

STAMFORD GREEN

33 Stamford Street
Altrincham
WA14 1ES



ALLIANCE

SAY HELLO TO ALTRINCHAM'S BEST NEW OFFICE SPACE



Stamford Green has just been fully-refurbished and is located in the centre of Altrincham, just a few minutes' walk from the Interchange.

This is premium office space in one of the North West's fastest-growing and most in demand towns which offers a superb home for any business. Stamford Green provides flexible work environments which promote work-life balance through a focus on technology and sustainability, including a terrace Honey Garden, in a thriving suburban community.

Highlights and features:

Fully refurbished office space

Air conditioning

On-site car parking (at a ratio of 1:565 sq. ft.)

Refurbished and remodelled common areas

3 minutes walk from Altrincham town centre

Excellent transport links

Focus on technology and sustainability

Electric vehicle charging points

Honey Garden to promote biodiversity





A DESIRABLE AND VIBRANT LOCATION



Altrincham's local bars, restaurants and shops are minutes from the door of Stamford Green, putting you within easy reach of everything that makes Altrincham the most popular and desirable suburb in Manchester – named the North West's best place to live by the Sunday Times.

Altrincham is a melting pot of culture, embodying so many of the things which make Manchester special. Its coronation as the "Foodie Neighbourhood" at the Manchester Food and Drink Festival in 2021 was just the latest accolade for a town rich with independent shops and innovative businesses.

Choosing Stamford Green means that you can enjoy everything Altrincham has to offer, only a short walk from the door. This is a creative, inspiring place which is extremely attractive to businesses and employees alike.

"Alty's supremely sociable and fiercely independent market is the jewel in the crown of this super suburb."

Source: Best place to live in the UK 2021 edition, Sunday Times

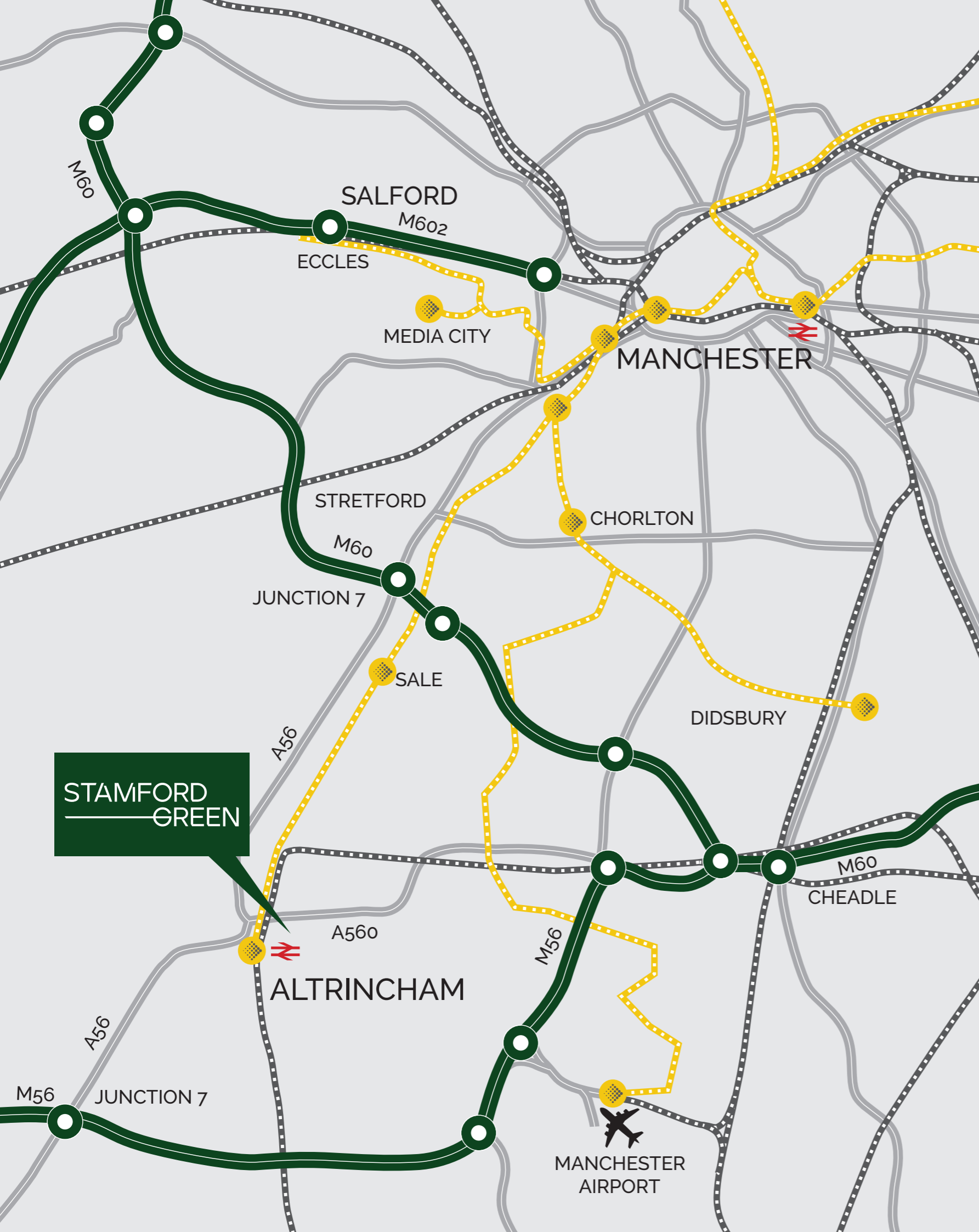
ALTRINCHAM, VOTED BEST PLACE TO LIVE IN THE UK.


