	Upon Enquiry

Description

249 Church Street has recently undergone an extensive 'back to frame' refurbishment and now offers best in class office space within the heart of Altrincham. The new specification includes:-

- Self contained contemporary office suites
- Expansive reception / breakout space with concierge service
- Samsung 360 Bladeless Air Conditioning
- High Speed Broadband
- 24 Hour Building Access
- CCTV
- 80 On Site Car Parking Bays
- 6+ EV Charging Bays
- On site state of the art gym and shower facilities
- Secure indoor cycle storage including drying room

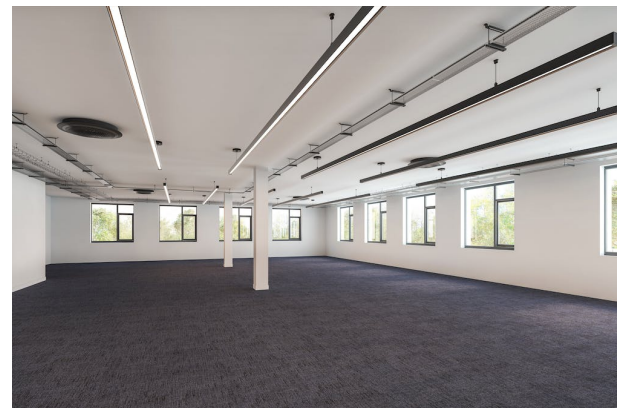
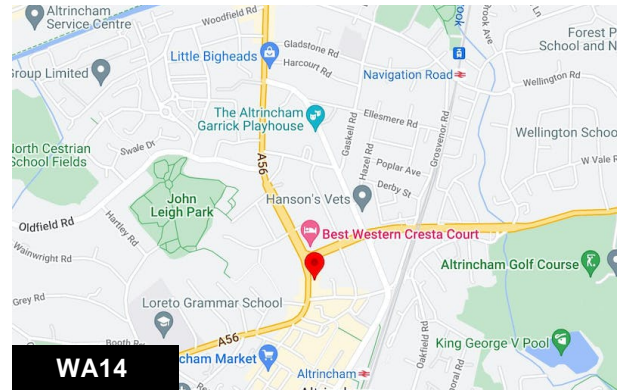
Location

This office building is prominently located on Church Street in Altrincham town centre, a thriving market town offering access to the award winning market and other local amenities. Altrincham Interchange is 3 minutes' walk and provides Metrolink, train and bus services to multiple destinations including Manchester Piccadilly, Sale, Manchester Airport, Stockport, Knutsford and Chester 10 minutes drive to M56 and M60 15 minutes drive to Manchester Airport.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Lynfield 1A	6,609	614	Available
2nd - Lynfield 1B	1,937	179.95	Available
Ground - Hamilton A	5,000	464.52	Available
1st - Hamilton 1A	6,000	557.42	Available
1st - Hamilton 1B	3,500	325.16	Available
2nd - Hamilton 2A	6,000	557.42	Available
Total	29,046	2,698.47	



Viewing & Further Information



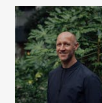
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