

PARKFIELD HOUSE

MOSS LANE, HALE, ALTRINCHAM, WA15 8FH



**TO LET FROM
8,002 – 15,640 sq ft**

**SELF CONTAINED
WORKSPACE WHICH CAN
ALSO BE AVAILABLE ON A
FLOOR BY FLOOR BASIS**

**70 ON-SITE
CAR PARKING**





THE SPACE

Parkfield House will be refurbished to deliver high quality workspace over the ground and 1st floor.

The available workspace represents a unique self-contained opportunity in Altrincham with the opportunity for dedicated reception. Alternatively the building can be leased on a floor by floor basis.

FLOOR	SQ FT
Ground floor	7,638
1 ST floor	8,002
TOTAL	15,640

SPECIFICATION

The building offers the following:



SUSPENDED CEILING
WITH RECESSED
LIGHTING



3 COMPARTMENT
TRUNKING & OUTLET
BOXES



GAS CENTRAL
HEATING



COMFORT
COOLING



CARD SWIPE
ENTRY



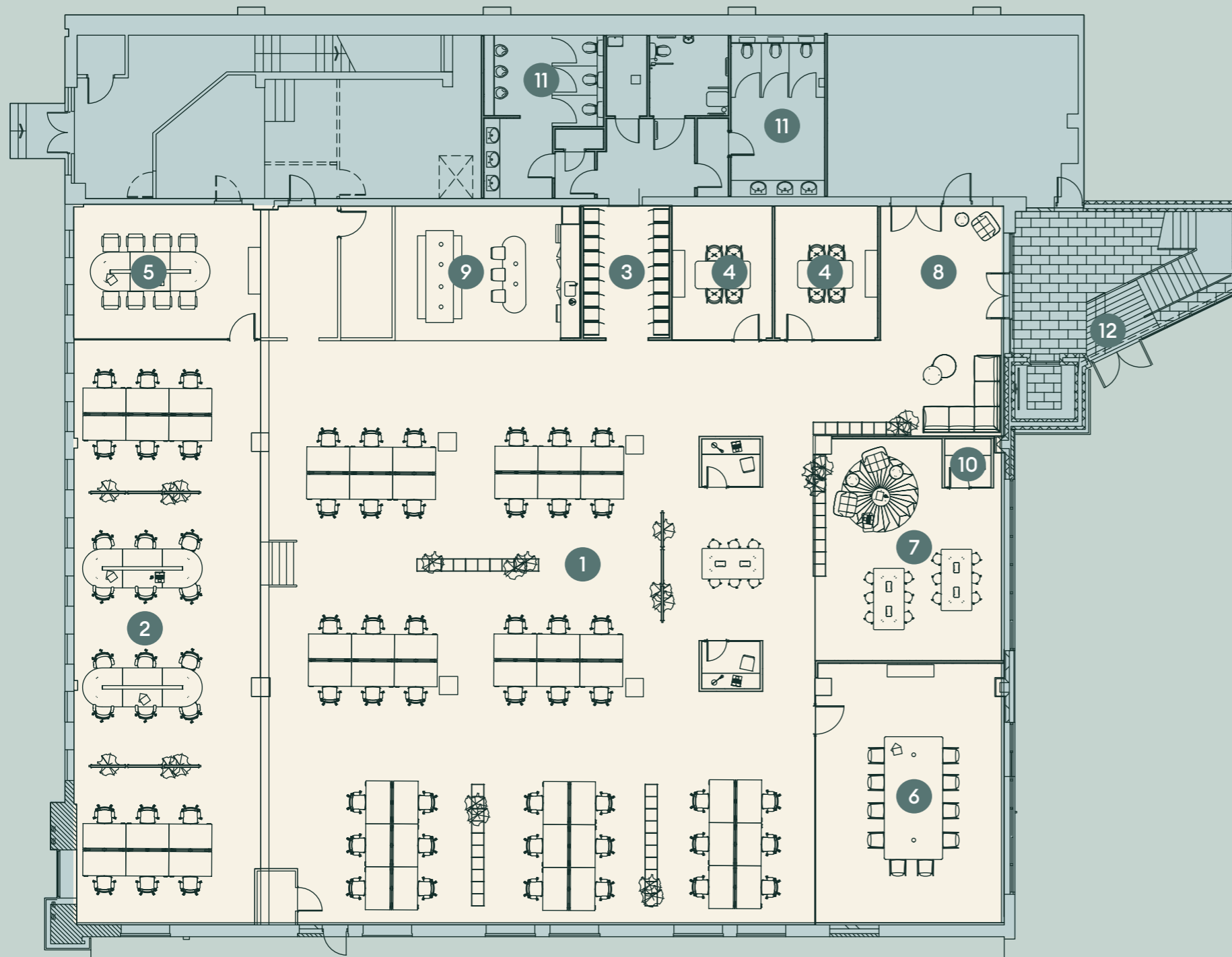
70 CAR PARKING
SPACES



RAISED ACCESS
FLOOR



DOUBLE GLAZED
THROUGHOUT



GROUND FLOOR

7,638 SQ FT

- | | | | |
|----------------|--------------------------|-----------------|----------------------|
| 1 54 Desks | 4 4 person meeting room | 7 Breakout area | 10 Phone booth |
| 2 12 Hot desks | 5 8 person meeting room | 8 Reception | 11 WC |
| 3 Lockers | 6 10 person meeting room | 9 Kitchen | 12 Building entrance |