THE SUNDAY TIMES



ABSOLUTLEY ALTRINCHAM





BETTER CONNECTIONS

Stamford Green is located in the centre of Altrincham, only a short walk from the Interchange which provides easy access to Manchester city centre and Manchester Airport with regular tram, train and bus services. Additionally, you can access the motorway network easily via the M56 which can be found only 10 minutes away from Stamford Green.

Fast and frequent travel to Altrincham makes the commute convenient and encourages employee happiness and wellbeing. Likewise, the proximity to the sights and sounds of Manchester's most vibrant suburbs – and the city centre itself – means that inspiration will never be far away.



MCR Airport - 12 mins Knutsford - 18 mins Alderley Edge - 25 mins Manchester City Centre - 27 mins



Stockport - 9 mins Piccadilly - 30 mins Chester - 1 hr London - 2 hr 20 mins



Sale - 9 mins Deansgate - 27 mins Piccadilly - 31 mins Didsbury - 33 mins MCR Airport - 45 mins



BY FOOT

Stamford Quarter - 3 minutes

Altrincham Tram & Station - 4 minutes

Pure Gym - 4 minutes

Altrincham Market - 5 minutes

Altrincham Town Hall - 5 minutes

Everyman Cinema - 6 minutes

Hale - 22 minutes



GRADE A SPECIFICATION

The refurbishment of Stamford Green is extensive and includes both the communal and office accommodation. All aspects of the property have been upgraded to create a contemporary environment which is more than simply a place of work, and will help your business to thrive.

Works include:

Remodelled entrance and reception area

Refurbished open-plan offices

New suspended ceiling with recessed LED lighting

Metering & monitoring platform

New wall covering and flooring throughout

Fully fitted Kitchen to each suite

Fully-refurbished toilets and showers throughout

On-site car parking with EV charging

On-site secure bike storage

Secure intercom

Secure landscaped environment



DESIGNED FOR A SUSTAINABLE FUTURE

Sustainability and smart technology are the defining features of an office building that is fit for the modern world. Stamford Green is a smart building with a whole range of technology and sustainability features built in, including:

