

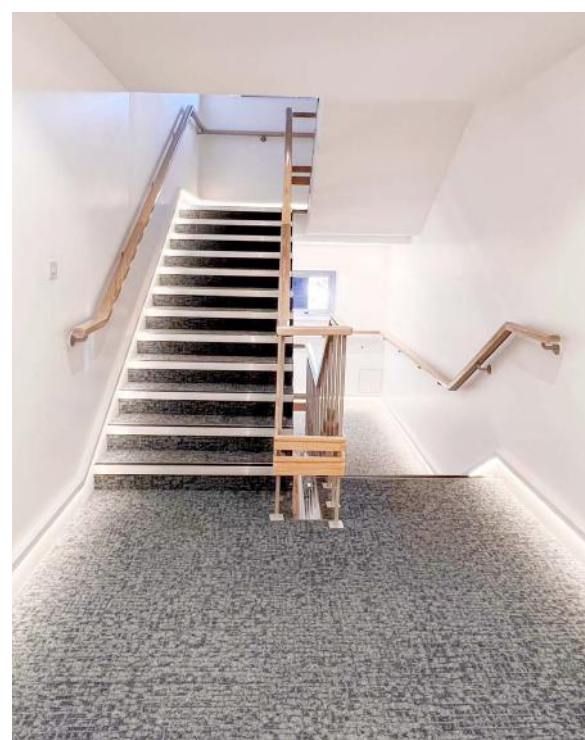
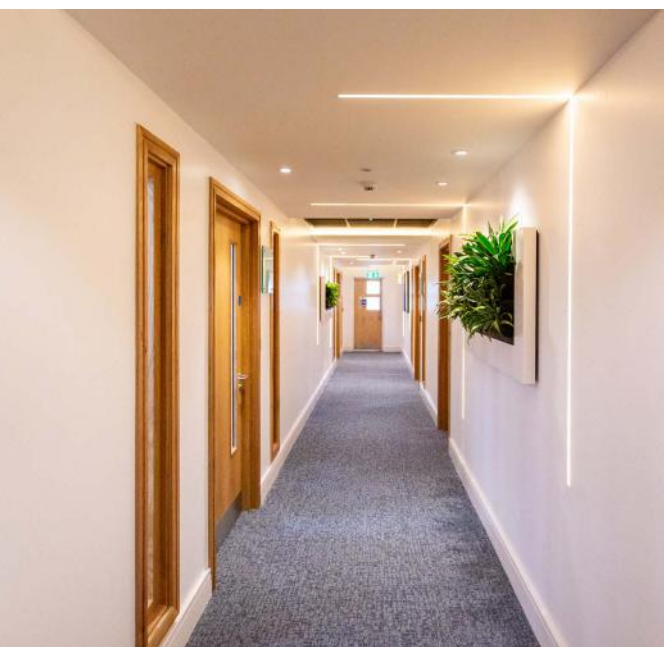
VAT FREE BUILDING

