



Altrincham Business Park

ALTRINCHAM, MANCHESTER WA14 5GL

**High Quality Offices with
Excellent On-Site Amenities**

TO LET

Altrincham

Business Park



Modern specification upgraded offices

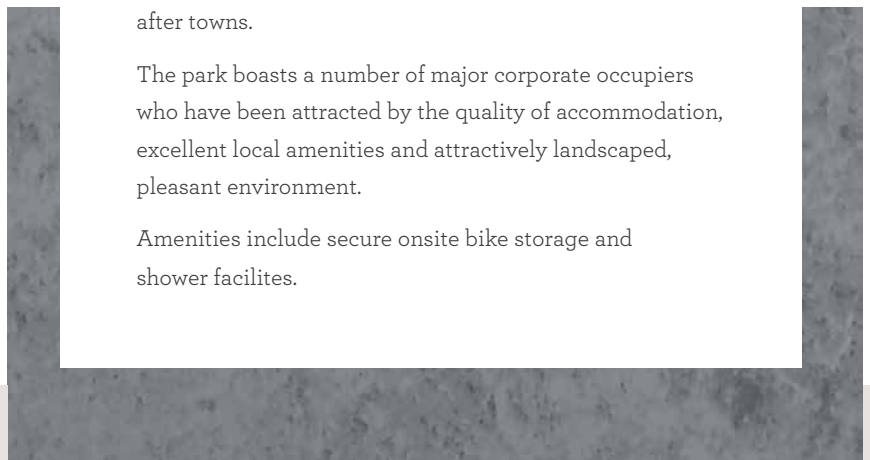
MODERN OFFICE SPACE

High quality, fully air conditioned offices spaces 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.

Amenities include secure onsite bike storage and shower facilities.





EDWARD COURT

500 sq ft to 6,233 sq ft

PAVILION STYLE OFFICE BUILDINGS

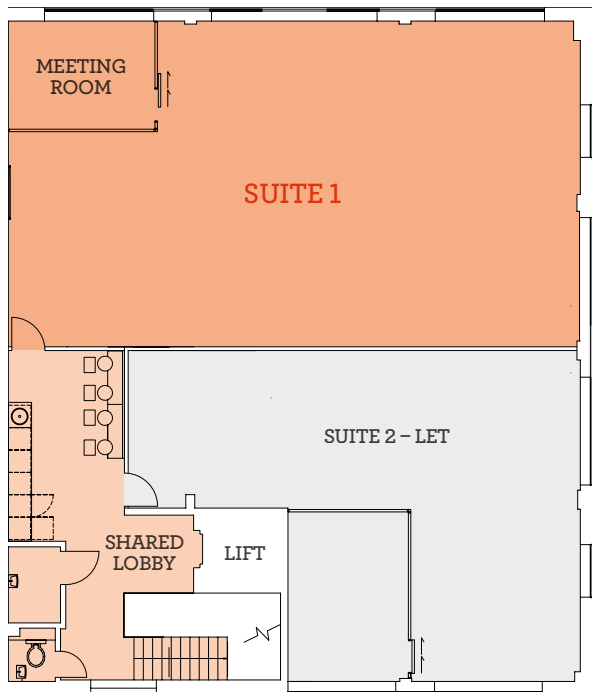
Recently upgraded pavilion style offices buildings available as self-contained buildings or single floors and smaller suites, ideal for regional headquarters or satellite offices, with strong identity/branding, together with generous allocated parking and the added benefit of on-site amenities including 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

