

The logo graphic consists of three nested, yellow-outlined rectangular shapes. The top-left corner of the innermost rectangle is cut off, and the bottom-right corner of the outermost rectangle is also cut off, creating a stylized, open frame.

Three
Edward
Court

High Quality Self Contained Building, for a variety of uses 11,408 SQ. FT. (1,060 SQ. M.)



Description











3 Edward Court is a high-quality office development well suited as a HQ building or for regional / satellite offices. Offering space arranged over ground and 1st floors. 3 Edward Court is located on the established and highly popular Altrincham Business Park, in one of South Manchester's most sought-after towns.

The entrance opens into a double height atrium incorporating the main entrance, waiting area, passenger lift and male and female WC's. The available accommodation offers flexibility of open plan floorplates and private offices, which are accessed from the central core of the building via staircase or passenger lift.

Surrounded by major corporate occupiers 3 Edward Court is within easy reach of the town centre and motorway network and is set within a secure business park benefiting from ample on-site car parking provision and landscaped grounds.



A Sustainable Future Prioritising sustainability is a must, businesses can not only reduce their environmental impact but are key to building trust and demonstrating a commitment to a sustainable future. Here is what we're doing to help:

 <p>Zero Scope 2 Emissions Our tenants have ZERO scope 2 emissions from our renewable energy products we supply, in accordance to the GHG Protocol Scope 2 Guidance.</p>	 <p>Renewable Energy We support our clients on their net-zero journey by supplying them with certified 100% renewable electricity across our entire 8 million sq ft portfolio.</p>	 <p>Cycle Hubs Introduction of cycle hubs across our portfolio, a safe and secure place to keep bikes under cover, helping to advocate for sustainable forms of transport.</p>	 <p>Electric Vehicle Charging Providing installation of charging points to supply power for electric vehicles, in turn helping reduce vehicle emissions.</p>
 <p>LED & PIR Motion Detection Lighting Installation of LED motion detecting, PIR lighting to reduce energy usage, eliminating the possibility of leaving the lights on.</p>	 <p>Public Transport Altrincham town centre is a 20 minute walk with the interchange offering trains, buses and trams. There are regular buses into the town centre 0.4 miles from the site.</p>	 <p>Zero Landfill We recycle the majority of our waste and separates non-recyclables to be used to generate electricity at a waste-to-energy facility producing ZERO landfill.</p>	 <p>EPC Rated A An 'A' rating EPC for a commercial property signifies energy efficiency, resulting in lower operational costs and reduced carbon footprint.</p>
 <p>Showers at Our Offices Installation of economically friendly showers. Ideal for encouraging green commuting options with trip-end facilities.</p>	 <p>Zero Radioactive Waste Zero Radioactive waste as a landlord.</p>		



Located on the established and highly popular Altrincham Business Park, in one of South Manchester's most sought-after towns

Altrincham



Altrincham is an affluent South Manchester town with a thriving commercial centre



Altrincham

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.

Excellent transport links including the Metrolink System linking to Manchester City Centre (30 mins)

A bustling cosmopolitan centre, Altrincham offers a wide selection of bars and restaurants alongside a strong high street retail offering and the independent traders of Altrincham market. Altrincham Retail Park is close by offering a range of retail & leisure together with ASDA virtually on your doorstep.

Accommodation

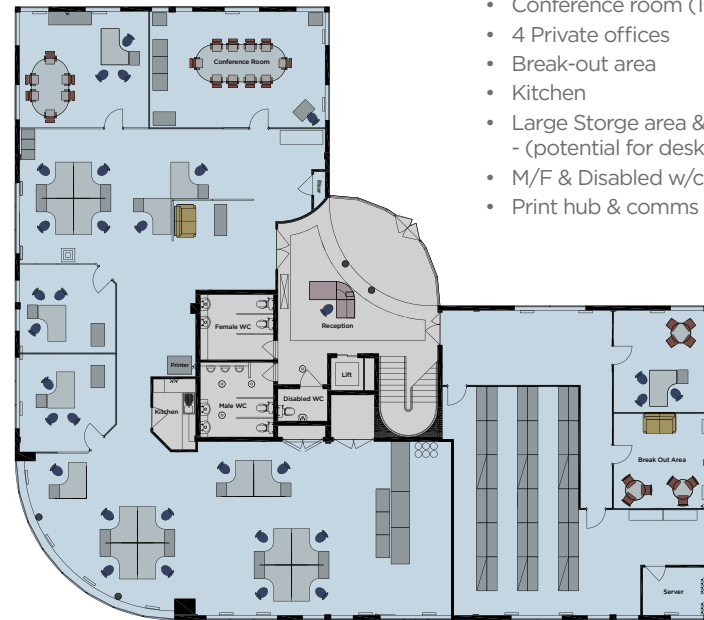
Whole Building 11,408 SQ. FT. (1,006 SQ. M.)

