

# Altrincham Business Park

ALTRINCHAM, MANCHESTER WA14 5GL

HIGH QUALITY OFFICES WITH EXCELLENT  
ON-SITE AMENITIES

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





# 01

# 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.



# 02

# flexible SPACE

A FLEXIBLE, FITTED WORKSPACE

We're all different. Next door's cottage might not be your castle. With things changing every min, one thing is constant. Our commitemnt to flexible leasing. It means you can focus on doing what you do best. Being agile with costs that work for you means you're always ready to overcome the unknown. Our range of flexible leases are designed to help your business succeed.







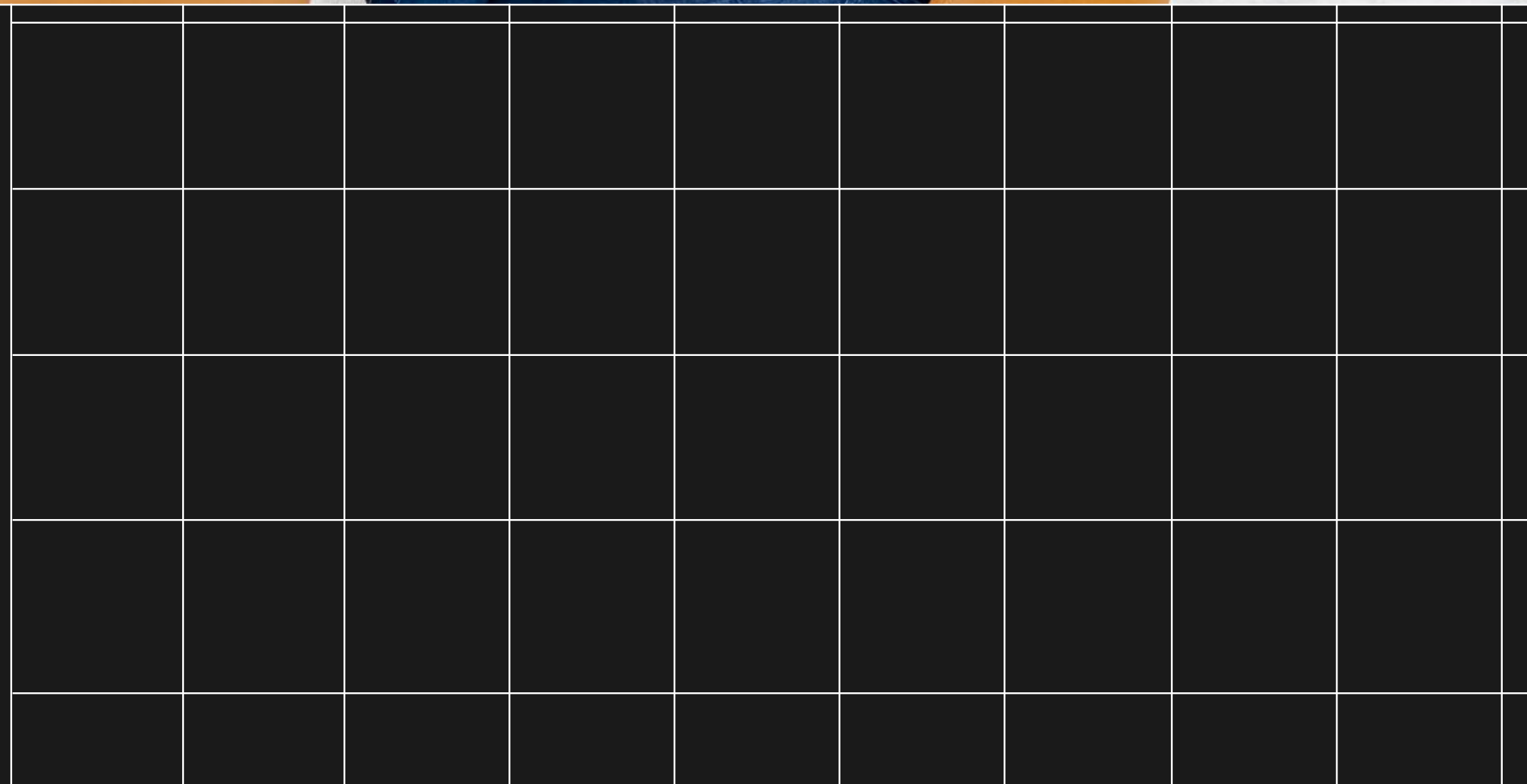
let ready

go

We offer fully fitted workspaces available on short leases. Easy to manage, ready to move into. You can lease from 6 to 60+ desks, short-term leases, fitted and furnished, inclusive rent and easy cash flow plan.

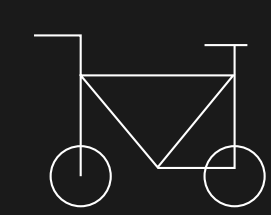
complete

Bringing all your rent and service costs into one easy-to-manage plan. Complete offers efficiency, greater budget control and lower costs for your business thanks to our day-to-day management. You can focus on what you do best, saving your money and time, and reduce staff liability.

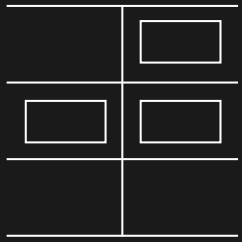




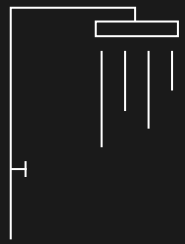
# the business PARK



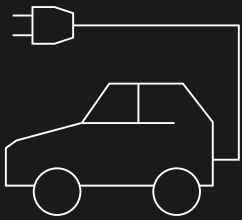
SECURE  
BIKE SHED



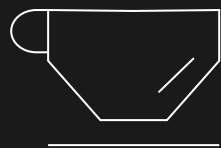
ON SITE  
CAR PARKING



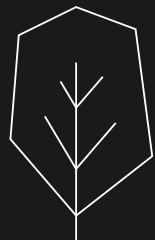
ON SITE  
SHOWERS



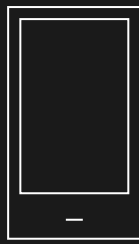
ELECTRIC CAR  
CHARGING



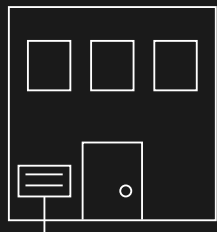
ON SITE  
CAFE



OUTSIDE  
COMMUNAL SPACE



LIFE APP



ON SITE  
ESTATE MANAGER



# edward COURT

500 SQ FT TO 6,233 SQ FT PAVILION STYLE OFFICE BUILDING

05



● : AVAILABLE TO RENT  
● : OCCUPIED

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.