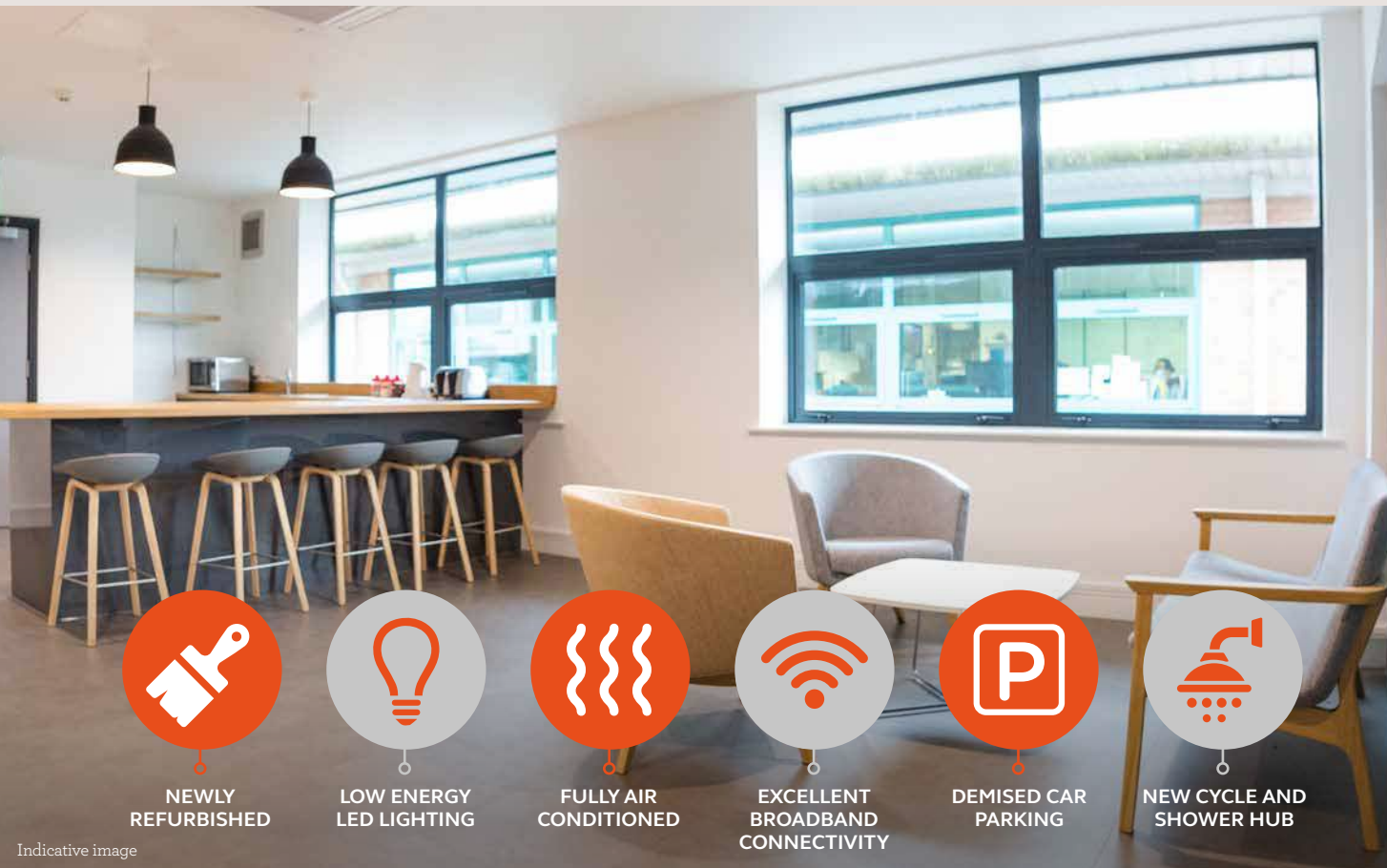


Indicative image

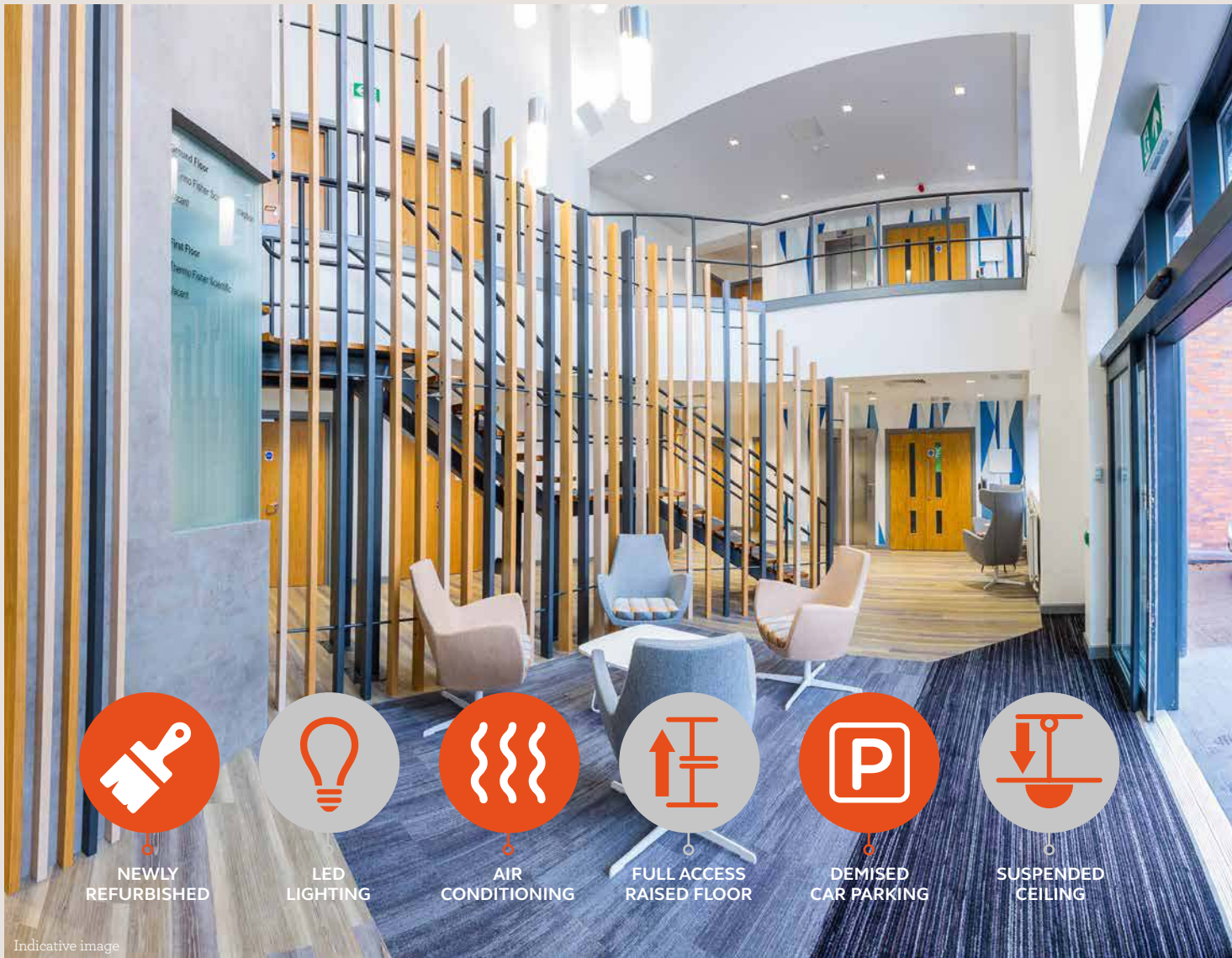
Unit 10 – Suite 1 First Floor



| AVAILABILITY | | | |
|-------------------|-------|------|-----------------|
| UNIT 10 - Suite 1 | SQ.FT | SQ.M | Car Park Spaces |
| First Floor | 1,453 | 135 | 5 |