Existing space planning

Ground Floor

KEY

- Reception
- Lounge area
- 17 Desk locations
- Conference room (10 person)
- 4 Private offices
- Break-out area
- Kitchen
- Large Storage area & post room - (potential for desk locations)
- M/F & Disabled w/c
- Print hub & comms



First Floor

KEY

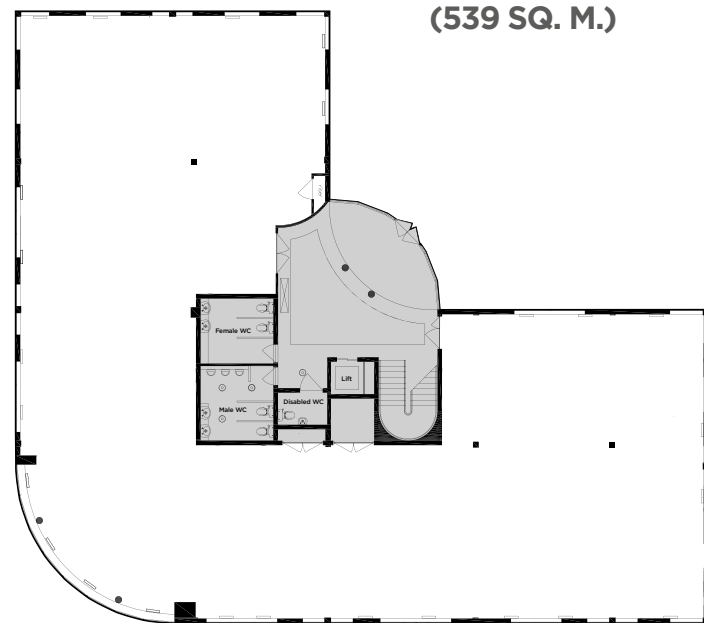
- Reception
- Lounge area
- 37 Desk locations
- 6 Private offices
- Break-out area
- Kitchen
- M/F w/c
- Print hubs & comms



Whole floor plans

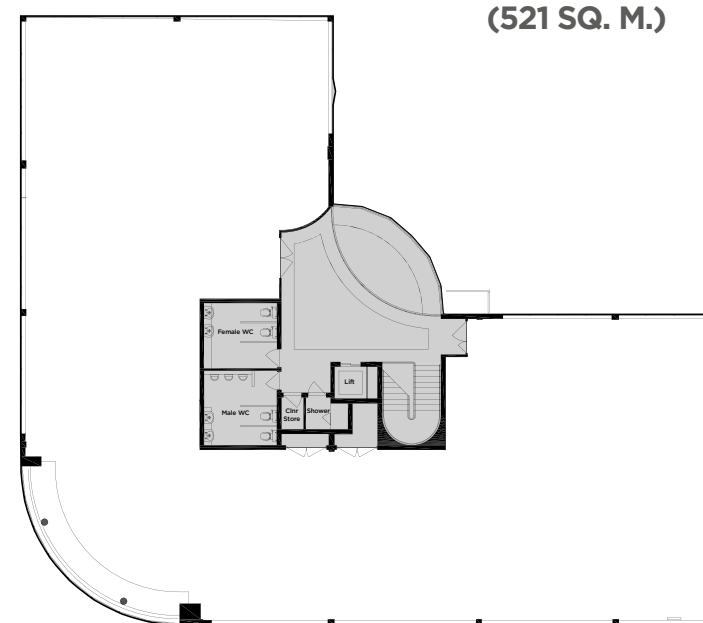
Ground Floor

5,801 SQ. FT.
(539 SQ. M.)



