



# Altrincham Business Park

ALTRINCHAM, MANCHESTER WA14 5GL

Highly Quality Self-Contained  
Office Buildings

TO LET

# Altrincham

Business Park



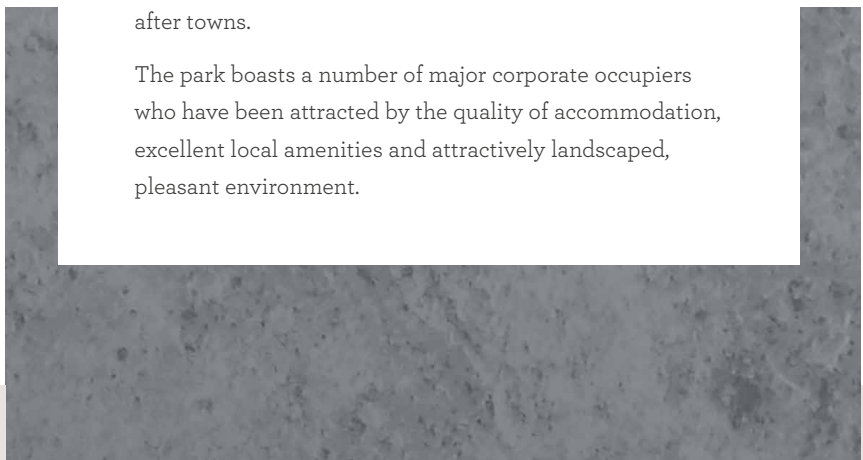
# *Modern specification upgraded offices*

## **MODERN OFFICE SPACE**

Two storey upgraded and fully air conditioned office units available.

Altrincham Business Park is the town's most established business park where 85,000 sq.ft. of pavilion style offices have been developed. The scheme presents occupiers with a rare opportunity to acquire newly refurbished office accommodation in one of South Manchester's most sought after towns.

The park boasts a number of major corporate occupiers who have been attracted by the quality of accommodation, excellent local amenities and attractively landscaped, pleasant environment.





## EDWARD COURT

*927 sq ft to 5,270 sq ft*

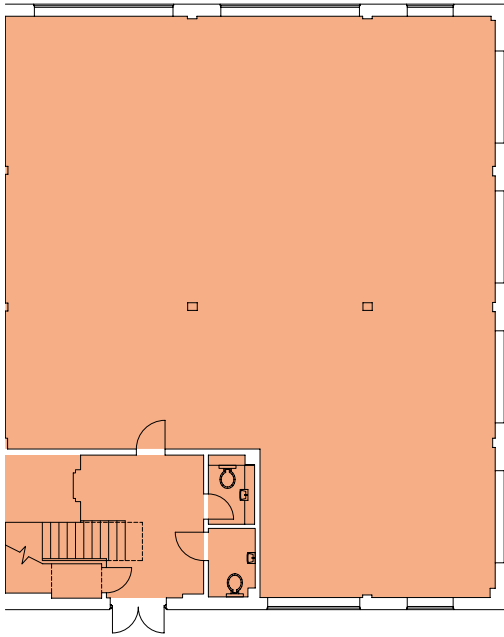
### SELF-CONTAINED OFFICE BUILDINGS

Recently upgraded self-contained office buildings suitable for a regional office or HQ, Edward Court offers companies “own-front door” accommodation with strong identity/branding, together with generous demised car parking and the added benefit of communal amenities including secure cycle storage, shower facilities and on-site security.

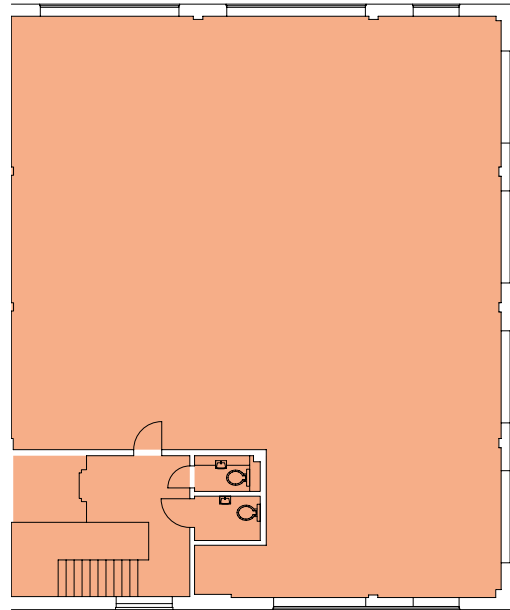
- Feature double height receptions
- Full access raised floors
- Anti-static carpet tiles
- Suspended ceilings
- Recessed Low Energy Lighting
- Air Conditioning
- On-site security & CCTV



