

bruntwood
Works

Station House

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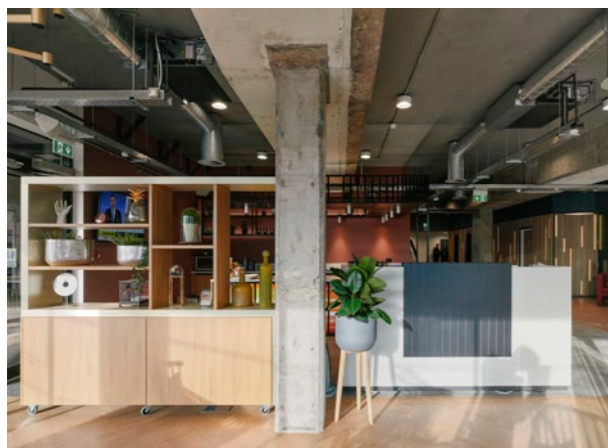
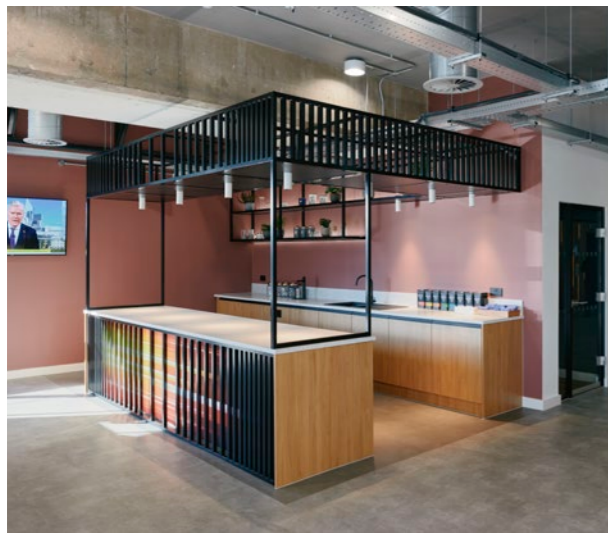
In the heart of Altrincham

Station House is a welcoming workspace in the centre of Altrincham, opposite the main transport hub. A newly refurbished reception and lounge space provide the ideal collaboration space and a great first impression for your guests.

All our workspaces have superfast internet and the bright, spacious lounge and on-site customer service team offers a friendly welcome to you and your visitors. We designed and specified everything at Station House to offer maximum flexibility for our customers, in terms of the work space offered and also added value services that make running a business easier. Station House is a modern office space to rent in the heart of a bustling town.

Key features:

- Open plan spaces
- Lift access
- DDA compliant
- Car parking
- Customer service team on-site
- Superfast internet
- 24 hour access
- Bike racks
- Natural light
- Events programme