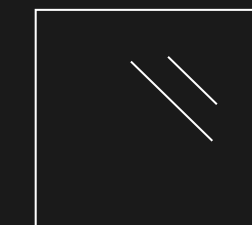




# 06



## OFFICE SPACE



NEWLY  
REFURBISHED



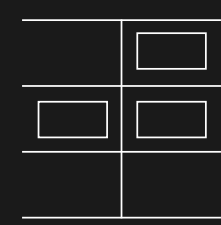
## BROADBAND CONNECTIVITY



FULLY AIR  
CONDITIONED



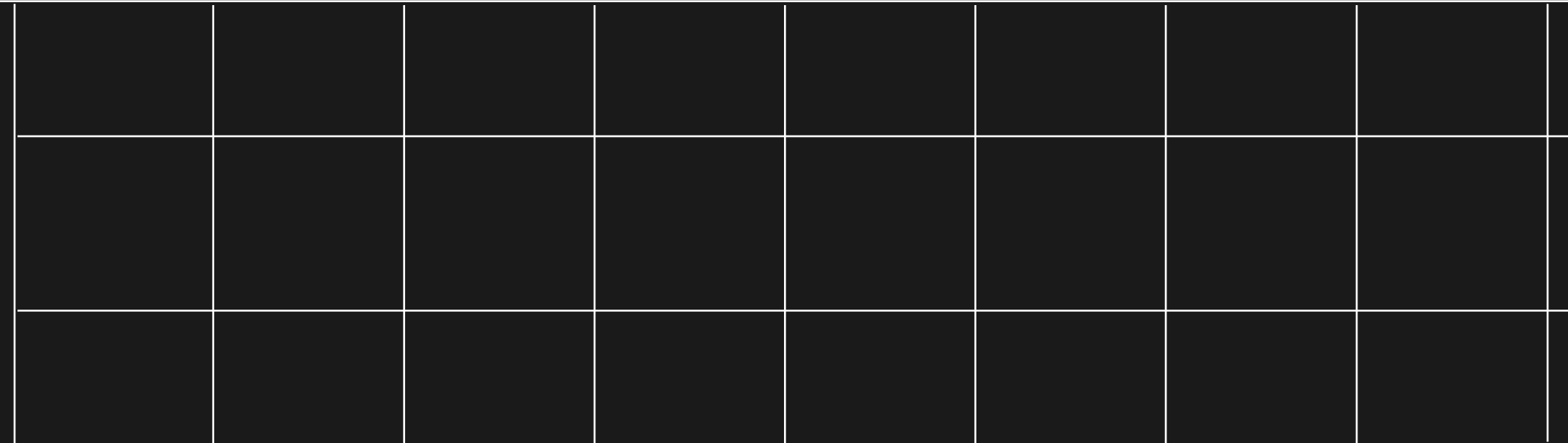
## LOW ENERGY LIGHTING



ON SITE  
CAR PARKING



## ON SITE SHOWERS

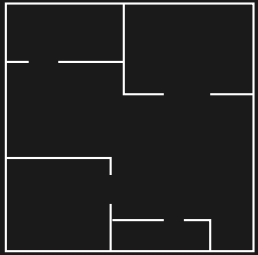
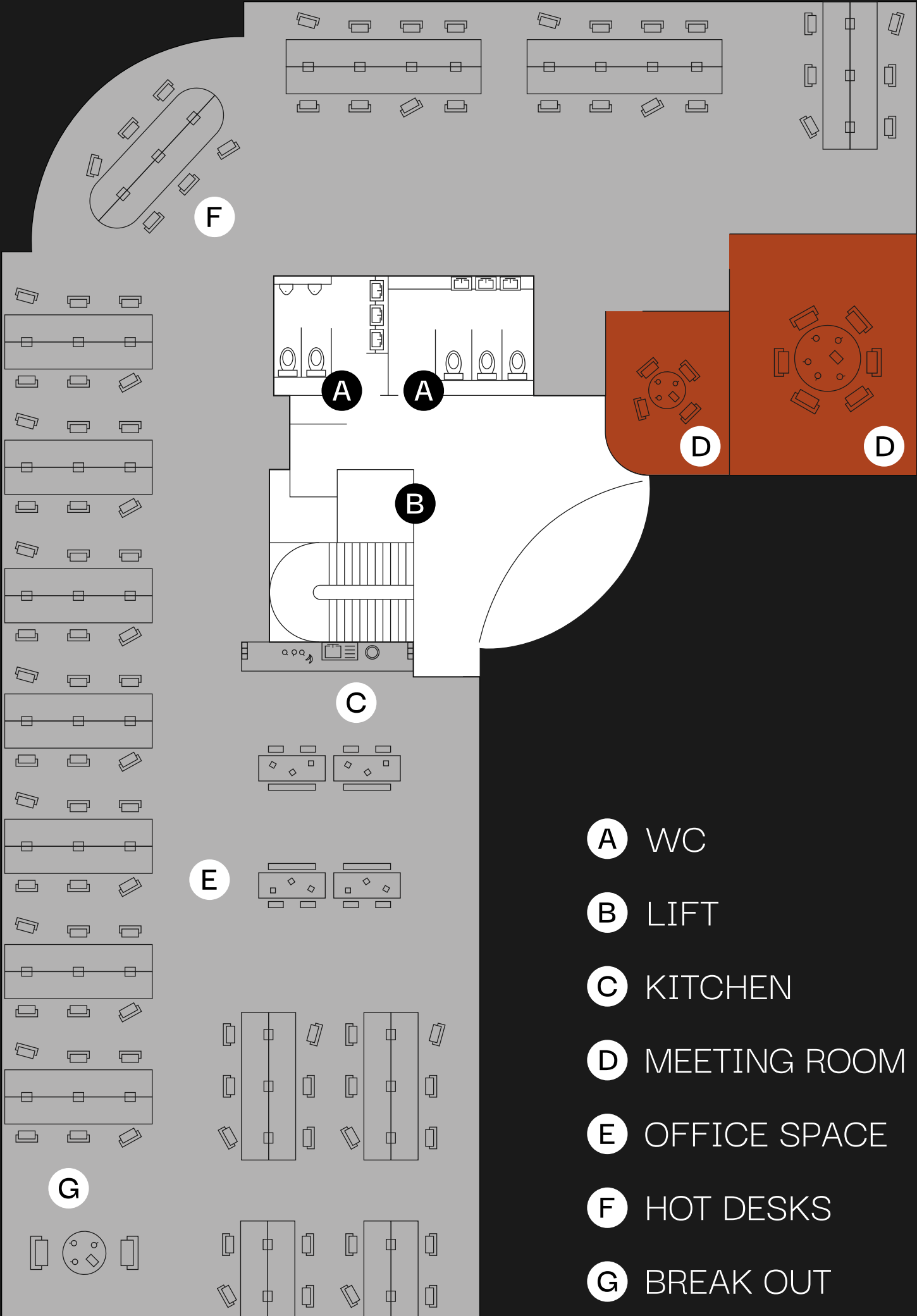