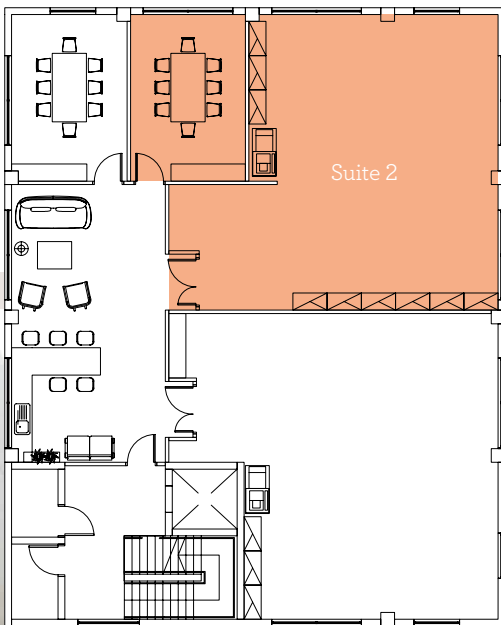
**Unit 14** Ground Floor



**Unit 14** First Floor



**Unit 18** First Floor



UNIT	SQ.FT	SQ.M	Car Park Spaces
8 Ground Floor	1,633	151.71	6
8 First Floor	1,648	153.10	6
10 Ground Floor	2,579	239.59	9
10 First Floor	2,555	237.36	9
14 Ground Floor	2,611	242.56	8
14 First Floor	2,659	247.02	8
18 First Floor (Suite 2)	927	86	4
26 Ground Floor	2,088	193.98	6
26 First Floor	2,136	198.44	6