Parking



Bike racks



Community events programme



24/7 keycard access






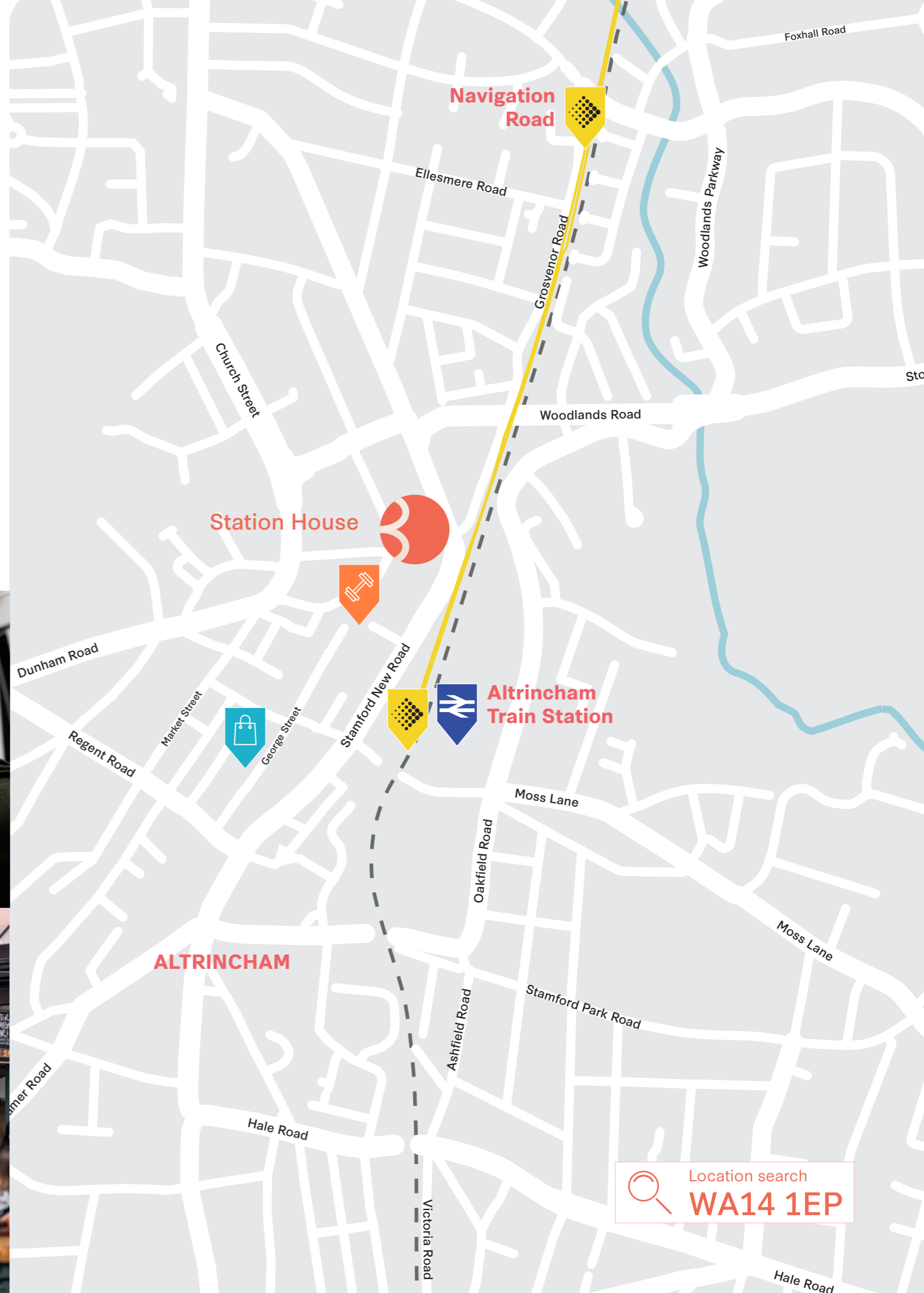
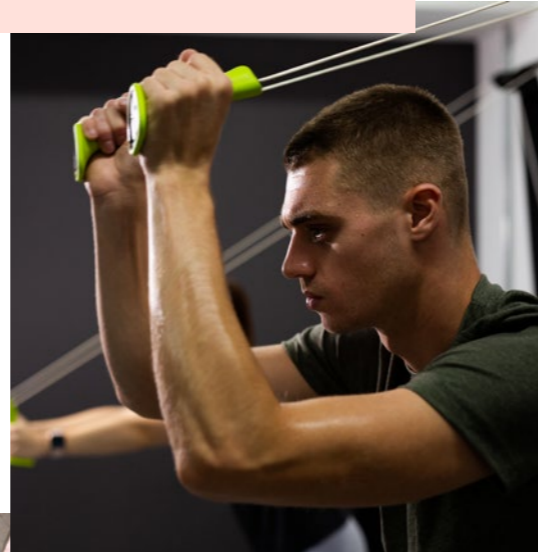
Working in Altrincham

Just a short walk from Altrincham's wide range of amenities and transport links, Station House is perfectly positioned for both staff and visitors. Only six miles away from Manchester airport and with easy access to the regional motorways, the building is ideal for commuters.

