

**CENTRAL**

3rd Floor, Charter House  
Woodlands Road, Altrincham, WA14 1HF



**REFINED SPACES,  
BIG IDEAS**



## EFFICIENT SPACES, EFFECTIVE WORK

Central offers a professional workspace for both staff and clients in a welcoming environment. The suites provide the privacy and focus of a dedicated office.

You are welcomed with a generous breakout area complete with plenty of break and informal meeting areas for staff and clients immediately as you step out of the lift.















# YOUR ALL-IN-ONE WORKSPACE









Introducing the newly designed Central at Charter House, where modernity meets comfort. This space boasts a stylish open-plan kitchen and breakout area with visible services. With seven suites, including four with glass-walled meeting rooms offering abundant natural light, it's the perfect fit for small businesses looking for efficient comfortable workspace in an accessible location.

## What Central offers:

-  Air-Conditioning
-  Building Manager
-  24/7 Access
-  Parking
-  Central Location
-  EPC A<sup>+</sup>
-  Bike Hub
-  Shower Facilities

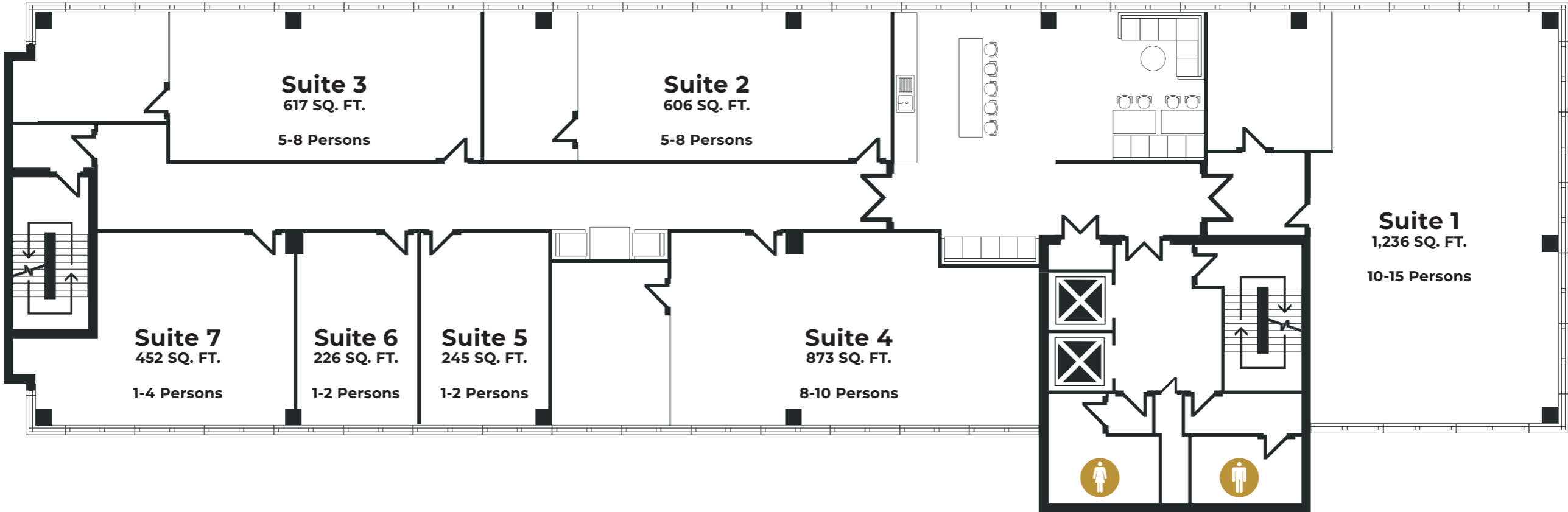
## A SUSTAINABLE FUTURE

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:

-  **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.
-  **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.
-  **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.
-  **LED & PIR Motion Detection Lighting**  
Installation of LED motion detecting, PIR lighting to reduce energy usage, eliminating the possibility of leaving the lights on.
-  **Public Transport**  
Charter House is just a few mins walk away from the local rail, Metro and Bus Station. Providing environmentally friendly options for office commutes.
-  **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.
-  **Showers at Our Offices**  
Installation of economically friendly showers. Ideal for encouraging green commuting options with trip-end facilities.
-  **Zero Radioactive Waste**  
Zero Radioactive waste as a landlord.