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CARD SWIPE
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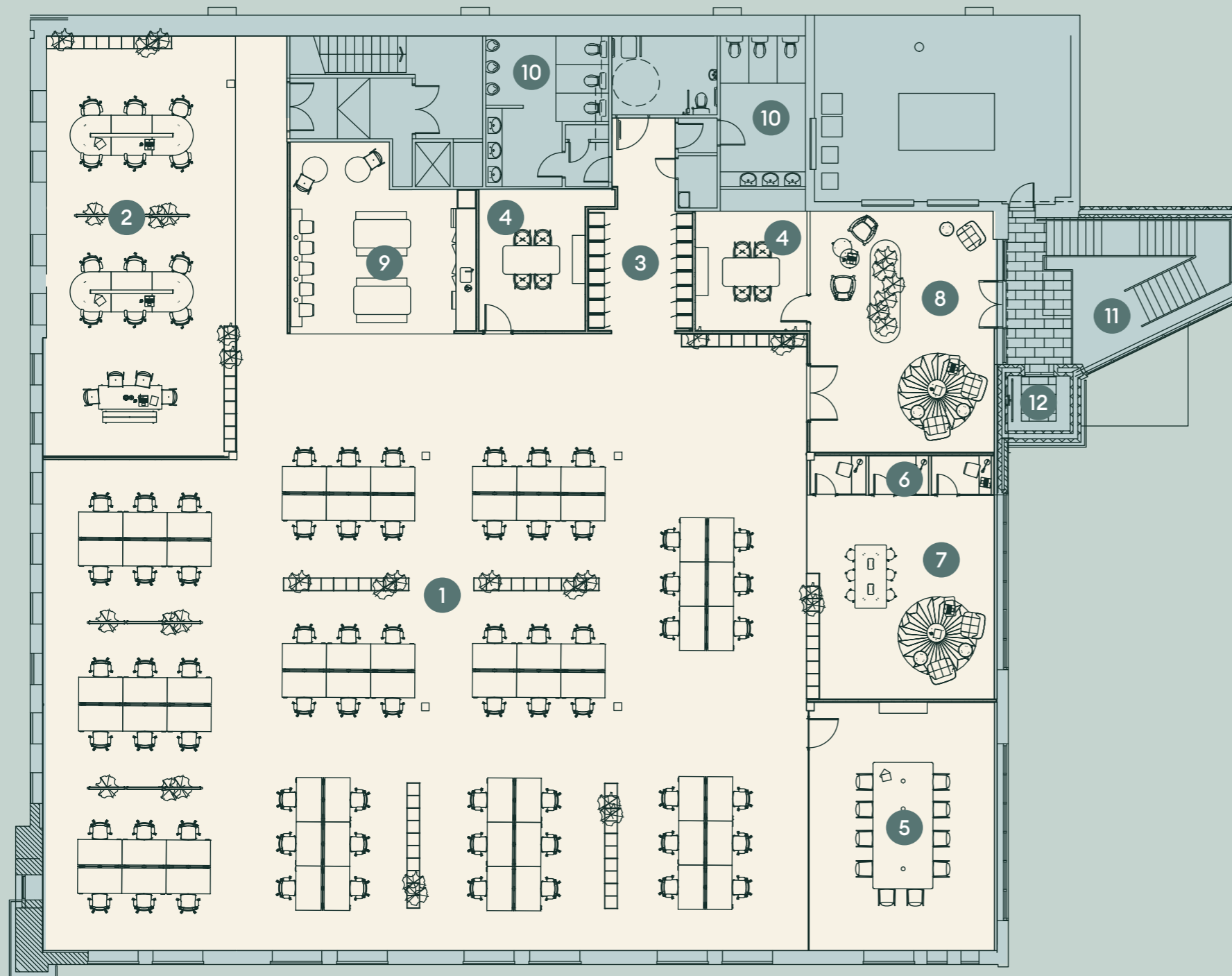
70 CAR PARKING
SPACES



RAISED ACCESS
FLOOR



DOUBLE GLAZED
THROUGHOUT



FIRST FLOOR

8,002 SQ FT

- | | | | |
|-----------------------|---------------------------------|------------------------|---------------------|
| 1 66 Desks | 4 4 person meeting room | 7 Breakout area | 10 WC |
| 2 12 Hot desks | 5 10 person meeting room | 8 Reception | 11 Staircase |
| 3 Lockers | 6 Focus booth | 9 Kitchen | 12 Elevator |



LOCATION



WALKING TIMES

Altrincham Train Station	10 min
Altrincham Metrolink	10 mins
Altrincham Town Centre	12 mins



METROLINK TIMES M

Old Trafford	13 mins
Deansgate-Castlefield	20 mins
Piccadilly Station	25 mins
Media City	30 mins



TRAIN TIMES ⇌

Piccadilly Station	25 mins
Chester	55 mins

GYM FACILITIES



1. Pure Gym 2. Altrincham Leisure Centre 3. Matcha Magic

EATERIES



4. Altrincham Market 5. Common Ground 6. Sugo Pasta Kitchen
7. Starbucks 8. Café Nero 9. Porta Tapas Bar 10. Evuna

RETAIL



11. Tesco Extra 12. Stamford Quarter Shopping Centre 13. Marks & Spencer

LEISURE



14. Everyman Cinema 15. Altrincham Football Club 16. Planet Ice Altrincham



LEASE

The building is available in its entirety or on a single floor basis by way of a new full repairing and insuring lease for a term of years to be negotiated.

SERVICE CHARGE

A variable service charge will be levied by the Lessor in respect of general maintenance, insurance and provision of usual building services including maintenance of the car park.

VAT

All prices quoted are excluding but may be liable to VAT

EPC

The building has an EPC rating of C-68. A certificate can be provided on request.

LEGAL COSTS

The ingoing tenant is to be responsible for their legal costs incurred in the transaction.



PARKFIELD HOUSE

LETS START A CONVERSATION

**FOR FURTHER INFORMATION, OR TO
ARRANGE A VIEWING, PLEASE CONTACT;**

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