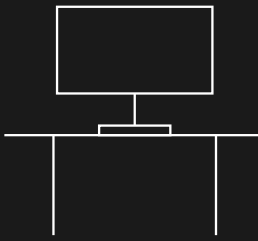
# unit 1

1 EDWARD COURT

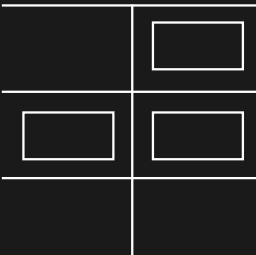
07



6,233 SQ FT  
579 SQ M



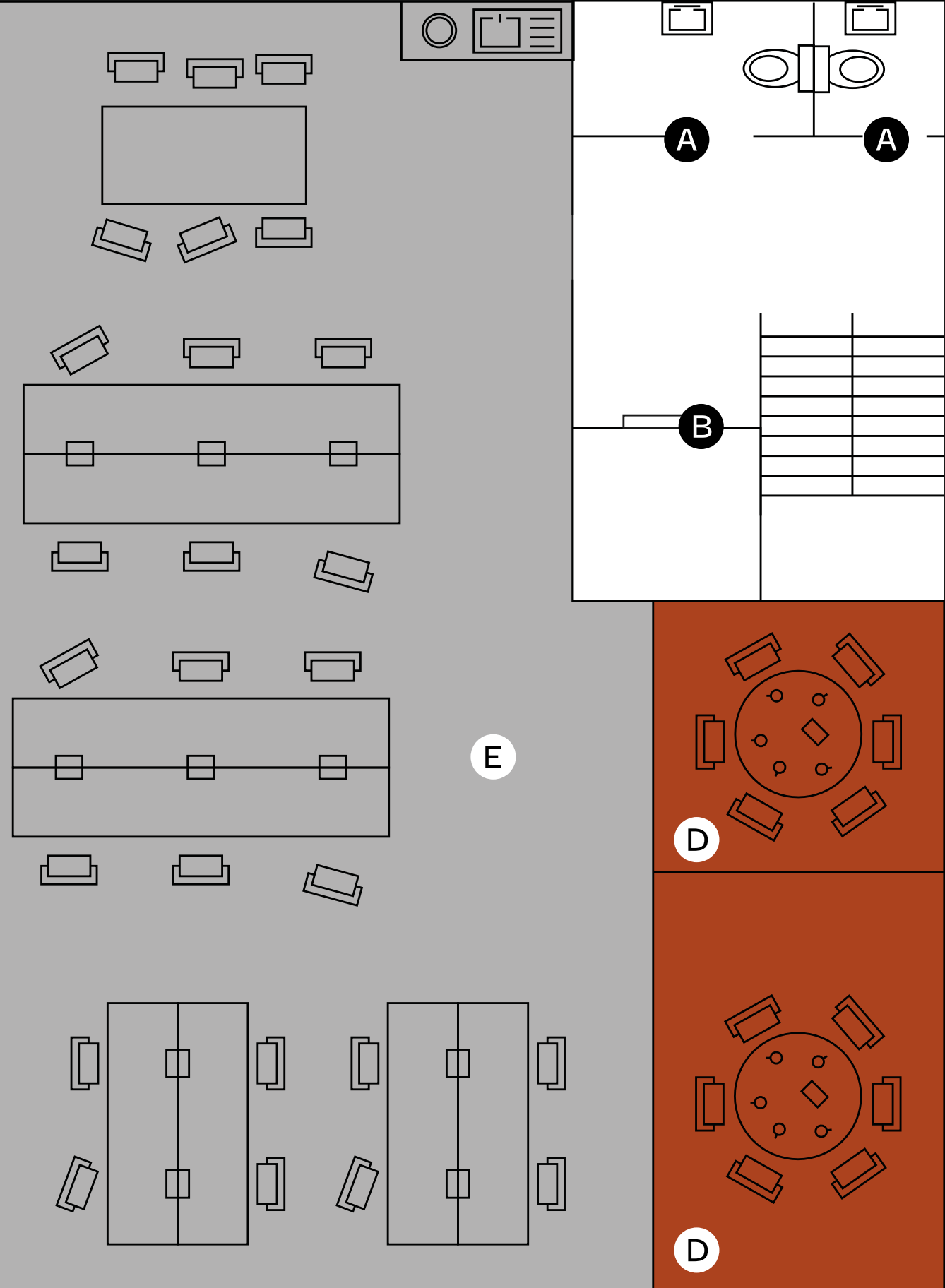
84 DESKS  
AVAILABLE



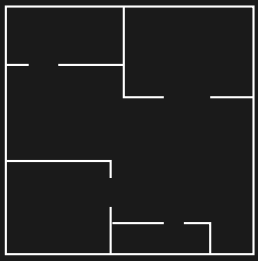
28 PARKING  
SPACES



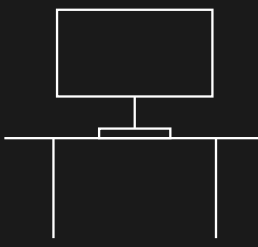




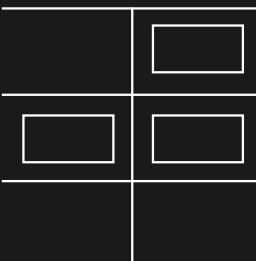
- A WC
- B LIFT
- C KITCHEN
- D MEETING ROOM
- E OFFICE SPACE