NEWLY  
REFURBISHED



LOW ENERGY  
LED LIGHTING



FULLY AIR  
CONDITIONED



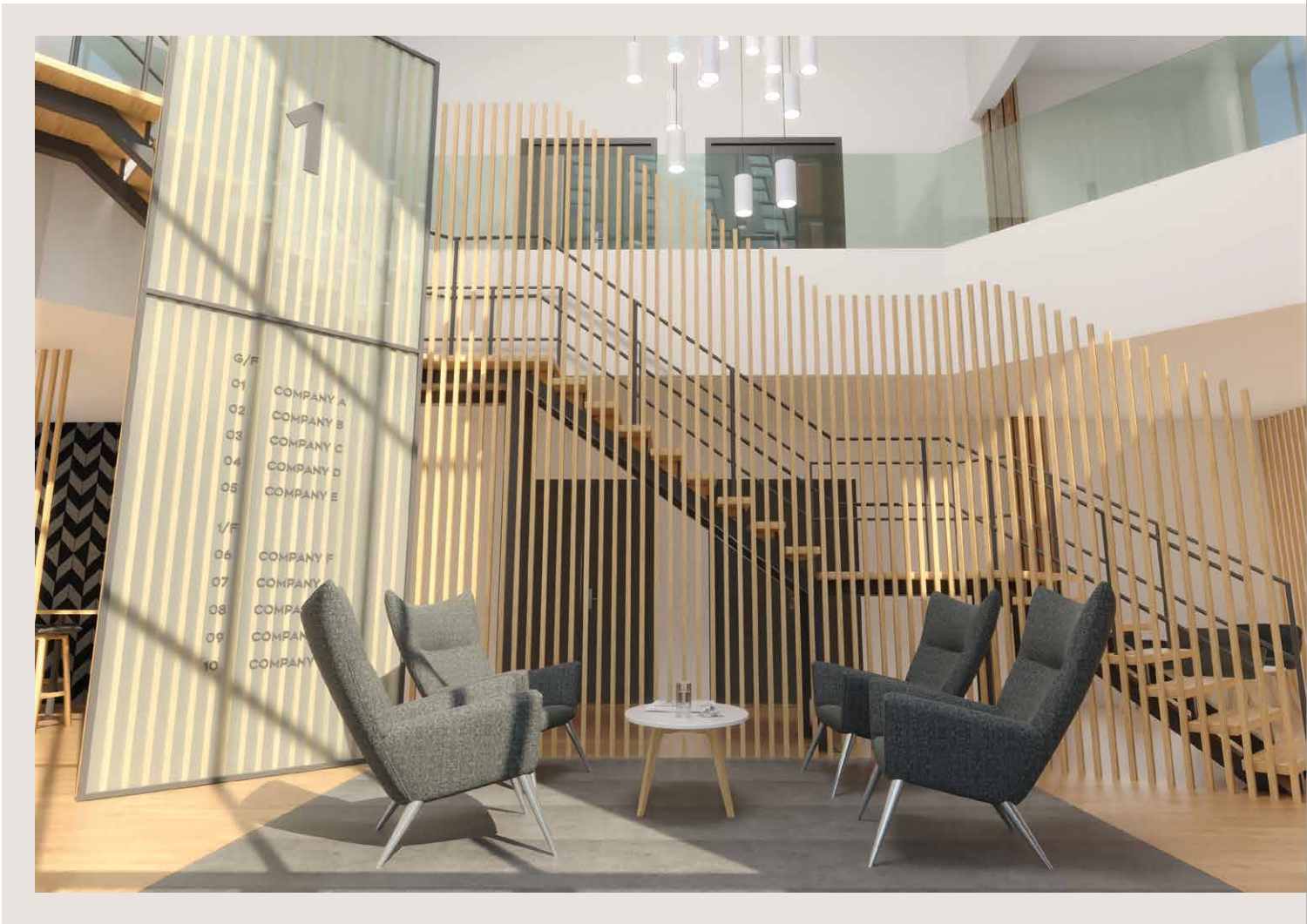
EXCELLENT  
BROADBAND  
CONNECTIVITY



DEMISED CAR  
PARKING



NEW CYCLE  
AND SHOWER  
HUB



## 1 ST GEORGE'S COURT *4,616 sq ft to 9,274 sq ft*

### **REFURBISHED OFFICE SUITES**

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Following a substantial refurbishment we are pleased to offer up to 9,274 sq ft in 1 St Georges Court.

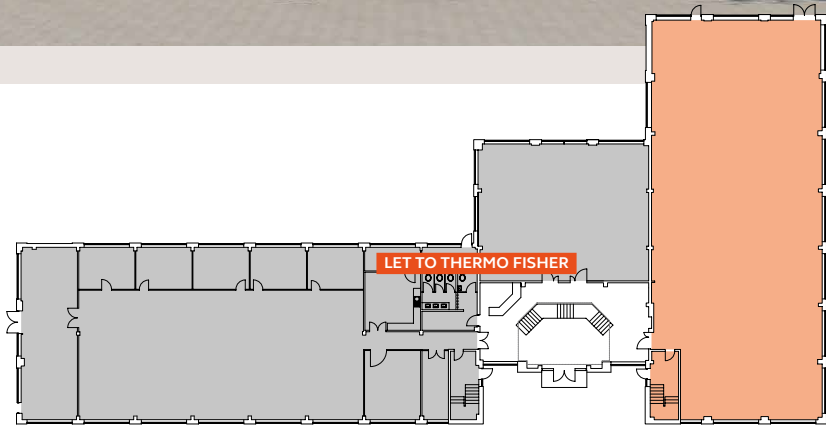
In an attractively landscaped environment, the building offers appeal of a double height feature entrance and break out space with the practicality of new toilet, shower and cycle amenities.