Indicative image



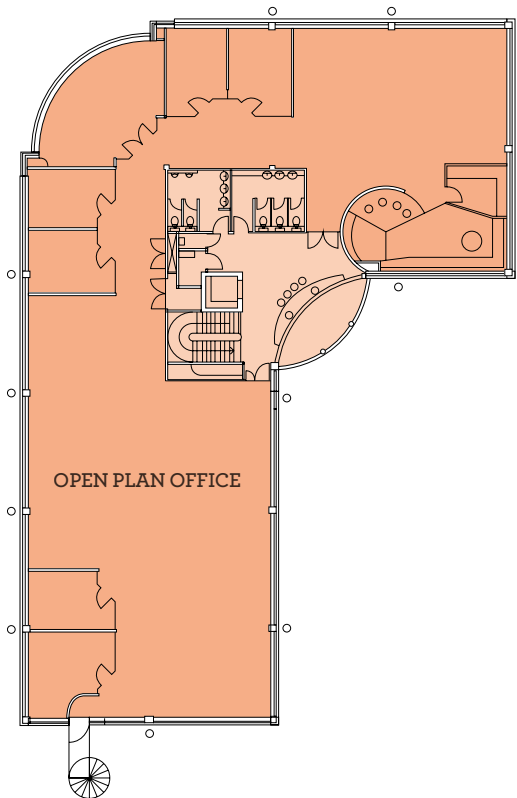
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Unit 1 – First Floor

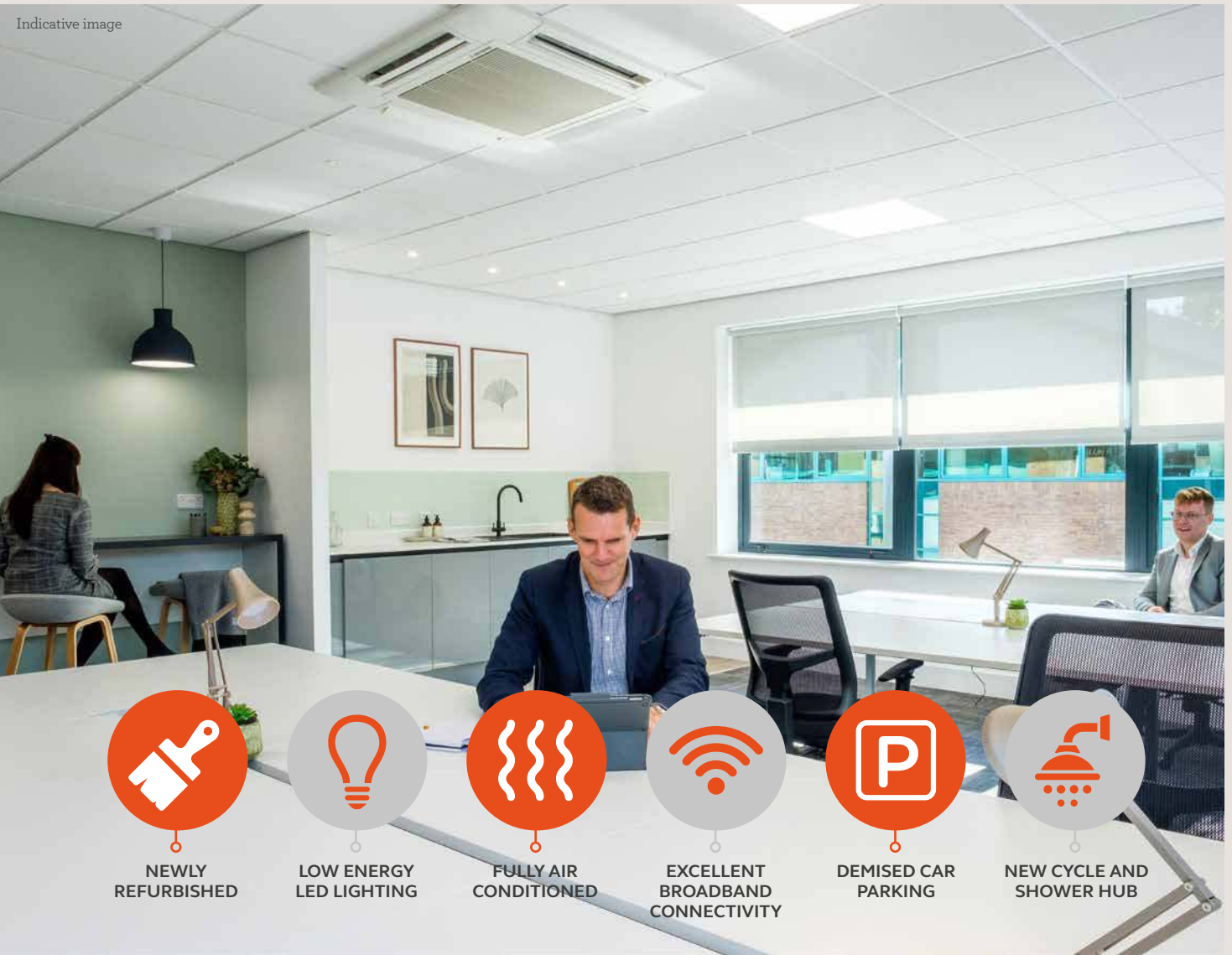
| AVAILABILITY | | | |
|----------------|-------|------|-----------------|
| 1 Edward Court | SQ.FT | SQ.M | Car Park Spaces |
| First Floor | 6,233 | 579 | 28 |