Smart energy and water monitors to accurately gauge & reduce energy usage

Intercom entry systems

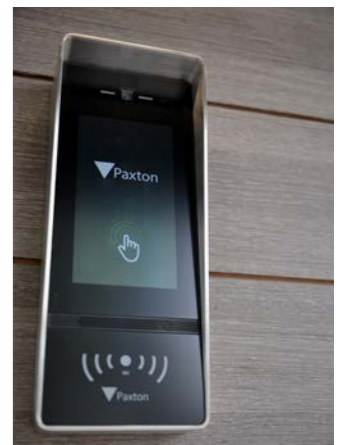
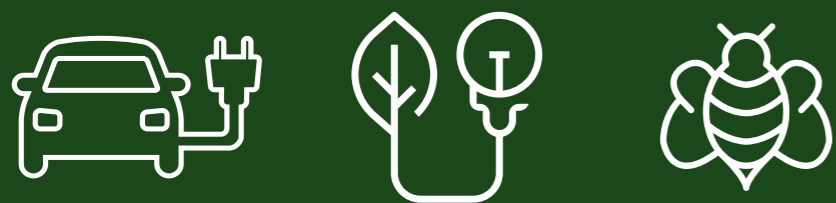
Networked fire safety systems

Refurbishment of building saves a substantial amount of carbon emissions

Honey Garden to increase biodiversity and wellness

Electric vehicle charging points

This approach is a staple of Property Alliance Group that has been used to great success on many of our successful office developments in the past.



A HIVE OF ACTIVITY

The carefully remodelled Stamford Green is focused on wellbeing and providing a healthy, happy work environment for your business and employees. Nowhere is this approach clearer than with the creation of our Honey Garden.

The Honey Garden is a bee-friendly space designed to bring natural health benefits to everyone at Stamford Green, as well as contributing positively to biodiversity and the local environment. Having open garden spaces to enjoy is one of the best ways to improve mental wellbeing, relieve stress and improve your mood.

We know that it is the small details which make the difference, and our Honey Garden is the perfect outdoor space to enjoy some time away from the desk and connect with nature.



H O

N I E

Y



YOUR SPACE, YOUR WAY

Stamford Green is a unique opportunity, all floors can be split to provide approximately 1800 SQ FT upwards. The following suites are available now:

LEVEL NO.	AVAILABILITY	FLOOR AREA SQ FT / SQ M
3F	VACANT	4,597 / 427
2F	MOTT MACDONALD	
FF	VACANT	5,033 / 468
GF	VACANT	4,660 / 433