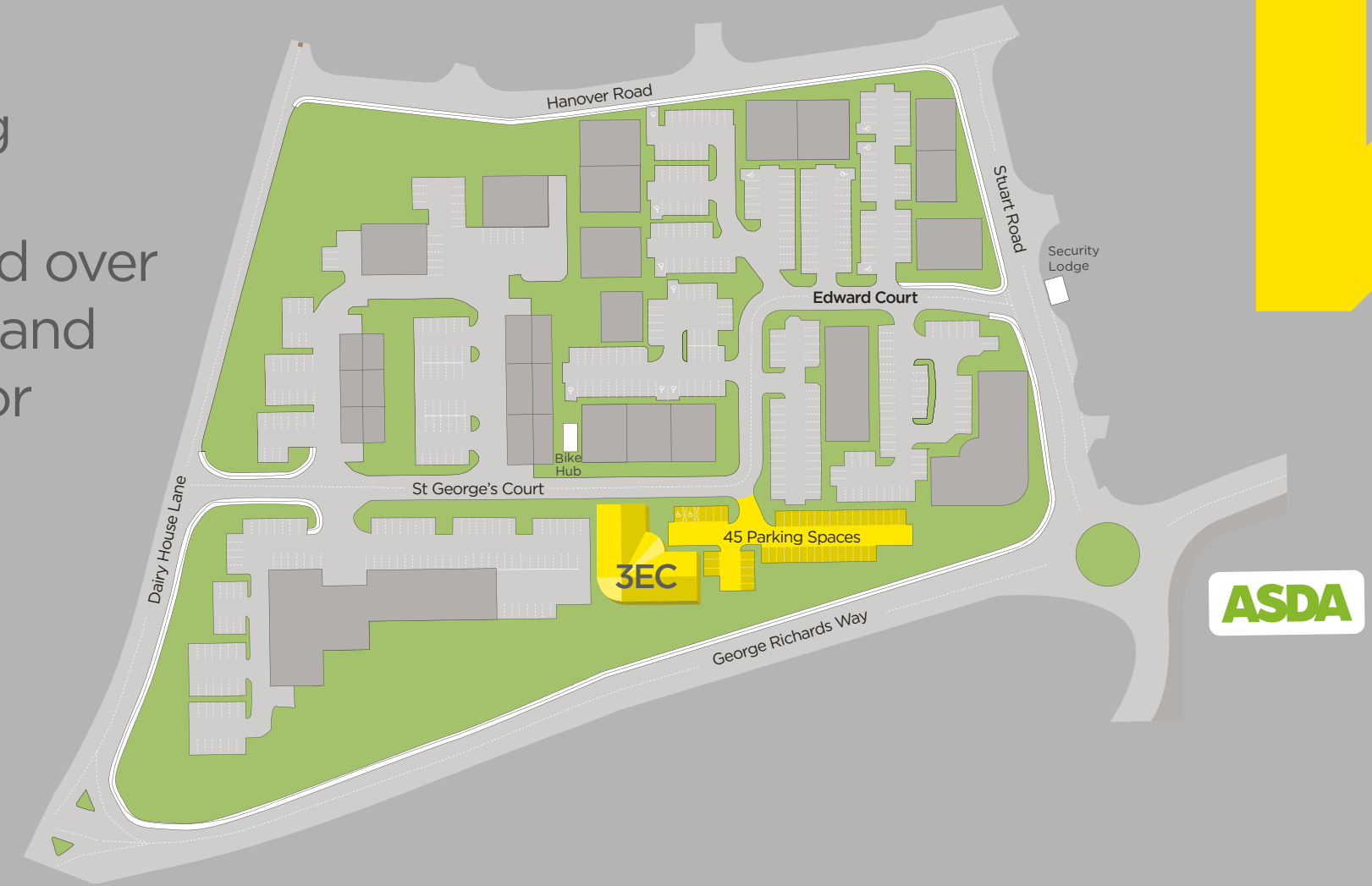
First Floor

5,607 SQ. FT.
(521 SQ. M.)



Specification

Offering space arranged over ground and first floor



ASDA



Double height atrium reception area



Passenger lift



Secure bike hub



Fully refurbished



Attractive landscaping incorporating a balanced mix of hard and soft landscaped finishes



Shower



Air-conditioned



On-site estate security office



Raised floor system



45 car parking spaces at a ratio of 1:250 SQ. FT.