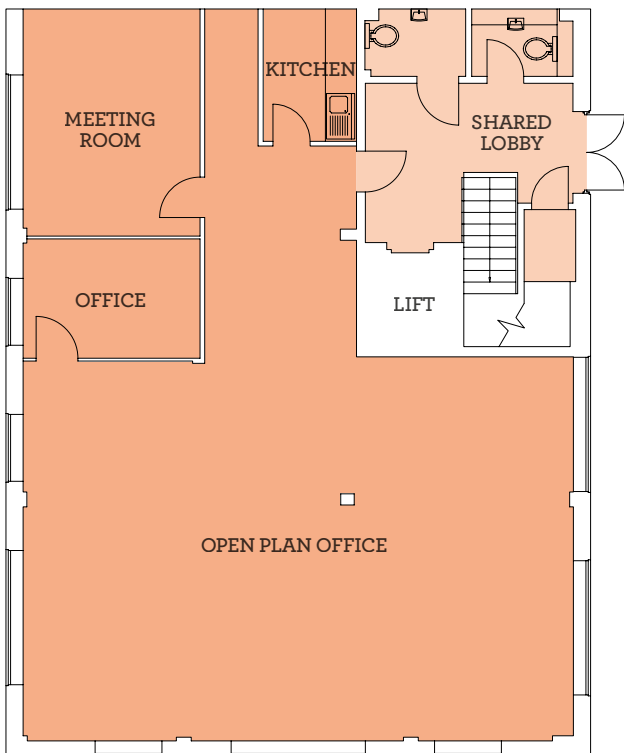
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Unit 8 – Ground Floor



| AVAILABILITY | | | |
|----------------|-------|------|-----------------|
| 8 Edward Court | SQ.FT | SQ.M | Car Park Spaces |
| Ground Floor | 1,630 | 151 | 3 |



Indicative images





Waitrose



National Cycle Network Route 62

Altrincham Business Park



Bus Stop

Altrincham Retail Park

ASDA



HOMEBASE TKMAXX



the gym

Altrincham Business Park

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.