1651 SQ FT  
153 SQ M



00 DESKS  
AVAILABLE



6 PARKING  
SPACES

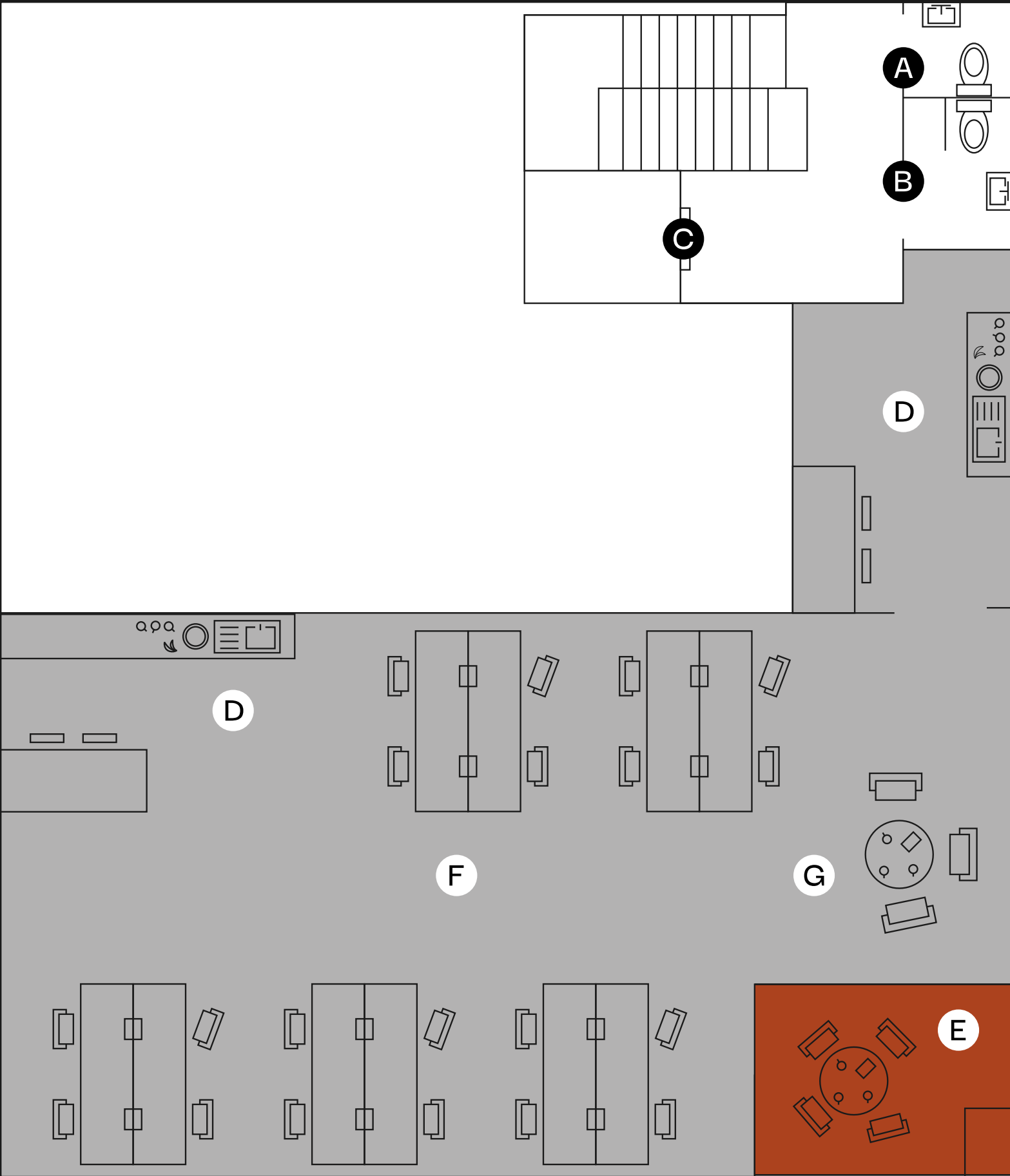




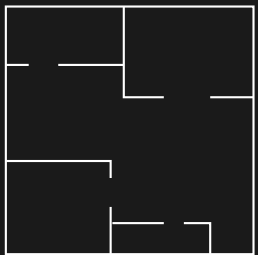
unit 10

09

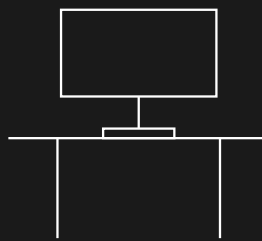
INDICATIVE LAYOUT – THIS UNIT HAS BEEN LET



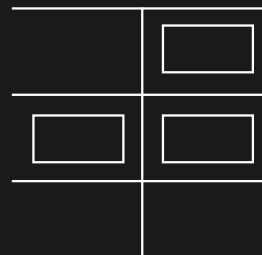
- A WC
- B ACCESSIBLE WC
- C LIFT
- D KITCHEN
- E MEETING ROOM
- F OFFICE SPACE
- G BREAK OUT