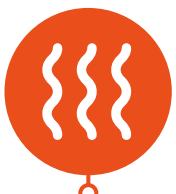
NEWLY  
REFURBISHED



DOUBLE HEIGHT  
ENTRANCE ATRIUM



Unit 1 Ground Floor



FULLY AIR  
CONDITIONED



LOW ENERGY  
LED LIGHTING

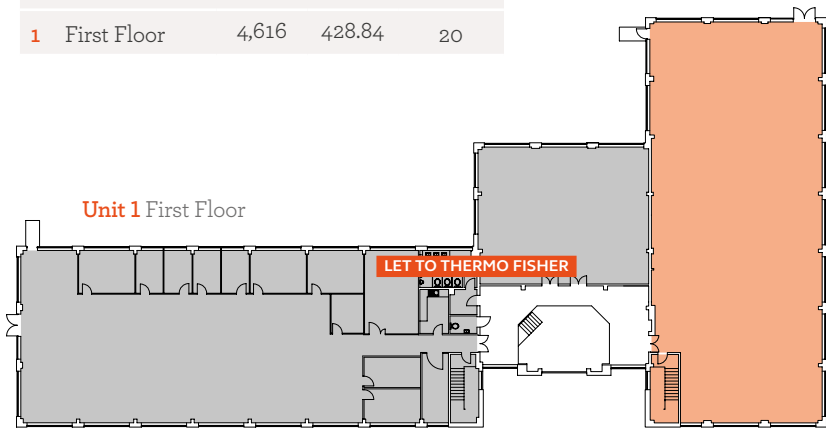
UNIT		SQ.FT	SQ.M	Car Park Spaces
1	Ground Floor	4,658	432.74	26
1	First Floor	4,616	428.84	20