SHOWERS



COMMON AREAS



SECURE PARKING WITH
EV CHARGING



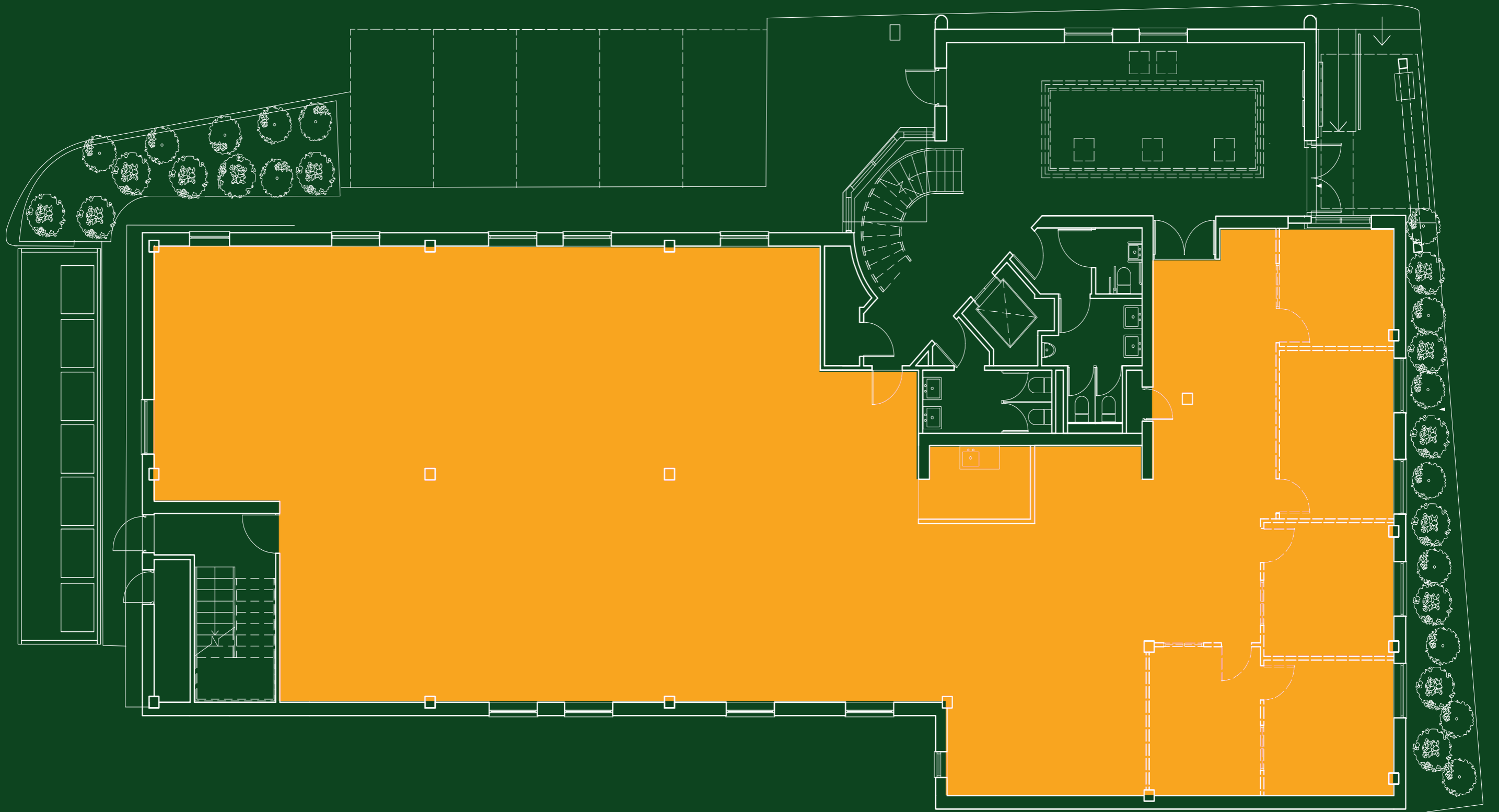
HONEY GARDEN



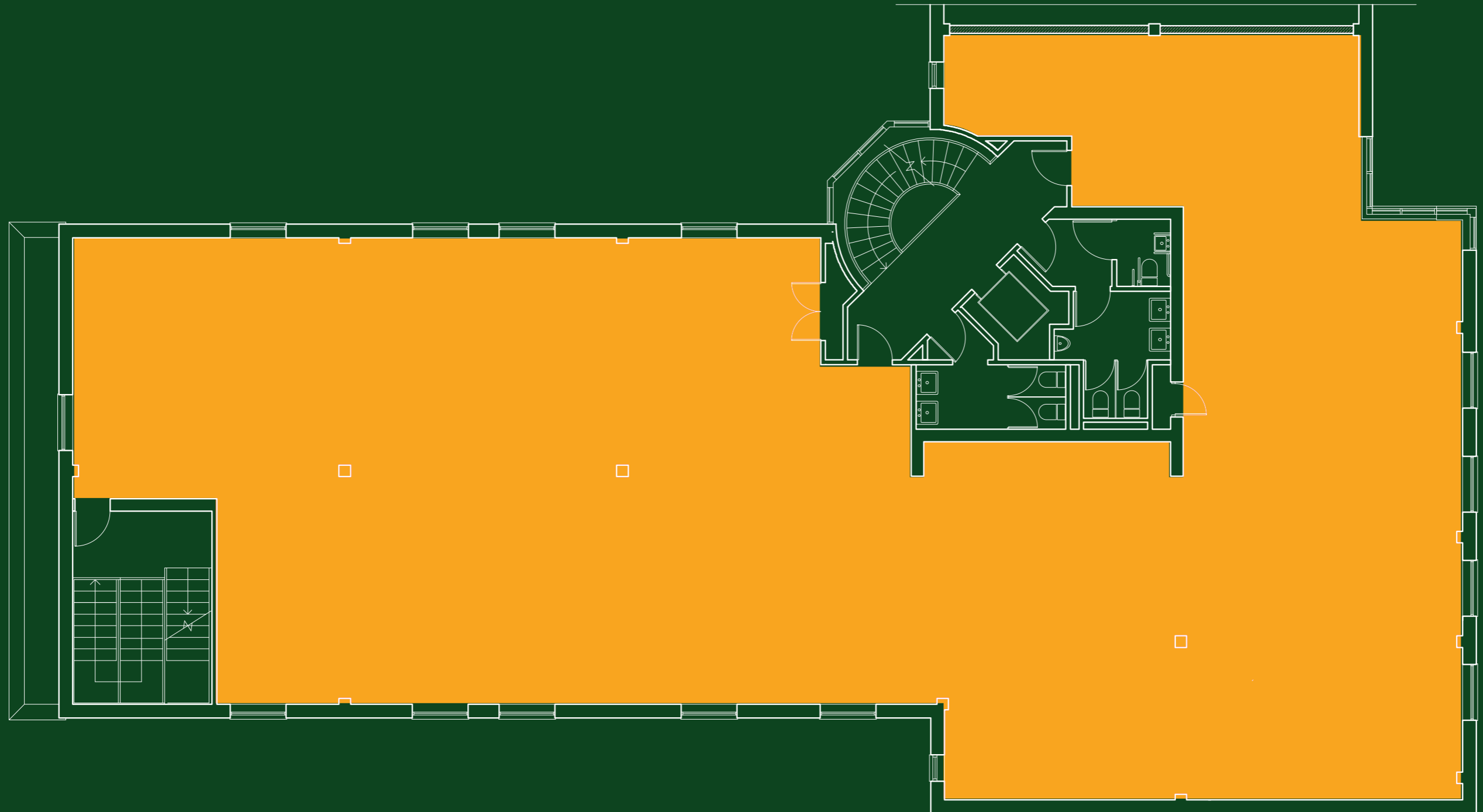
BIKE STORAGE



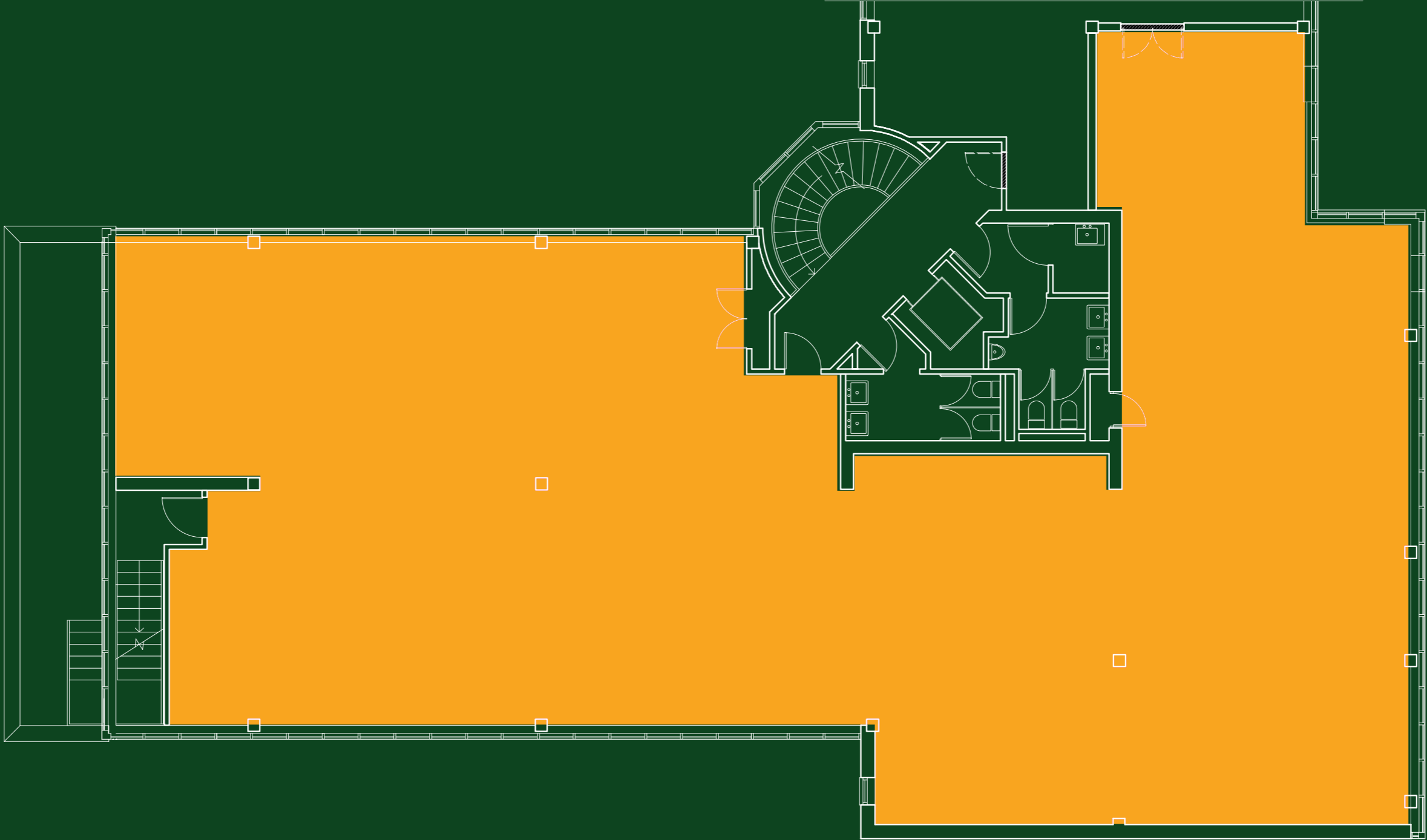
GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



PROPERTY ALLIANCE GROUP

Alliance has a highly successful track record based over three decades of development and investment in the North West region, which is reflected in our exciting residential, industrial, office, hotel, and student accommodation development pipeline, with a GDV of £560M.

Alliance's core strength is its brand which the market recognises as one of trust, partnership and professional excellence. The brand has been forged through our unrivalled network of lasting relationships with occupiers, investors, agents, financiers, architects and planners. Alliance engages closely with public sector partners and has an excellent working relationship with Manchester City Council.

Our track record in the offices sector has been proven many times over and is second to none. We have a well-earned reputation for providing first class offices which are sustainable, flexible and managed for the benefit of the occupier. By providing everything that you need to succeed, we have developed longstanding relationships with companies across our portfolio of office buildings.



RENT

Available upon request.

PARKING

On site car parking spaces are available at a ratio of 1:565 sq ft and charged in addition to the rent.

SERVICE CHARGE

There will be a service charge payable to cover the upkeep and maintenance of the common areas.

LEASE

The premises are available for a term of years to be agreed incorporating rent reviews at appropriate intervals.

EPC

EPCs for the various suites are available upon request.



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[STAMFORDGREEN.COM](https://www.stamfordgreen.com)

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