

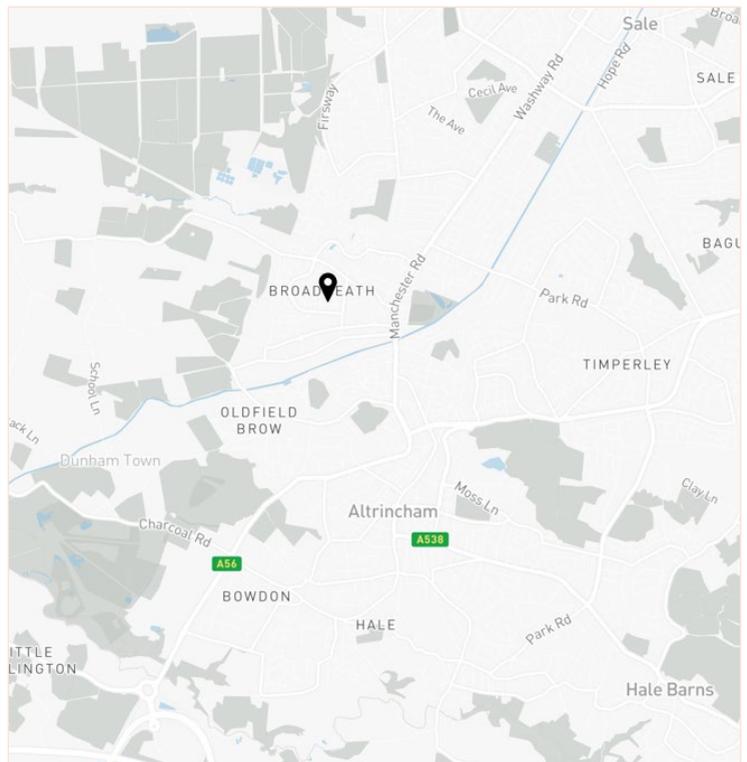
# Office building to let

Earle House, Atlantic Street  
Altrincham



## Refurbished Offices with Car Parking

2,024 – 4,314 sq. ft.  
(191 – 403 sq. m.)



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## Location

Earle House is prominently situated fronting Atlantic Street in the established commercial area of Broadheath, lying approximately 0.5 miles north of Altrincham town centre. The property is located close to the junction with Manchester Road (A56), one of the conurbation's principal arterial routes from the South, providing direct access from J7/8 of M56 via Altrincham, Sale and J7 of M60 orbital motorway through to Manchester city centre.

The building is well served by public transport being only a few minutes walk from Navigation Road metrolink station while Manchester Road provides numerous bus routes. Altrincham Retail Park and Asda is within easy reach of the property.

## Accommodation

The accommodation is arranged on part ground floor comprising:

Floor	Area sq. ft.	Area sq. m.	Car Parking
Ground Floor Suite A	2,024	191	7 spaces
First Floor Suite	2,290	212.7	7 spaces
<b>Total:</b>	<b>4,314</b>	<b>403</b>	<b>14 spaces</b>

## Description

Earle House is a modern detached office building of brick and glazed elevations over two floors set within its own secure environment. The subject accommodation comprises part ground floor and is approached from a feature building reception area and provides the following features: -

- Full access raised floor with floor boxes
- Suspended ceiling with integral light fittings and Cat 2 diffusers for medium intensity VDU use
- Carpet tiles throughout
- Double glazed
- Air handling system providing both hot and cold air
- Secure environment with CCTV and 24-hour security cover

## EPC

The property has an EPC rating of D85

## Lease Terms

The premises are available by way of a new lease drawn on effective an effective Internal Repairing and Insuring basis for a term of years to be agreed.

To find out more,  
scan the QR code

**Mark Cooke**

0161 956 4101

07824 646661

[mark.cooke@avisonyoung.com](mailto:mark.cooke@avisonyoung.com)



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