TRAFALGAR HOUSE

High Quality Office Suites
from 250 - 10,000 sq ft

Extensive On-Site Car Parking





110 Manchester Road
Altrincham WA14 1NU

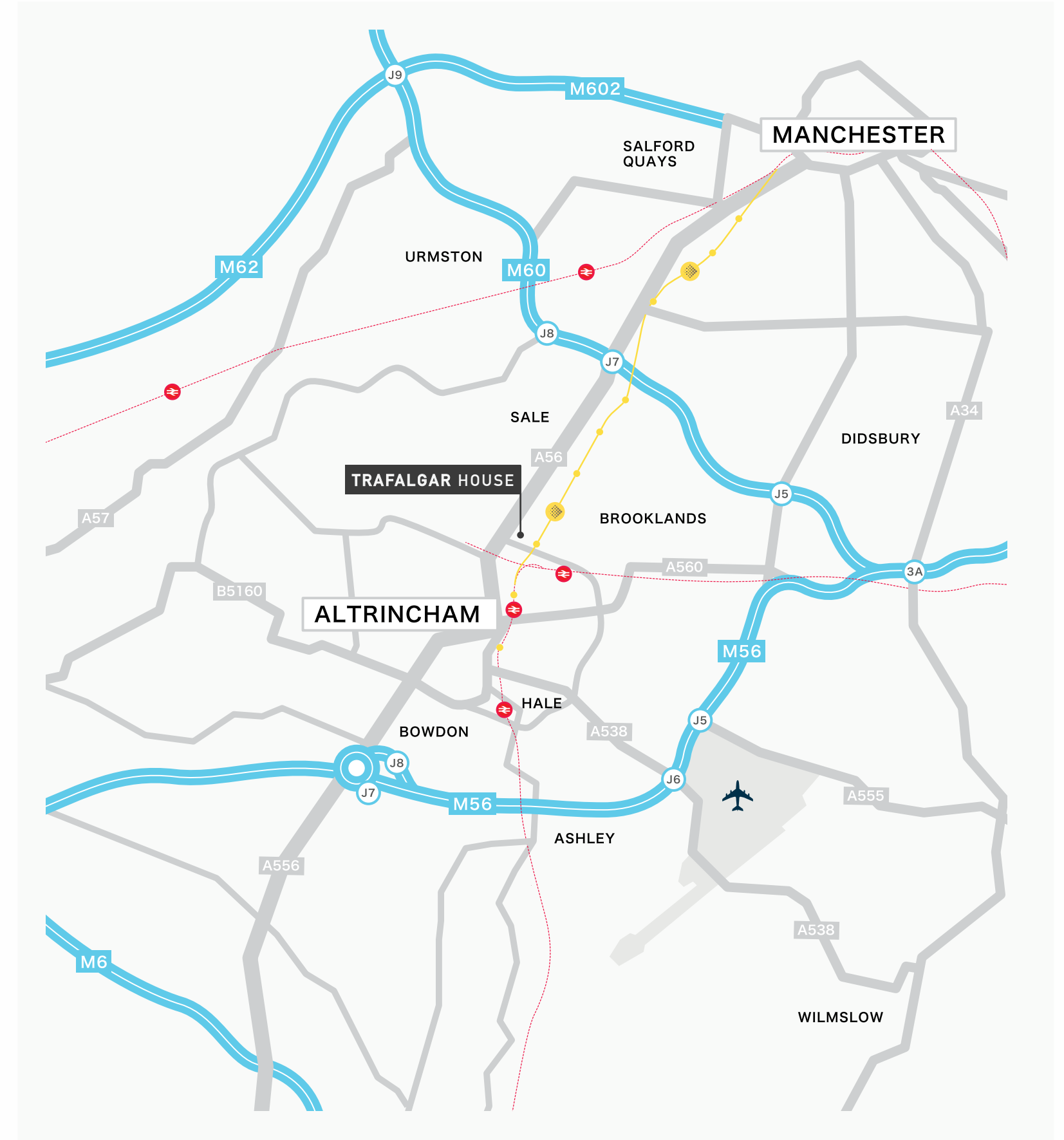


Well Connected

Trafalgar House is prominently located on Manchester Road (A56) which leads from Altrincham to Manchester. The building is well served by public transport with numerous bus routes passing immediately to the front of the building and Navigation Road Metrolink station only a few minutes walk away.

Getting there

			
<ul style="list-style-type: none"> Altrincham Market 5 minutes Hale 7 minutes Trafford Centre 10 minutes Wilmslow 20 minutes Manchester City Centre 25 minutes 	<ul style="list-style-type: none"> Asda 5 minutes Altrincham Interchange 12 minutes Timperley 15 minutes Manchester City Centre 35 minutes 	<ul style="list-style-type: none"> Trafford Bar 15 minutes Media City UK 28 minutes Piccadilly Station 30 minutes Chorlton 32 minutes Victoria Station 35 minutes Didsbury Village 42 minutes 	<ul style="list-style-type: none"> Stockport 16 minutes Manchester City Centre 28 minutes Chester 1 hr Birmingham 1.5 hr London Euston 2.5 hrs



[View on goggle maps >](#)

Amenities

Wellness

- 1. Pure Gym
- 2. John Leigh Park
- 3. Altrincham Leisure Centre
- 4. The Gym Group

Retail

- 5. Asda Superstore
- 6. Altrincham Retail Park
- 7. Stamford Quarter Shopping
- 8. Marks & Spencer
- 9. Tesco Extra

Food/Drink

- 10. Market House

Other Sites

- 11. Premier Inn Hotel
- 12. Best Western Hotel
- 13. Everyman Cinema
- 14. Ice Rink
- 15. Atlantic Bowl
- 16. Altrincham Garrick Playhouse



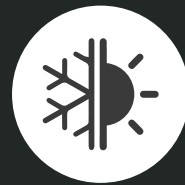
One of the most established office buildings in Altrincham, it is situated just off the A56 and provides high spec newly refurbished office suites including:

*requires membership / pay per class

Specification



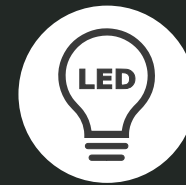
Extensive On-Site Parking



New Air Conditioning throughout



On-Site Coffee Shop



LED Lighting



Bike Store



High Speed Broadband



Passenger Lift



Energy Rating



High Performance Alitherm Double Glazing



Showers



On-Site Management



Yoga Studio*

Flexible Floor Space to Suit You

Plug & Play All Inclusive Flexible Space or Conventional Large Floor Plates

We are able to offer a range of suite sizes on the ground, first or second floor on either an all inclusive "Plug & Play Basis" for a short term contract or alternatively larger floor plates under conventional longer term agreements.

All Inclusive Rents comprise the following:

- Rent
- Service charge
- Utilities
- Building insurance
- Business rates
- Fibre Broadband



Availability

Floor	Suite Number	Size (Sq ft)	Car Parking Spaces
Ground	2	480	2
Ground	4	1,941	8
Ground	5	1,984	8
First	8	440	2
Second	2	4,270	17
Second	3	6,056	24



Studio



Studio





That's Life



Suite



Suite

Terms

Lease

The accommodation is available by way of a lease for a term of years to be agreed. Rental details on application.

Service Charge

There is a recoverable service charge to cover the cost of common and external repairs and maintenance.

VAT

The building is not VAT registered. Therefore no VAT is charged on the property rent.



Contact

Strictly by appointment with joint leasing agents:

James Dickinson

james@canningoneill.com

07876 654062



Simon Gardner

sg@willsill.co.uk

07557 853813



MISREPRESENTATION ACT 1991

Whilst every care has been taken in preparation of this guide and accompanying information its accuracy cannot be guaranteed. Neither Selbourne Group nor any of their advisors are responsible for the consequences of a reliance placed by any person on this information. Tenants are advised to undertake their own independent investigations, inspections, surveys and enquiries. This version of the developers pre-let information is believed to be an accurate description of the proposed building of Trafalgar House, 110 Manchester Road. Please note that all areas, drawings etc indicated within this document do not allow for construction tolerance and deflection of the structure. Tenants should take this into account as part of their own design. July 2023