# SUITES FOR YOUR BUSINESS

Fully equipped air-conditioned workspaces within a dynamic building, ideal for a variety of businesses, creatives and professionals. Offering a dedicated environment with newly refurbished breakout areas incorporating various informal meeting spaces—these suites provide the perfect setting for your business to thrive. Experience a professional, space designed for comfort in the centre of Altrincham.



Indicative Space Plan







# ALTRINCHAM

## CENTRALLY LOCATED

Altrincham is a vibrant market town located in Greater Manchester, known for its blend of historic charm and modern amenities.

The town centre has undergone a remarkable transformation in recent years, evolving into a flourishing hub of activity. Its revitalised markets, including the award-winning Altrincham Market, offer a dynamic mix of artisan goods, fresh produce, and street food, attracting both locals and visitors.

The retail scene is thriving, with a range of independent boutiques and well-known brands. Altrincham is also a culinary hotspot, boasting a diverse array of bars and restaurants that cater to all tastes, making it a popular destination for foodies and socialites alike.

The town's successful regeneration has turned it into a lively and appealing place to establish your business, for those who like to work and play.



# THE BEST OF ALTRINCHAM

Altrincham offers a vibrant mix of fantastic restaurants, cosy cafés, lively bars, unique retail shops, and diverse activities. Experience culinary delights, stylish shopping, and engaging events in this charming town.

Restaurants & bars
  Retail
  Leisure

- 1 **The Orange Tree**
- 2 **Søstrene Green**
- 3 **Lane 7**
- 4 **Waterstones**
- 5 **Next**
- 6 **West Beverly**
- 7 **Blanchflower**
- 8 **Alibi**
- 9 **Oppio Lounge**
- 10 **Altrincham Market**
- 11 **Porta Tapas Bar**
- 12 **The Con Club**
- 13 **Gail's Bakery**
- 14 **Unagi Street Food**
- 15 **Rudy's Pizza Napoletana**
- 16 **Everyman Cinema**
- 17 **Memories**
- 18 **Idaho**
- 19 **Kennedy's Irish Bar**
- 20 **Mort Subite**
- 21 **Coco's Italian**
- 22 **Harcourt**
- 23 **The Green Room**
- 24 **Toast**
- 25 **Traders Tiki Bar**
- 26 **Löft**
- 27 **House Kitchen & Bar**
- 28 **Planet Ice**
- 29 **Vue Cinema**
- 30 **Tesco Extra**





**CENTRAL**

# COMMUTING WITH EASE

| DRIVE TIMES          | METRO TIMES                 | TRAIN TIMES                    |
|----------------------|-----------------------------|--------------------------------|
| M56: 6 mins          | NAVIGATION ROAD: 3 mins     | NAVIGATION ROAD: 3 mins        |
| M6: 10 mins          | SALE: 9 mins                | HALE: 3 mins                   |
| M60: 12 mins         | OLD TRAFFORD: 17 mins       | STOCKPORT: 17 mins             |
| MCR AIRPORT: 12 mins | CHORLTON: 29 mins           | MANCHESTER PICCADILLY: 29 mins |
| STOCKPORT: 17 mins   | PICCADILLY GARDENS: 35 mins | CHESTER: 1 hr                  |
| DIDSBURY: 19 mins    | BURY: 57 mins               | BIRMINGHAM: 1 hr 38 mins       |
| MANCHESTER: 24 mins  | ROCHDALE: 1 hr 20 mins      | LONDON: 2 hr 28 mins           |

**CENTRAL**

## **CONTACT**

For further information and  
to arrange a viewing

***Orbit***  
***Developments***

Dean Richards  
Regional Leasing Director

Dean.Richards@emerson.co.uk  
01625 588 359  
07717 817 017

**01625 588200**  
**[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)**

DISCLAIMER: Whilst the statements contained in these particulars are given in good faith and as a general guide to the property, they do not form any part of an offer or contract. Neither the Lessor or their Agents can accept responsibility for them. Interested parties must satisfy themselves by inspection, or otherwise, as to the correctness of these particulars. Orbit Investments (Properties) Limited Co. No. 2274745. Registered in England and Wales. (1124)