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CHARTER HOUSE

Woodlands Road, Altrincham, WA14 1HF

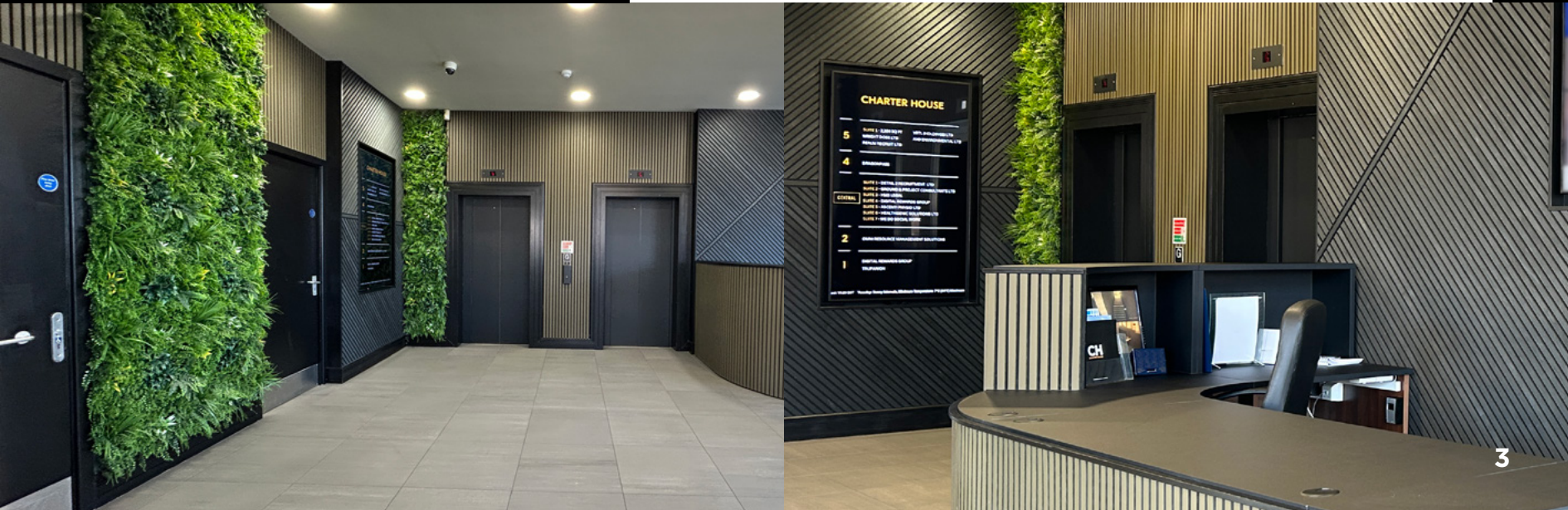


first impressions count

Creating an excellent first impression for visitors to the building, the vibrant and bright reception of Charter House benefits from atrium style glazing and a contemporary spiral staircase leading to the high quality workspace on the first floor.

The impressive reception area also boasts an informal waiting area for visitors, two separate entrances with secure 24/7 fob access and two passenger lifts for ultimate convenience.











WELCOME





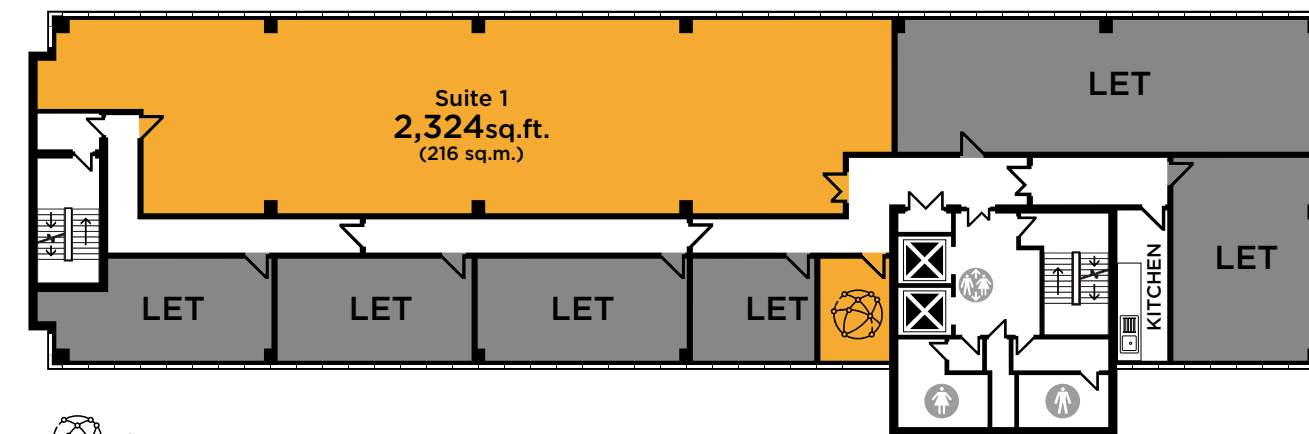
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Our available spaces benefit from:

- 
 Air Conditioning
- 
 Superfast Broadband
- 
 New Carpeting Throughout
- 
 Perimeter Heating
- 
 Suspended Ceilings
- 
 LED Lighting
- 
 Building Manager
- 
 3 Compartment Perimeter Trunking
- 
 On-site Parking
- 
 24/7 Access

Superfast Broadband is now available throughout the building via BT and M247.

Typical Floorplate

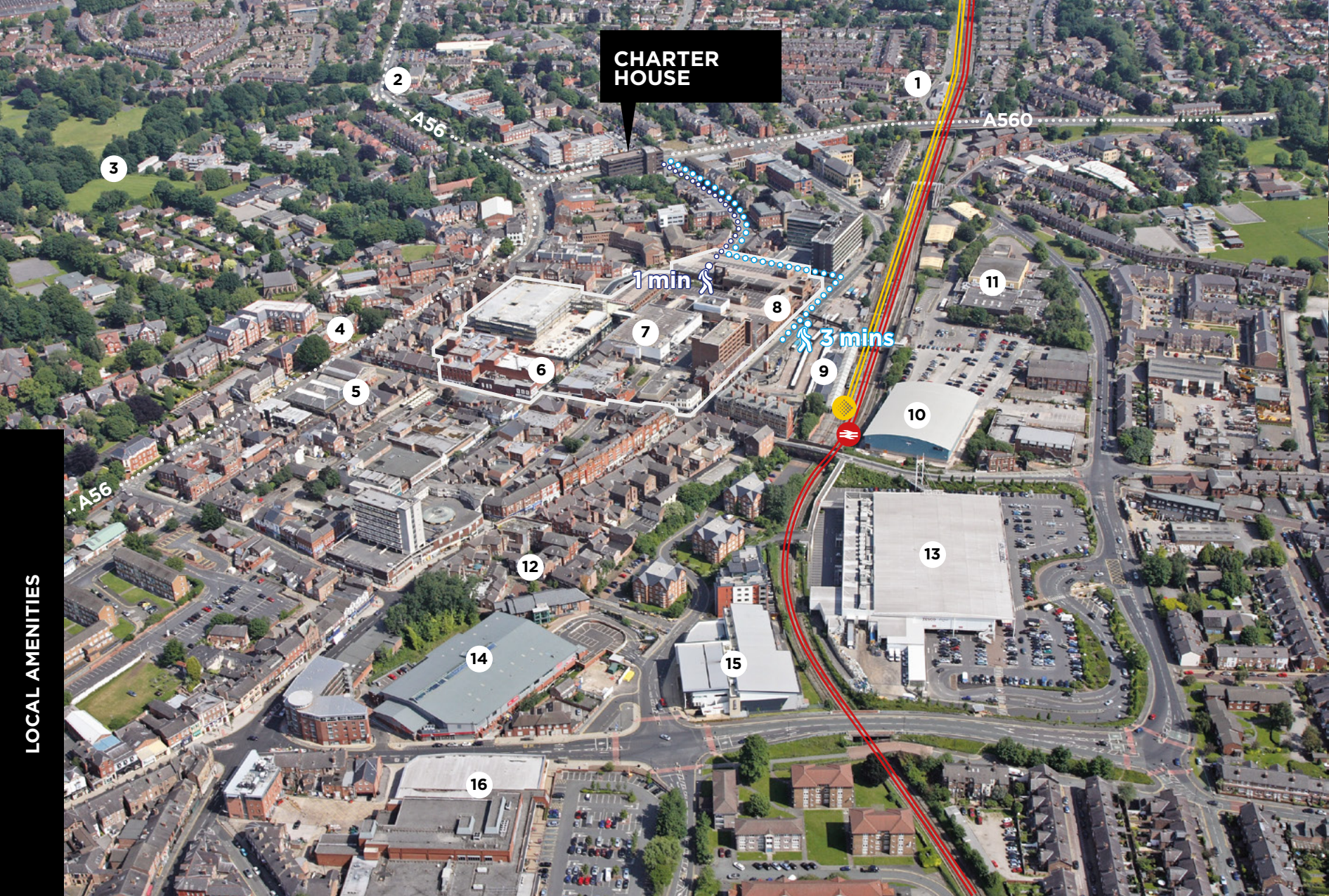


 Comms Room

The available suites benefit from;

- Modern reception
- Two lifts to all floors
- Air-conditioning
- Town centre location
- Suspended ceilings and LED lighting
- Three compartment perimeter trunking
- New carpeting throughout
- On-site car parking
- 24 hour access
- Bike racks
- Shower





experience the hustle and bustle of this vibrant market town

ALTRINCHAM has developed from its origins as a market town and is now an area thriving with the buzz of local, independent businesses which has created a new vibrancy within the town.