There's a wide range of local lunchtime amenities to take advantage of on your doorstep, from independent sandwich shops to large supermarkets. Altrincham's retail district is also close by, where you can find Stamford Quarter shopping centre, home to well-known high street stores.

Station House benefits from nearby Pure and Orange Theory gyms for staff who like to keep fit. There are also a range of hotels for visitors who need to stay overnight.

-  **Parking**
On-site
-  **2 mins**
walk to Metrolink
-  **3 mins**
walk to gym



Location search
WA14 1EP

Stamford Quarter

Working together with Trafford Council in a joint venture partnership (JV), Bruntwood Works acquired Stamford Quarter next to Station House in October 2019.

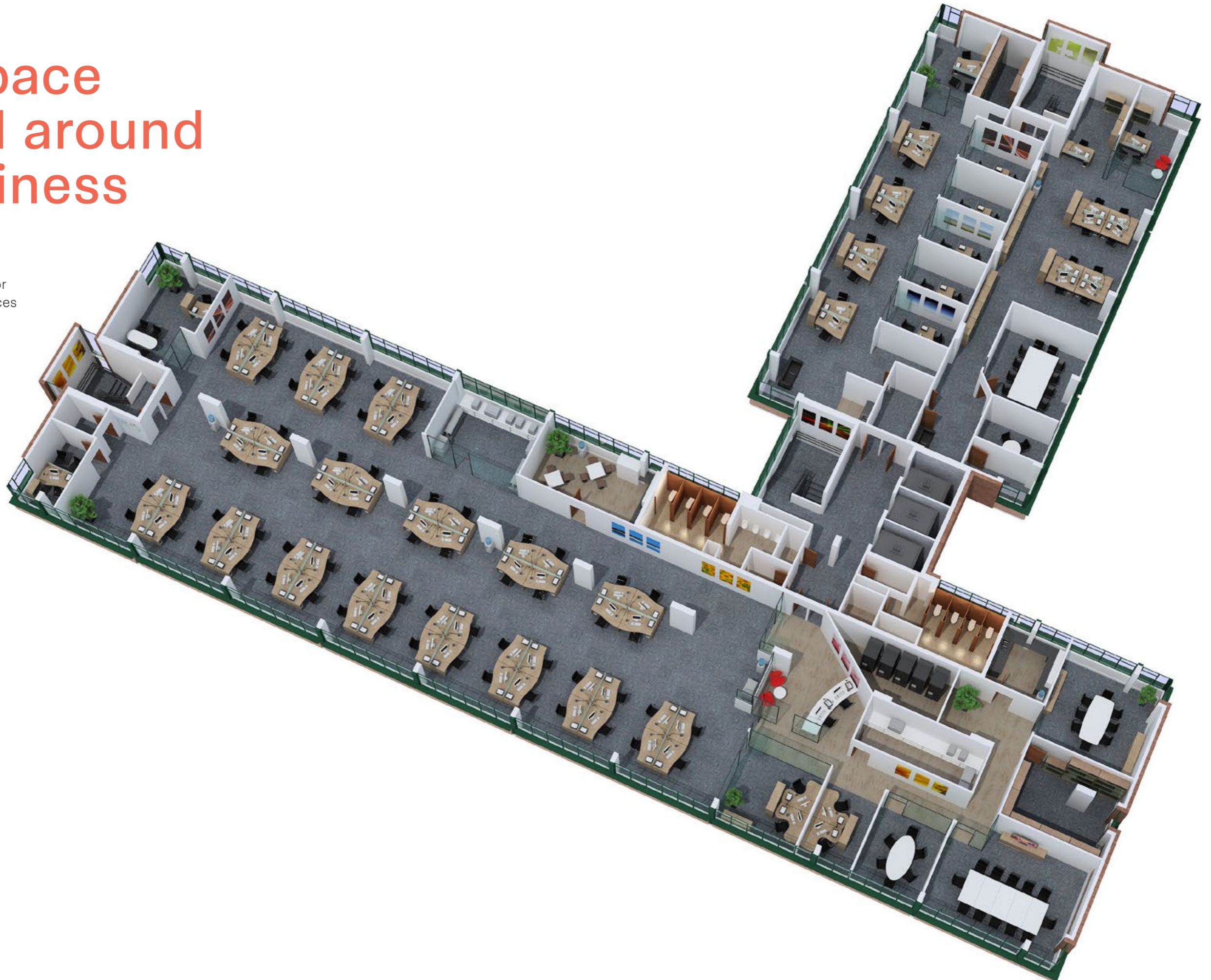
Part of Altrincham's bustling high street, Stamford Quarter was obtained as a strong existing investment asset which we will look to improve upon with sympathetic and much needed reinvestment.