Barrier controlled estate entry/exit



Suspended ceilings with integral LG7 lighting

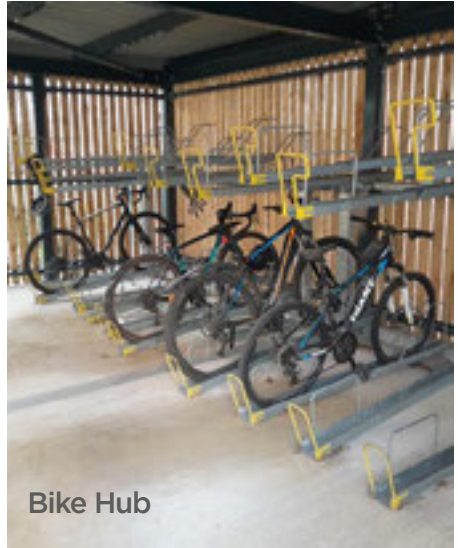


High speed connectivity

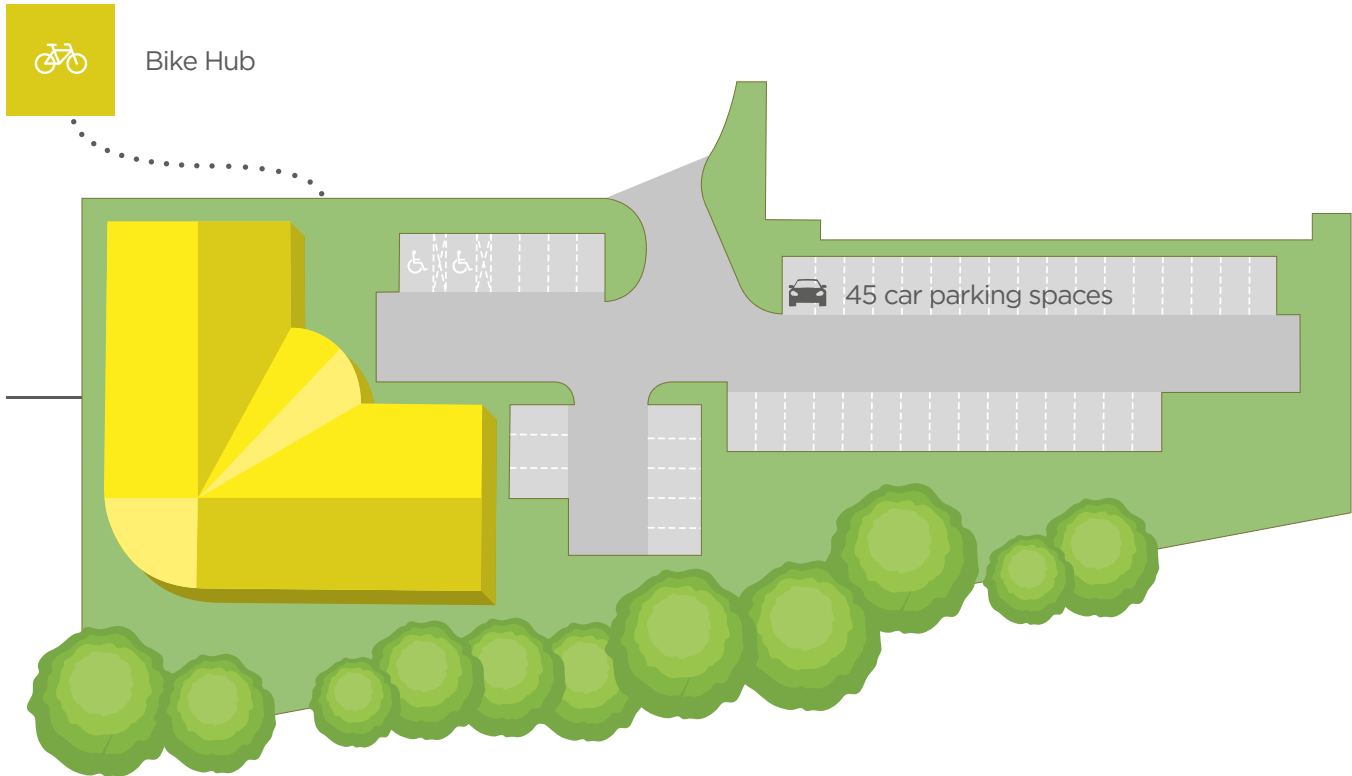


The building has an EPC rating of A-23

SECURE BUSINESS PARK



Three
Edward
Court





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 **Altrincham
Business Park**
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