1453 SQ FT  
135 SQ M



20 DESKS  
AVAILABLE



5 PARKING  
SPACES

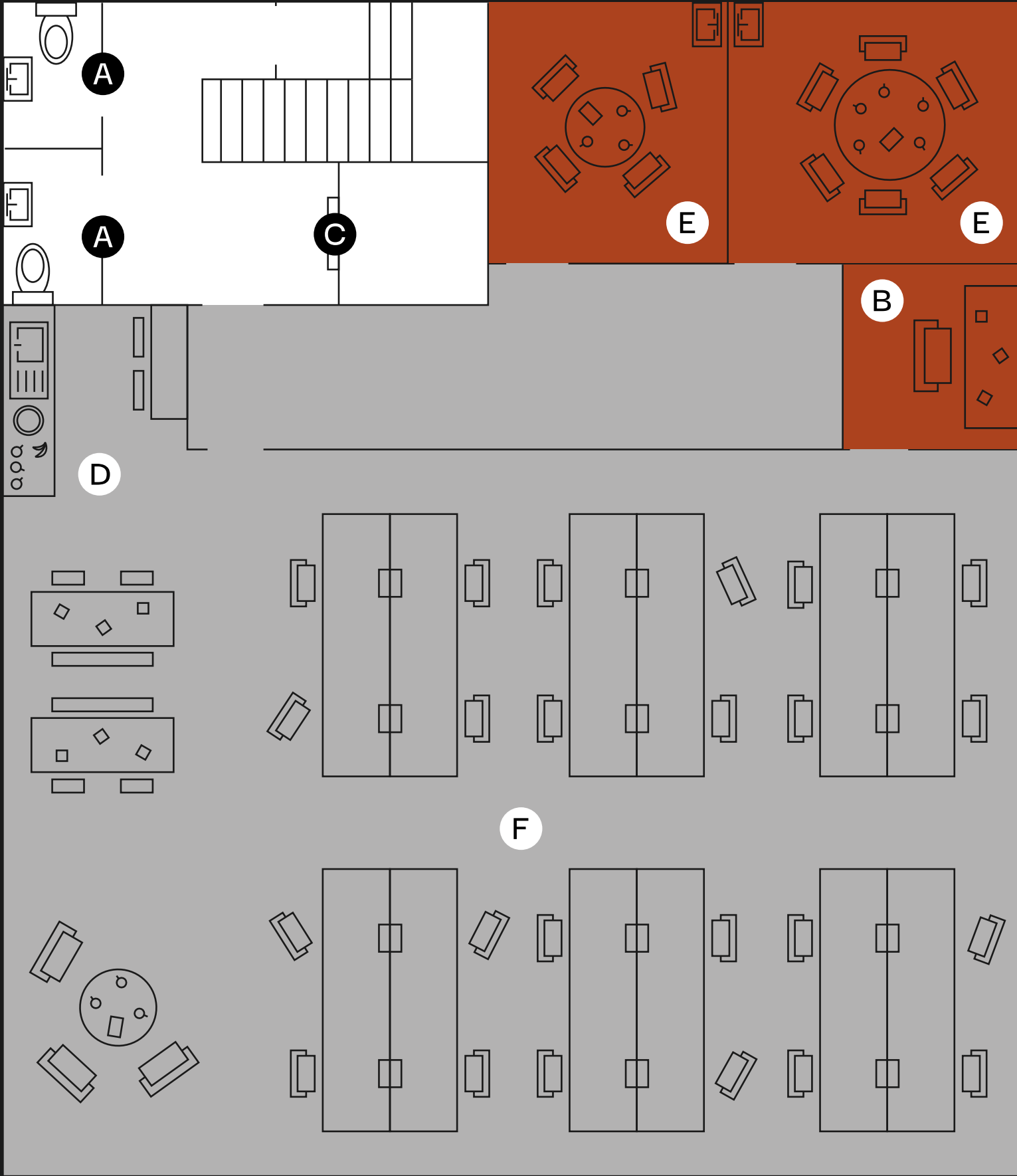




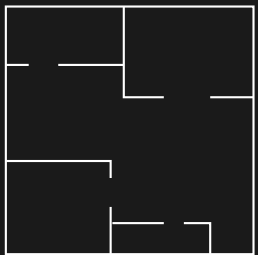
unit 12

10

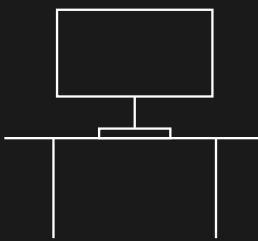
GROUND FLOOR, 26 EDWARD COURT



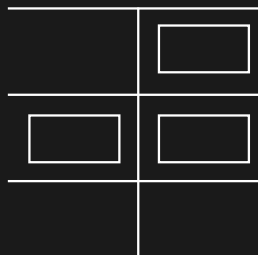
- A WC
- B OFFICE
- C LIFT
- D KITCHEN
- E MEETING ROOM
- F OFFICE SPACE



5,439 SQ FT  
505 SQ M



00 DESKS  
AVAILABLE



19 PARKING  
SPACES

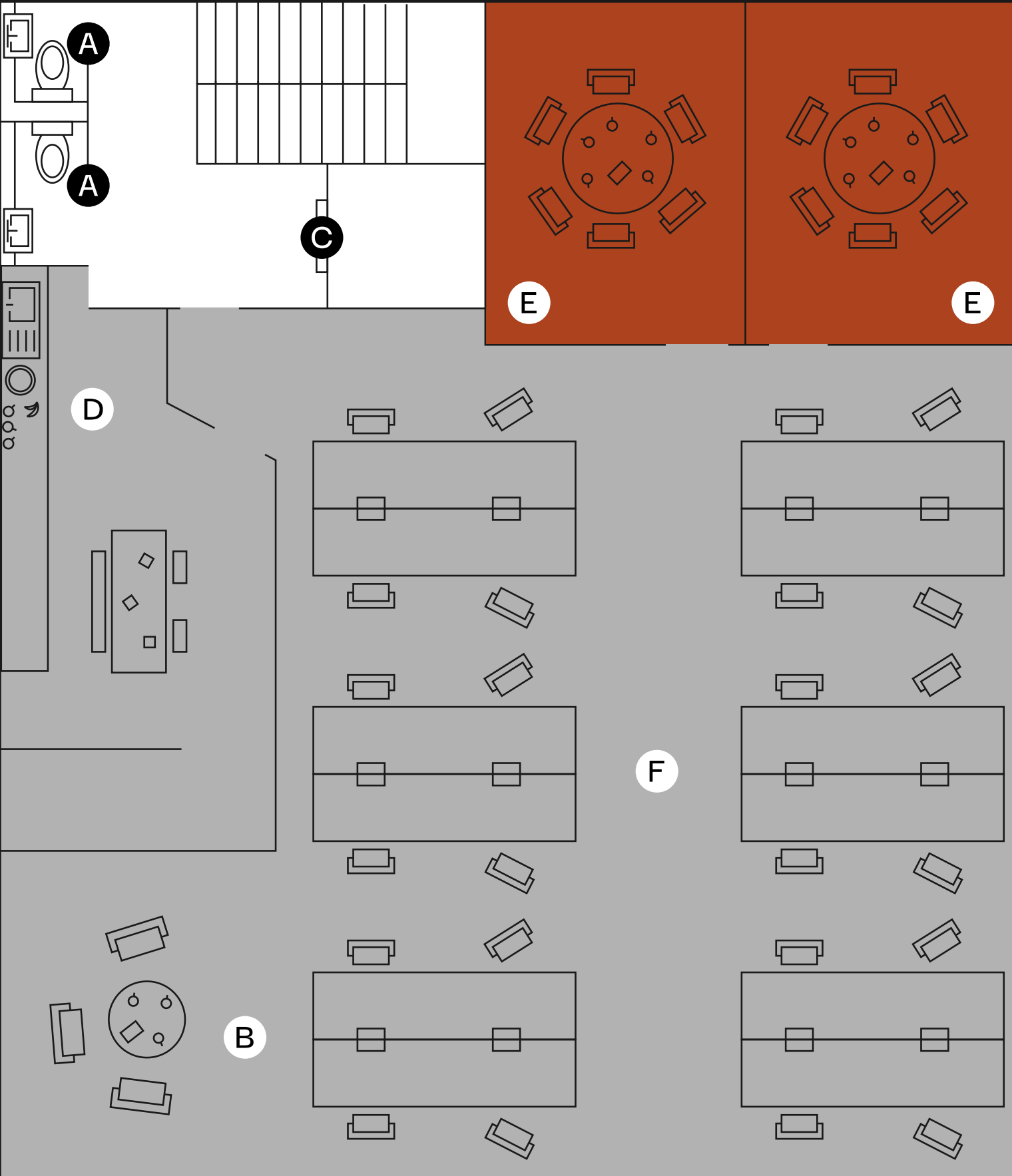




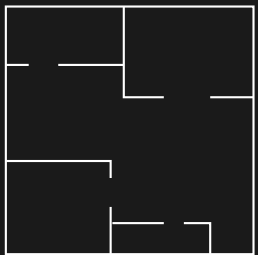
unit 12

FIRST FLOOR, 26 EDWARD COURT

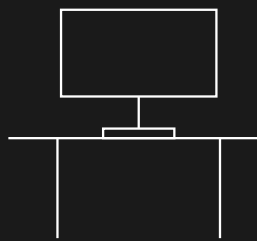
11



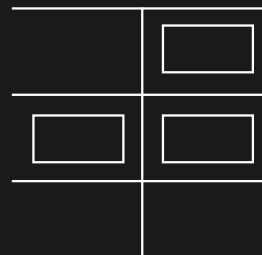
- A WC
- B BREAK OUT
- C LIFT
- D KITCHEN
- E MEETING ROOM
- F OFFICE SPACE



00 SQ FT  
00 SQ M



00 DESKS  
AVAILABLE



00 PARKING  
SPACES

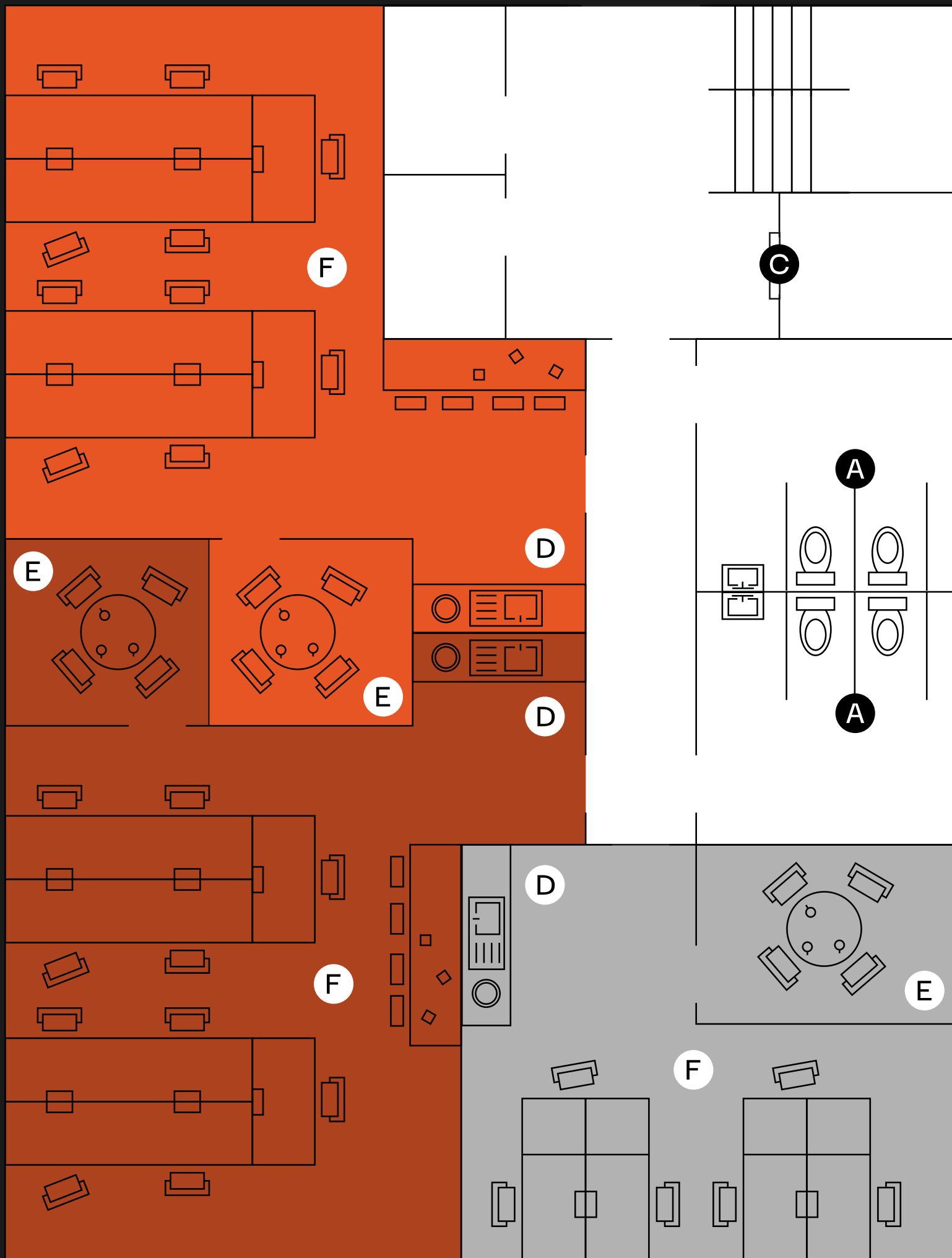




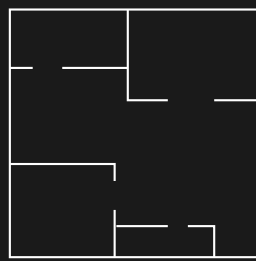
unit 26

26 EDWARD COURT

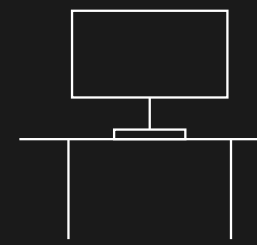
12



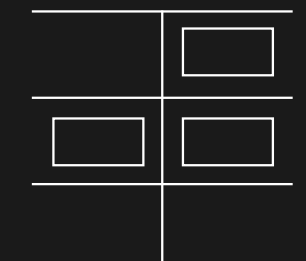
- OFFICE 1
- OFFICE 2
- OFFICE 3
- A WC
- C LIFT
- D KITCHEN
- E MEETING ROOM
- F OFFICE SPACE



500 SQ FT  
46 SQ M



8 DESKS  
AVAILABLE



2 PARKING  
SPACES





# the CAFE

13

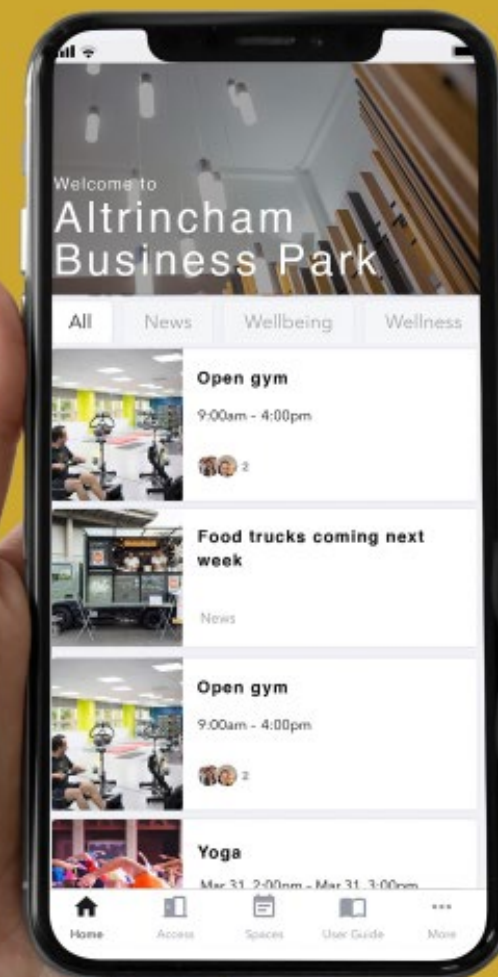
Bean is Manchester's independent breakfast, coffee & brunch venue. Our café is designed to refresh and refuel you all year round, and is just as adaptable as the rest of the building.

With an ever-changing menu you can always find what you fancy along with plenty of fresh coffee and there's just the right balance of greenery and fresh air outside too. Everything you need to stoke your productivity.

Our cafe is the culmination of people and food lovers wanting to create a social destination promising something different for our tenants. The menus in our cafe are ever evolving and wherever they can they work with other local, independent suppliers.







### LIFE IS LAUNCHING IN YOUR BUILDING

Life aims to make your office building an even better place to work, by helping tenants, building staff and local businesses connect.

### INTRODUCING THE LIFE APP

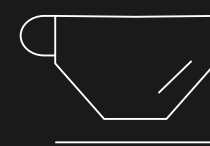
By enabling everyone to connect in the easiest way possible, the Life app helps you can customise your day at the touch of a button. Simply download the app, check the latest cafe deals, book in for a gym class or attend one of our specially curated events.

### LIFE EVENTS PROGRAMME

Life is not always about work, so we have lovingly styled and created a series of events just for our tenants. Our events aim to create a strong sense of community among the people sharing the building space. Tenants can learn new skills or even start a new health journey with their neighbours.