The streets and square are lined with independent and national retailers, gyms and eateries, making it a great option for staff and visitors alike.





A workspace designed around your business


To give you an example of what we can offer, here's a model of a full-floor takeover - one of the many workspaces that can be redesigned for you.



 **1**
Reception

 **5**
Meeting rooms

 **11**
Private offices

 **80**
Workstations

Let's talk options

Want a small office for two people, just for a few months or something bigger and more permanent?

We have a space that's suited to what you're doing, and what you want to achieve.



Serviced offices

This is your choice for maximum flexibility in a team of two or more people. Bruntwood Works Serviced package can act as a short-term project hub or a swing space, ideal for work demands that can change every six months or more.

We offer a simplified rental plan - just pay for the desks you want, one by one, and expand or shrink those requirements when necessary. This is particularly useful for startups and rapidly growing businesses. Serviced desks give you room to hit any target and bring more people into your vision. Alternatively, use us as a satellite office and give your teams a city base of their own.

Serviced is ideal for:

Freelancers, start-ups and small businesses

Included as standard with Serviced:

A private office

24/7 building access

Use of communal business lounge*

Showers and changing rooms*

25% off meeting room bookings for any Bruntwood Works venue

Cleaning, internet and phone services

A communal kitchen

Rent periods beginning at six months



Superfast WiFi

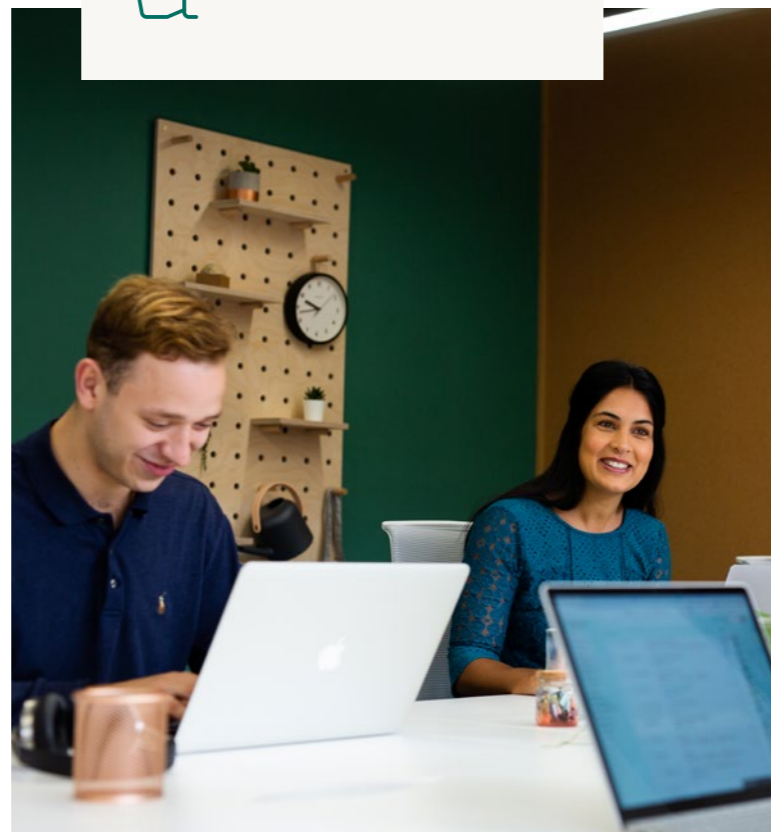


Communal Kitchen



Collective Membership