Edward Court
Unit 1 First Floor, Unit 8 Ground Floor,
Unit 10 First Floor & Unit 26 First Floor

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

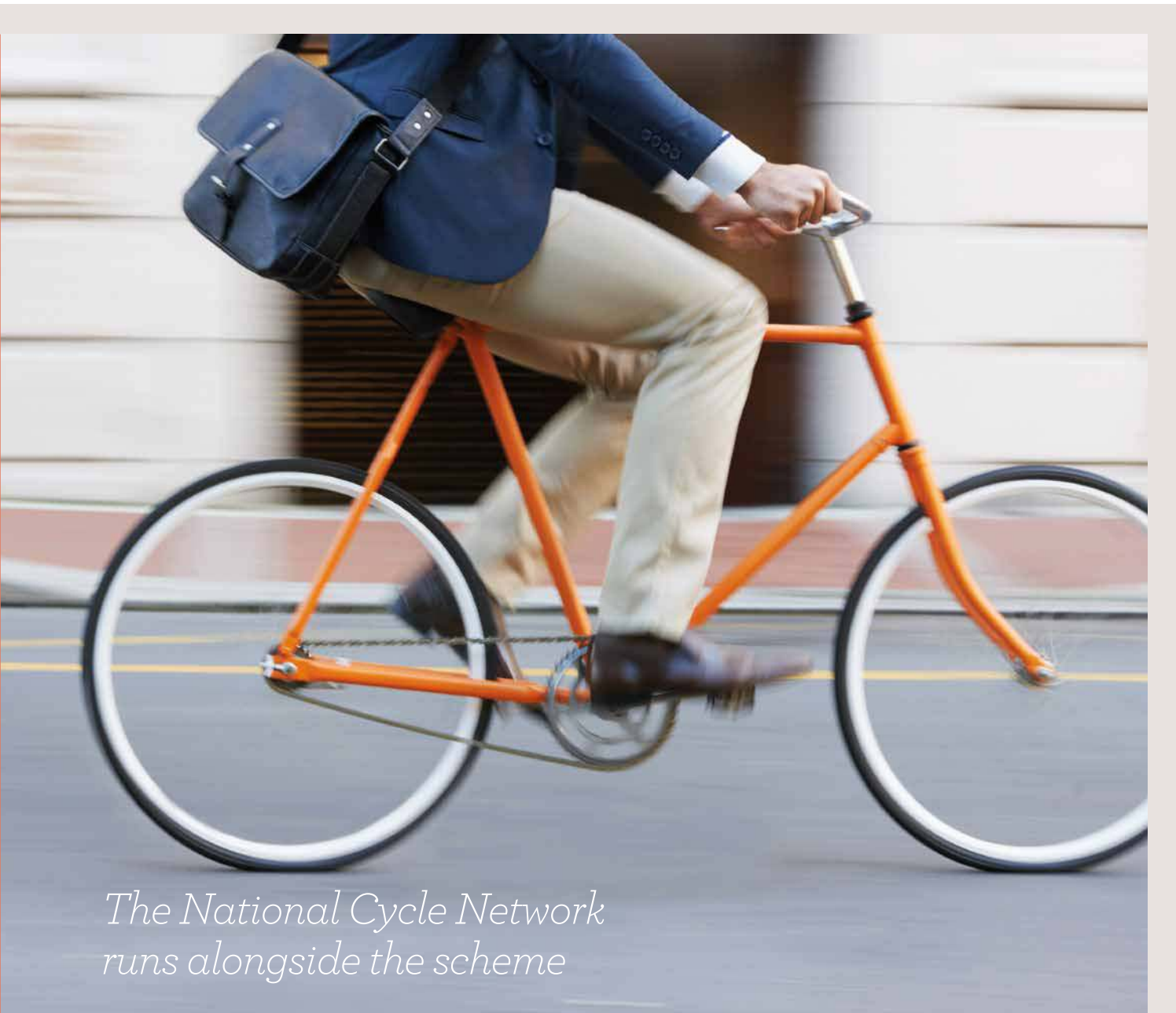


PRIME LOCATION

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



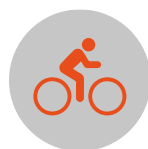
Hourly services to Chester,
Manchester and Stockport



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

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