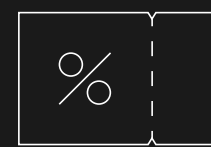
STAY  
INFORMED



CAFE MENUS  
AND DEALS



RUN YOUR  
OWN EVENT



LOCAL  
DISCOUNTS







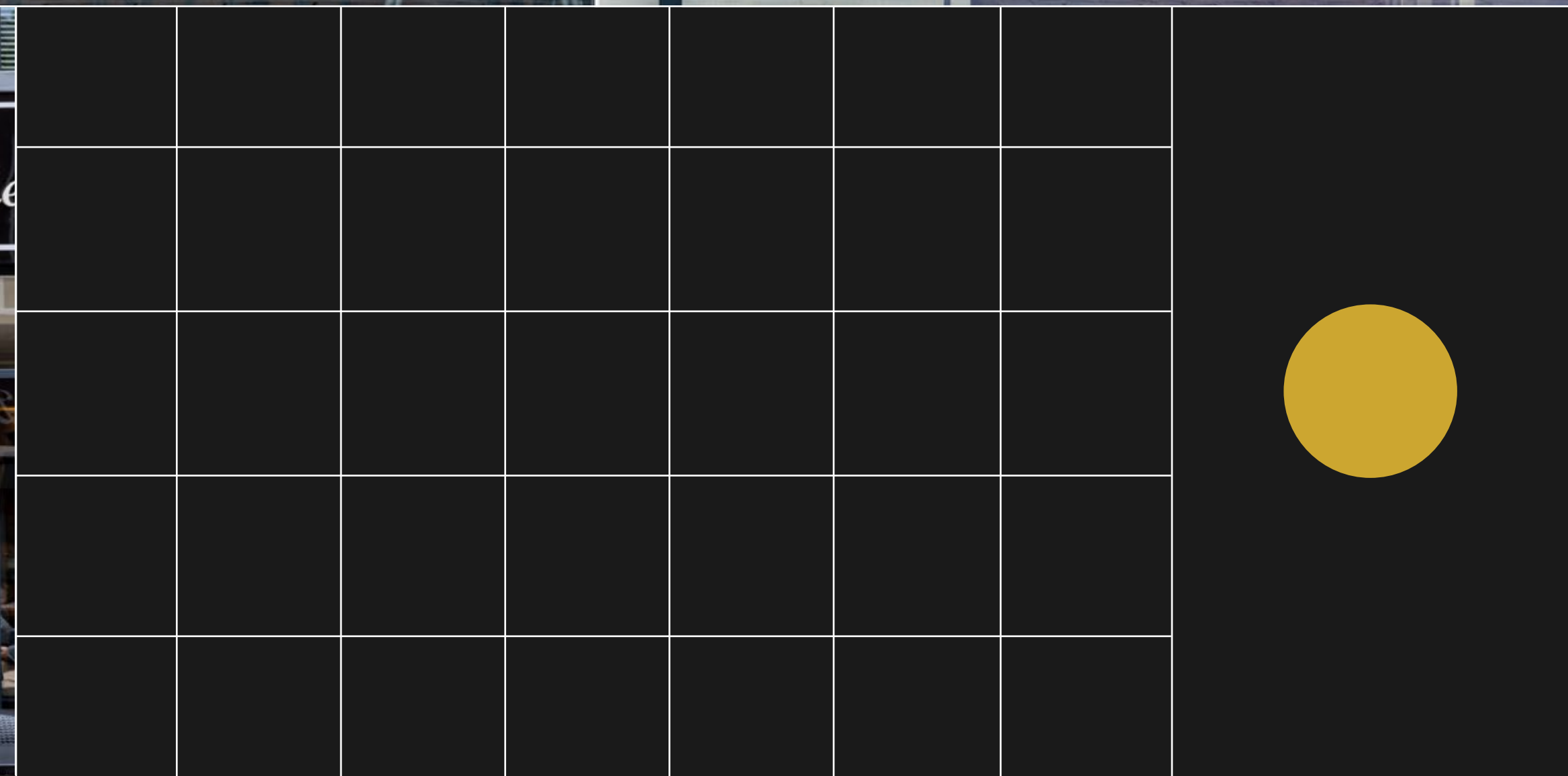
We've been on a green mission since day one. And we're always looking for ways we can improve the green credentials of Altrincham Business Park through national initiatives. Big changes like:

- Power From 100% Renewable Power Sources
- Encouraging green travel with secure bike storage, electric car charging and onsite showers
- Working towards a 100% diversion from landfill waste management strategy

Making small changes every day can make a big difference over time, and we're all about the big difference. Our tenants are our partners in this goal. With your passion and buying, we can keep on making the built environment more sustainable, and make it easier to engrain sustainable thinking and commitments at the centre of each new organisation we welcome into the community.



Within the boundaries of the historic county of Cheshire, Altrincham was established as a market town in 1290. 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.





# amenities

- A

ASDA
- B

WAITROSE
- C

ALTRINCHAM MARKET
- D

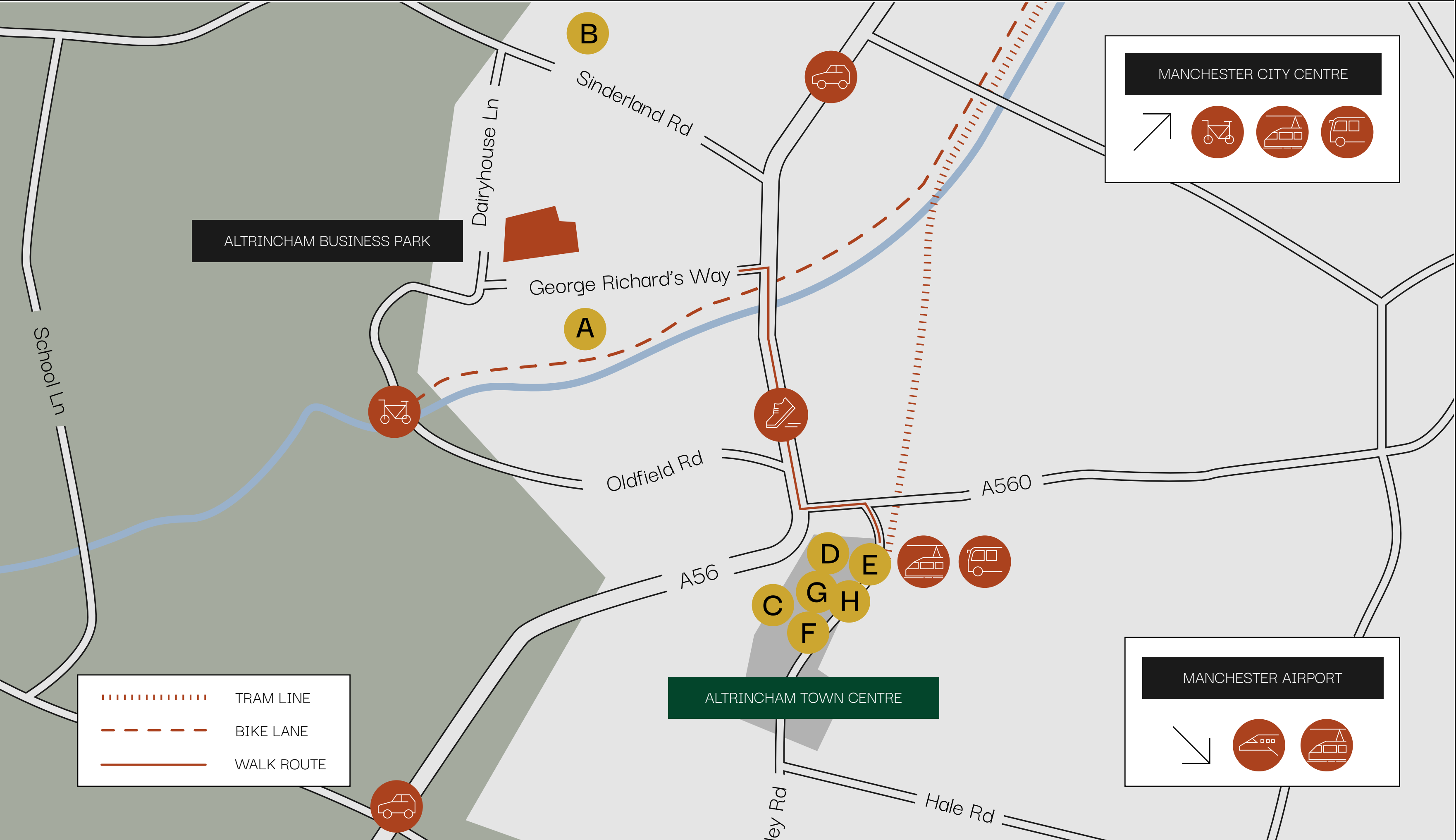
SUGO PASTA KITCHEN
- E

BLANCHFLOWER
- F

THE CON CLUB
- G

PORTA TAPAS
- H

MUSTARD DINER



# transport

- Junctions 7 & 8 on the M56, 3 miles (4.8 km), Junction 7 on the M60 motorways, 3.5 miles (5.6 km).
- Hourly services to Chester, Manchester and Stockport.
- Manchester Airport (4.5 miles) is the UK's third largest airport handling over 23 million passengers a year.
- Metrolink service runs every 6 mins to Manchester Centre (23 mins) and connects to the airport via Trafford Bar.
- Regular buses from Altrincham Interchange with a bus stop 0.4 miles from site. Regular buses to Altrincham town centre (No 5, 19, 247, 263, 281).
- 20 minutes walk to the Altrincham town centre.
- 10 minute cycle ride from Altrincham town centre with secure bike and changing facilities on site.