*Available in selected buildings





Leased Offices

Our leased offices are for companies that want to personally build a work environment in their own image. We provide the space and a place in the Bruntwood Works community, but the rest is completely down to you. It's a blank canvas for your business, ready to customise to your liking.

Lease to any size and scale up or down with flexible contracts. Bring your own furniture. Manage your own bill payments. Brand your surroundings as you see fit. If preferred, we'll add an end-to-end design and fit-out service, led by the Bruntwood Works team.

Leased is ideal for:

Businesses of all sizes that want the flexibility of planning and managing their own office.

Small businesses, scale-ups, large enterprises

Included as standard with Leased:

A private office

24/7 building access

Use of communal business lounge*

Access to showers and changing rooms*

25% off meeting room bookings for any Bruntwood Works venue

Optional design and fit-out services

*Available in selected buildings



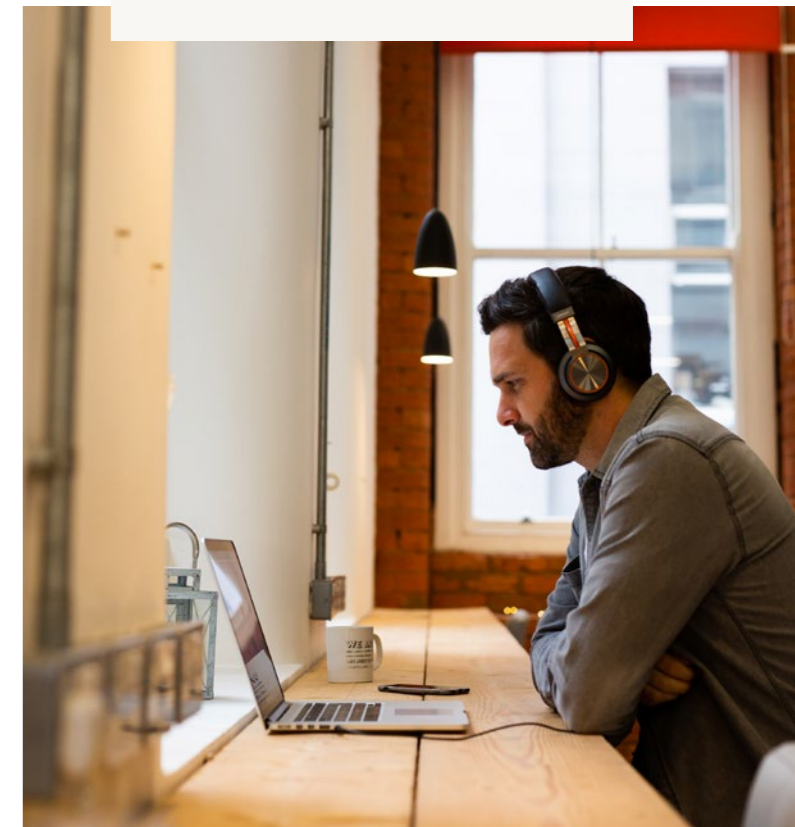
Your own, private office



Design your own space



Collective Membership








Made & Managed

Just give us the word and we'll design, create and manage a fully-fledged office to your specifications, so you can focus on doing what you love. Our Made & Managed payment plan wraps every provision – including bills, cleaning, furnishing and more – into a single monthly fee.

You can customise the entire package too. We start with a basic offer of rent and fit-out but can scale up from there. Simply choose the size, décor and any essential requirements. It's the perfect choice for project teams as well as growing companies looking for a simplified solution.