The area benefits from a mix of restaurant chains, cafe bars and leisure facilities which include Total Fitness, Altrincham's Leisure Centre, Silverblades Ice Rink and Vue Cinema. Supermarkets in the town include Sainsbury's and Tesco and numerous car parking facilities are available within a short walking distance.

The renowned Altrincham Food Market and Market House is an ideal place to head for a high quality lunch with a mixture of vendors offering freshly produced food. Popular local eateries include Gran T's Coffee House, Toast, Urban Burger and The Old Post Rooms.

The main shopping centre Stamford Quarter is a 4 minute walk away with high street brands including Costa Coffee, Boots, Marks & Spencer and Barclays.

LOCAL AMENITIES

ALTRINCHAM

- | | | |
|------------------------|-------------------------|--|
| 1 Hive Stores Cafe Bar | 9 Transport Interchange | Metrolink line |
| 2 Premier Inn | 10 Ice Dome | Railway line |
| 3 John Leigh Park | 11 Leisure Centre | Walking route to the transport interchange |
| 4 Altrincham Town Hall | 12 Goose Green | Walking route to the Stamford Quarter |
| 5 Market House | 13 Tesco | |
| 6 Marks & Spencer | 14 Total Fitness | |
| 7 Stamford Quarter | 15 Vue Cinema | |
| 8 Pure Gym | 16 Sainsbury's | |

Shopping essentials



around
Stamford Quarter
and the
Market House

John Leigh Park



6 mins walk

Over 10 gyms



within half a mile

Hip cafes and bars



on the doorstep

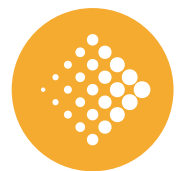
Tasty restaurants



just follow your nose



Transport interchange



3 mins walk



perfectly placed for the road to success

CHARTER HOUSE provides high quality office accommodation in a central location situated opposite the Cresta Court Hotel and adjacent to the A56 which provides access to the M56 (J7), M60 (J7) and Manchester Airport.

Within a 5 minute walk is the integrated bus, train and tram interchange with regular services and access to an extensive catchment area with a population of 1.3m within 15 minutes travel time of the town centre.



SITUATION

LOCATION



M6 Motorway



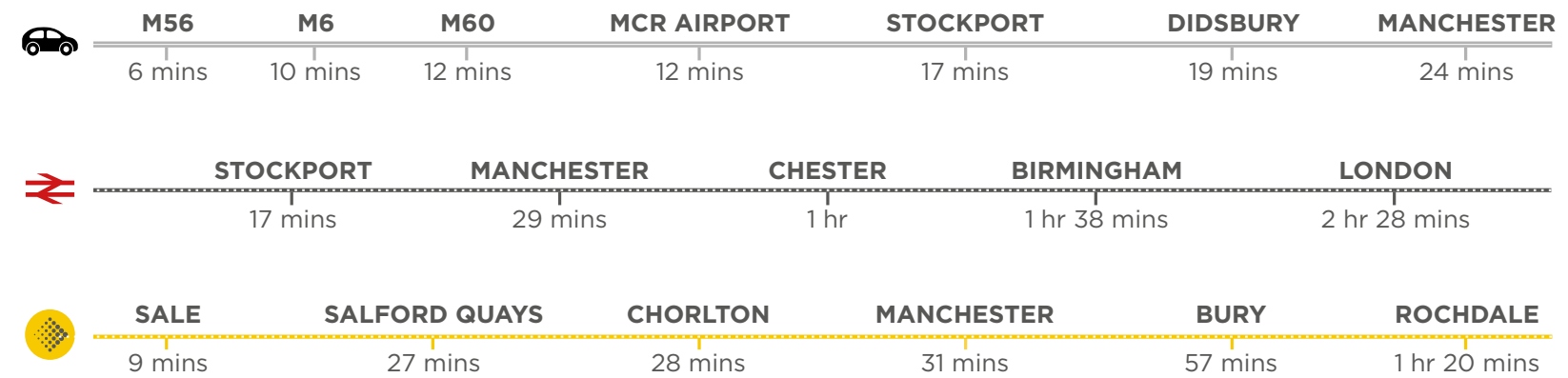
10 mins drive



Manchester Airport



12 mins drive



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CHARTER HOUSE

TO ARRANGE A VIEWING PLEASE CALL

01625 588 200

Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property (1025).

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