*your* LANDLORD 18



WE CHOOSE TO MANAGE ALL ASPECTS OF OUR BUILDING IN-HOUSE.

With a long-term investment strategy, CEG can take a different view to most developers, which enables our customers to occupy space on terms that suit them. With 30 years of experience, we understand how important your people are, and will provide your organisation with an advantage when it comes to attracting and retaining the very best talent.

We have the internal expertise and choose to manage every aspect of each building. In our experience, this simply works better for our customers. By being there, we get to know you and your business, and that allows our team to create a positive experience throughout the whole of your occupancy.

WE CHOOSE TO MANAGE ALL ASPECTS OF OUR BUILDING IN-HOUSE.

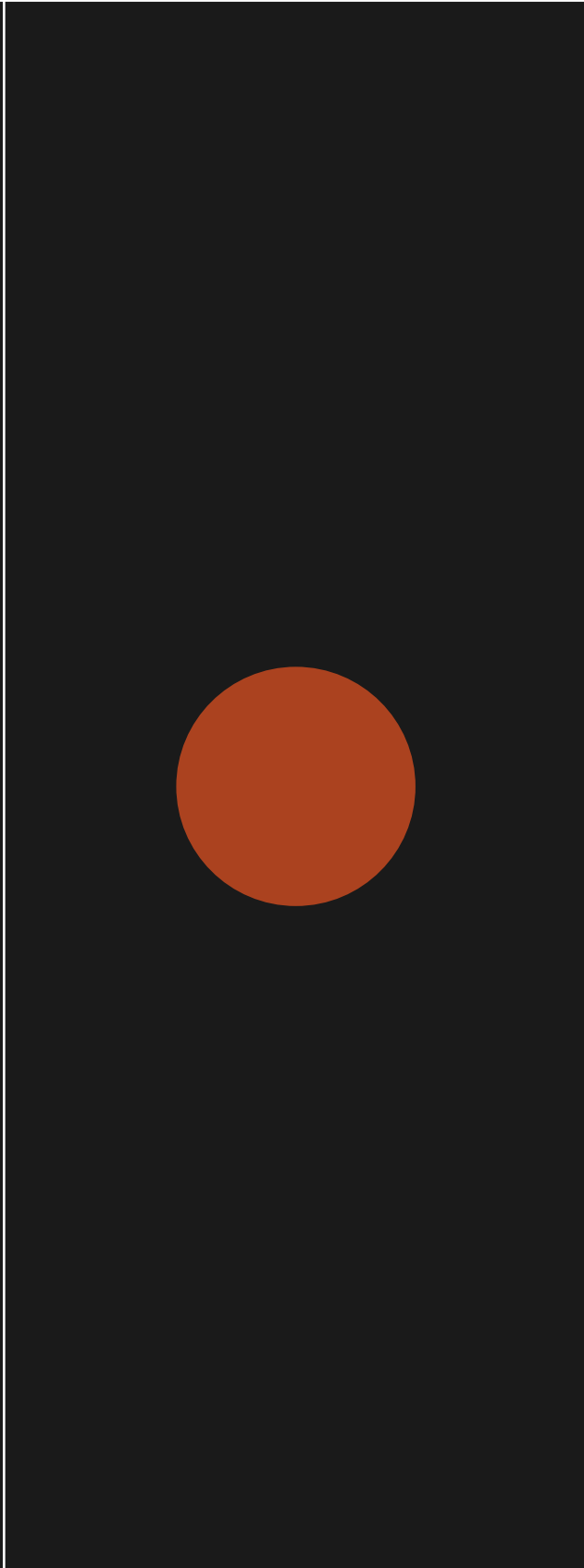
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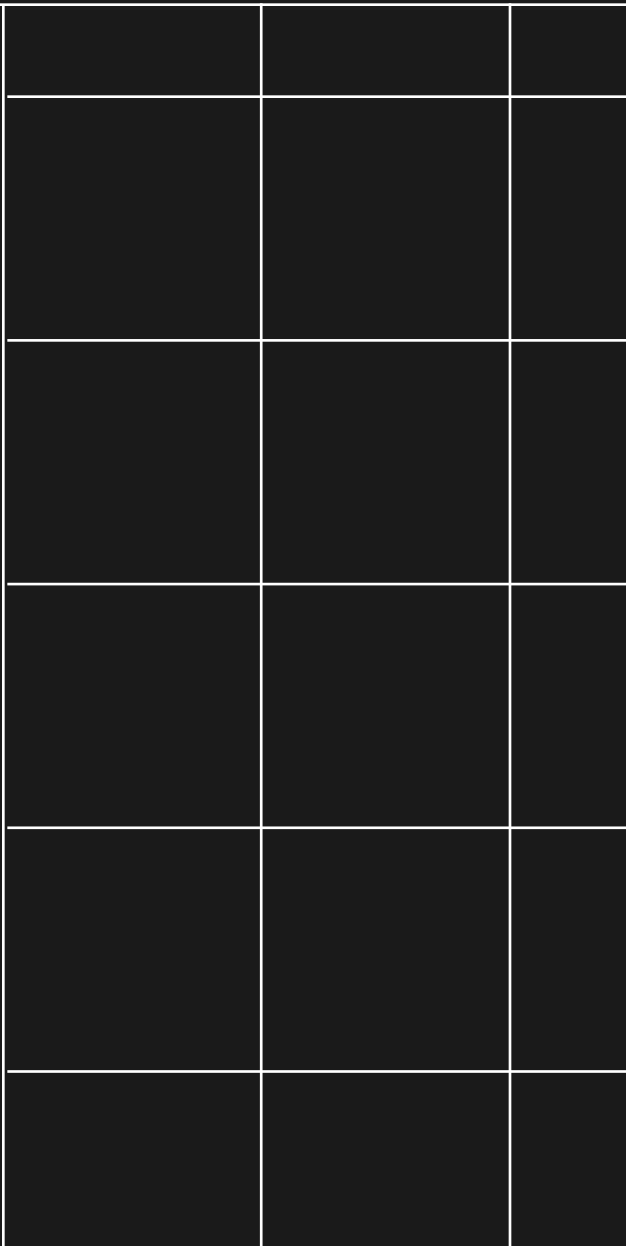
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