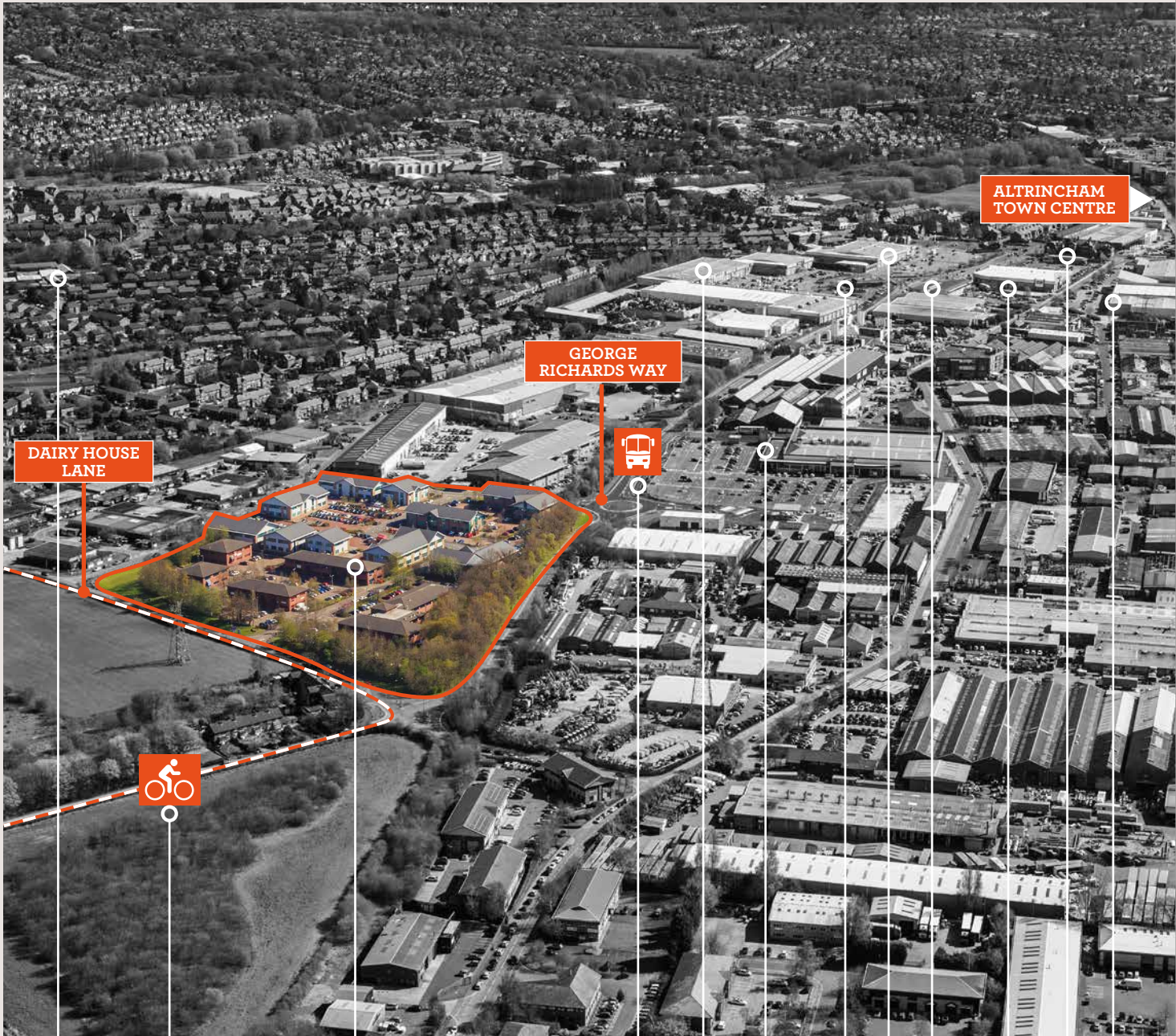
EXCELLENT  
BROADBAND  
CONNECTIVITY



ON SITE  
SHOWER  
FACILITIES



Unit 1 First Floor



DAIRY HOUSE LANE

GEORGE RICHARDS WAY

ALTRINCHAM TOWN CENTRE



Waitrose



National Cycle Network Route 62

Altrincham Business Park



Bus Stop

Altrincham Retail Park

ASDA



HOMEBASE TKMAXX the gym

## ALTRINCHAM

Surrounded by retail and leisure amenities the site combines the convenience and environment of a business park whilst being only 2 miles from Altrincham town centre.

A bustling cosmopolitan centre, Altrincham offers a wide selection of bars and restaurant alongside a strong high street retail offering and the independent traders of Altrincham market.

# Altrincham Business Park





**Unit 1**  
St Georges Court

**Units 8,10,14,18 & 26**  
Edward Court

*Quality accommodation in an attractively landscaped, pleasant environment.*



Local amenities nearby include:

**ASDA**

**Waitrose**

ALTRINCHAM MARKET  
**AM**

THE STAMFORD QUARTER

**vue**

Frankie & Benny's  
NEW YORK ITALIAN RESTAURANT & BAR



**BW** Best Western.

PUREGYM

**totalfitness**

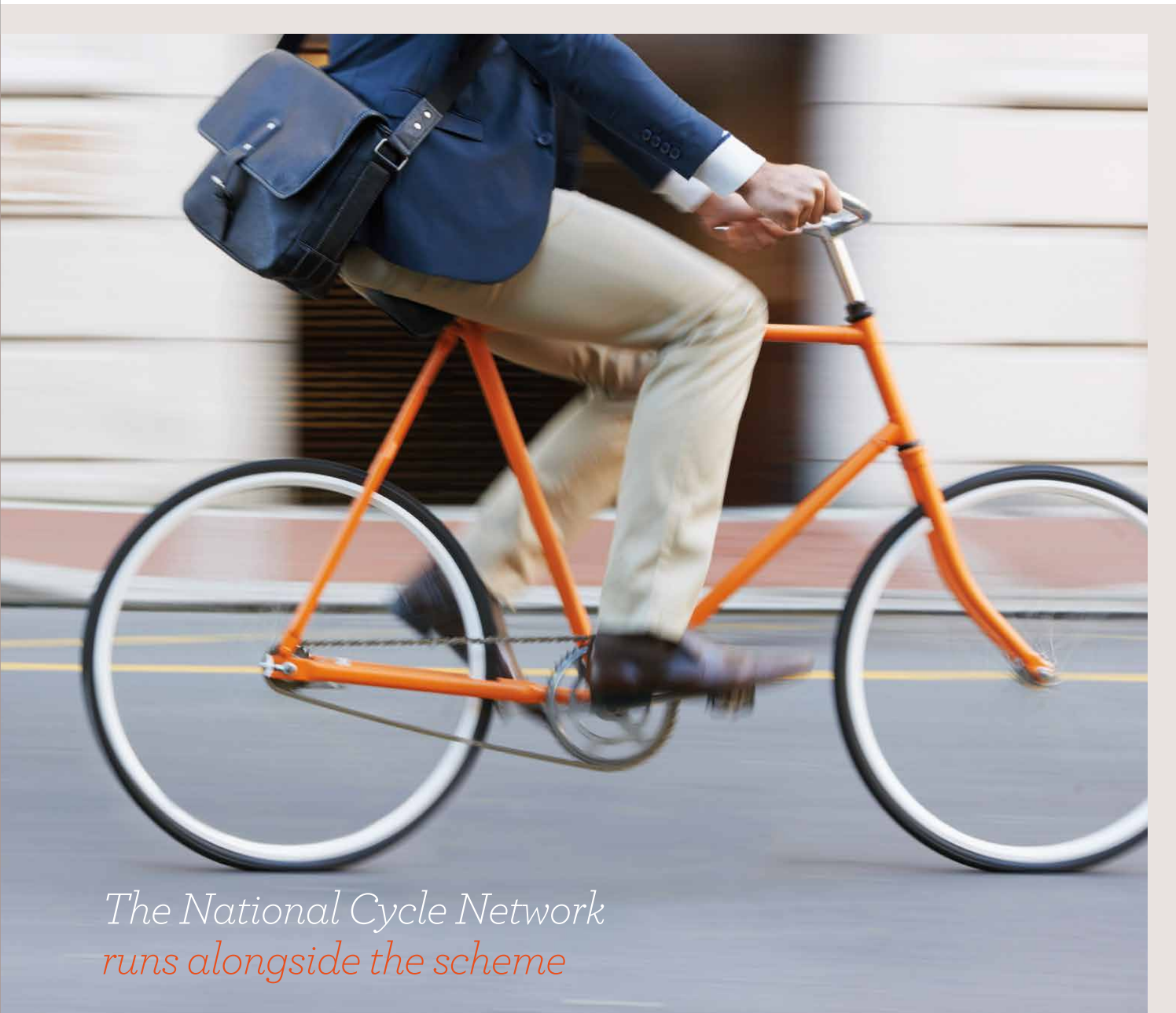


## PRIME LOCATION

At less than 4 miles from the nearest junctions of the M56 and M60 Altrincham Business Park is highly accessible by car. This is supported by demised car parking ratios of 1:211. The scheme is 0.4 miles from a regular bus service to Altrincham - every 30 mins between 06.30 and 19.40. The town centre itself has regular tram and train services. The National Cycle Route 62 runs alongside the scheme leading west and to the north east. Close by, Regional Route 82 provides access to Manchester City Centre. With secure bike and changing facilities the scheme is perfect for keen cyclists.

**Altrincham**  
Business Park





*The National Cycle Network  
runs alongside the scheme*



Junctions 7 & 8 M56, 3 miles (4.8 km)  
Junction 7 M60 motorways,  
3.5 miles (5.6 km)



Regular Buses from Altrincham  
Interchange with a bus stop  
0.4 miles from site



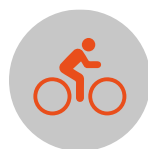
Hourly services to Chester,  
Manchester and Stockport



Metrolink service runs every 6 mins  
to Manchester Centre (23 mins) and  
connects to the airport via Trafford Bar



Manchester Airport (4.5 miles) is the  
UK's third largest airport handling  
over 23 million passengers a year



10 minute cycle ride from  
Altrincham town centre with secure  
bike and changing facilities on site

# Altrincham

## Business Park

### FURTHER INFORMATION

To discover more please contact the agents:



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[www.altrincham-business-park.com](http://www.altrincham-business-park.com)

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B. Unless otherwise stated prices and rents quoted are exclusive of VAT. March 2018

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