



EDWARD COURT

Key Features / Specification

- Impressive entrance foyer/reception.
- 150mm full access raised floors serviced via power/IT floor outlet facilities linked to multi point spider boxes for maximum flexibility
- High quality tiled carpeting throughout
- Suspended ceiling with Category 2 LG3 compliant lighting
- Double glazed windows
- Comfort cooling
- Male / female WC facilities on each floor
- Modern passenger lift
- 24 hour on-site security and CCTV



Terms of availability

Each individual unit is available to purchase. Alternatively, each unit is immediately available to let as a whole, or on a floor-by-floor basis, by way of a new fully repairing and insuring lease for a term of years to be agreed.

VAT

All prices quoted are exclusive of VAT.

Altrincham Business Park

Altrincham Business Park
George Richards Way
Altrincham
Cheshire WA14 5GJ

www.abp-edwardcourt.co.uk

Owned by

FROGMORE
REAL ESTATE PARTNERS LP

For further information, please contact the joint agents



James Evans or Richard Lowe



Andrew Timms or David Laws

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FOR SALE or
TO LET

12 self-contained, highly specified
new office buildings
from 3,399 sqft to 5,756 sqft



Altrincham Business Park

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Introduction

Altrincham Business Park is the Town's most established business park where 85,000sq.ft of pavilion style offices have been developed. 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.

The latest phase of development is Edward Court, which comprises 12 two-storey highly-specified units totalling 54,368sq.ft and presents occupiers with a rare opportunity to acquire new self-contained office accommodation in one of South Manchester's most sought after towns.

Accommodation

The offices range in size from 3,399sq.ft to 5,756sq.ft and offer a generous parking provision as outlined below. The accommodation is configured in a flexible open-plan layout and has been designed to facilitate bespoke fit-out for each occupier to create a space which will work for their individual business needs.

Unit	Net Area		Parking Spaces
Unit 4	534 sq.m	5,756 sq.ft	21
Unit 6	317 sq.m	3,416 sq.ft	SOLD
Unit 8	316 sq.m	3,409 sq.ft	12
Unit 10	485 sq.m	5,231 sq.ft	18
Unit 12	484 sq.m	5,219 sq.ft	19
Unit 14	504 sq.m	5,429 sq.ft	17
Unit 16	394 sq.m	4,247 sq.ft	SOLD
Unit 18	478 sq.m	5,146 sq.ft	17
Unit 20	315 sq.m	3,399 sq.ft	SOLD
Unit 22	405 sq.m	4,370 sq.ft	14
Unit 24	406 sq.m	4,376 sq.ft	14
Unit 26	405 sq.m	4,370 sq.ft	13
Total	54,368 sq.ft		183





Security Gatehouse



Location

Altrincham is widely regarded as one of South Manchester's most sought after districts and offers occupiers a wide choice of amenities, cafes, bars and restaurants, in addition to innumerable shopping and leisure offerings just a few minutes from the front door.

Altrincham Business Park occupies a convenient position on George Richards Way, just off Manchester Road (A56), which is a principal arterial route into Manchester City Centre and strategically positioned between J7 M56 and J7 M60 motorways.

The town benefits particularly from excellent public transport links including Navigation Road Metrolink station less than a mile away. Altrincham Public Transport Interchange is 5 minutes away by car and includes railway, Metrolink and extensive bus services. Manchester International Airport is approximately 15 minutes drive away.

Satellite navigation ref:

WA14 5GJ

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