Included as standard:

- A private office
- 24/7 building access
- Use of communal business lounge*
- Access to showers and changing rooms*
- 25% off meeting room bookings for any Bruntwood Works venue
- The ability to create your own service package (including internet, telephone, refreshments, cleaning and facilities management)
- One bill for rent and services
- Personalised fit-out at no extra cost

-  Pick and choose your services
-  Choose fit-out
-  In-house design and building management teams



*Available in selected buildings

Creating thriving cities

Bruntwood is a business led by one purpose, creating thriving cities. Our deep connection with the cities we work in sets us apart. Everything we have achieved over the last forty years has been with this purpose in mind.



The company is formed of two business units made up of Bruntwood Works and Bruntwood SciTech.

Bruntwood Works create workspace environments that help businesses thrive, no matter what size, shape or ambition. Whether you're looking for a single desk for the day or an expansive office suite for 25 years, you'll discover spaces to lead you to your most successful and rewarding work yet.

With more than 70 buildings under our banner in Yorkshire, the North West and the Midlands, we cover some of the UK's most exciting cities. Bruntwood Works does it all – development, design, and ongoing management – making us more of a property partner than a landlord. We want to leave places better than we found them, with flexibility and sustainability at the top of our agenda.

We are constantly active in the communities we've helped build. Our purpose fuels our passion for supporting arts and culture, our deep community engagement and our ambitious plans for future growth. It ensures every investment and decision we make benefits our customers, our communities and our colleagues; because when our cities thrive, so do we.

It's a simple philosophy: cities are only as vibrant and prosperous as the businesses within them. One stimulates the other. What impact will you make?



Bruntwood Works facts and figures

1.8m

SQ FT OF DEVELOPMENT PLANNED 2017-2020

£1.5bn

GROSS VALUE OF DEVELOPMENT PIPELINE

£1.01bn

VALUE OF BRUNTWOOD WORKS PORTFOLIO

8.6m

TOTAL OWNERSHIP IN SQ FT

3,017

TOTAL NUMBER OF CUSTOMERS



The Collective

Being part of the Bruntwood Works community gives you access to over 50,000 incredible people across Manchester, Liverpool, Cheshire, Leeds and Birmingham (including our own team).

This means that whatever you need - business advice, collaboration opportunities, someone to run that charity 5k with - it's likely someone with the skills or knowledge is only a chance kitchen encounter, an event, an introduction or a click away via our exclusive online platform.

Together, we live, work, learn and play in the places we proudly call home, coming together and collectively harnessing the power of partnerships to grow, collaborate and reach our full potential.

Join our digital community

As well as being connected through our teams, events and business support, our exclusive online platform enables you to be connected to the wider Bruntwood Works community. You can have fun, collaborate, get to know your neighbours, find or list opportunities, join events, and take advantage of exclusive offers and experiences from Bruntwood Works retailers and partners - all at the tap of a finger.



Register at collective.brunwood.co.uk or search Bruntwood in your app store to download the app.



Meet people

Expand your network by starting a conversation with people from all sorts of businesses and backgrounds. You never know where your new connections could take you.



Seek opportunities

You don't have to look far to find businesses and people who could be interested in the work you do and in collaborating with you. The help and support you need to grow and succeed could be just around the corner.



Explore events

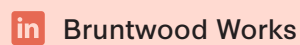
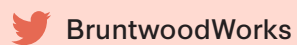
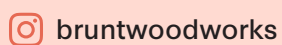
There's a world of opportunity outside your workspace or laboratory ready to be explored. Join a creative workshop, learn some new skills, or build your network at a business event and have some fun. Go see what's happening in your building and in your region.

Find out more at collective.brunwood.co.uk

Station House
Stamford New Road
Altrincham
Cheshire
WA14 1EP

For more information please call us
or visit the website:

0161 233 7877
bruntwood.co.uk



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