

PARKFIELD HOUSE

MOSS LANE, HALE, ALTRINCHAM, WA15 8FH



TO LET FROM
3,423 – 8,002 SQ FT

FULLY REFURBISHED
WORKSPACE

35 CAR
PARKING
SPACES



THE SPACE

The first floor of Parkfield House will be refurbished to deliver high quality workspace. The available workspace can be let as single floor or sub-divided to offer space from 3,423 sq ft.

The building offers a high specification of workspace with unrivalled car parking ratio for a building in close proximity to Altrincham town centre and the ground floor of the building has been recently let to Nationwide Specialist Services.

FLOOR

SQ FT

1ST floor

3,423 – 8,002 sq ft



SPECIFICATION

The building offers the following:



SUSPENDED CEILING
WITH RECESSED
LED LIGHTING



3 COMPARTMENT
TRUNKING & OUTLET
BOXES



GAS CENTRAL
HEATING



COMFORT
COOLING



CARD SWIPE
ENTRY



35 CAR
PARKING SPACES
[PARKING RATIO 1:200 SQFT]



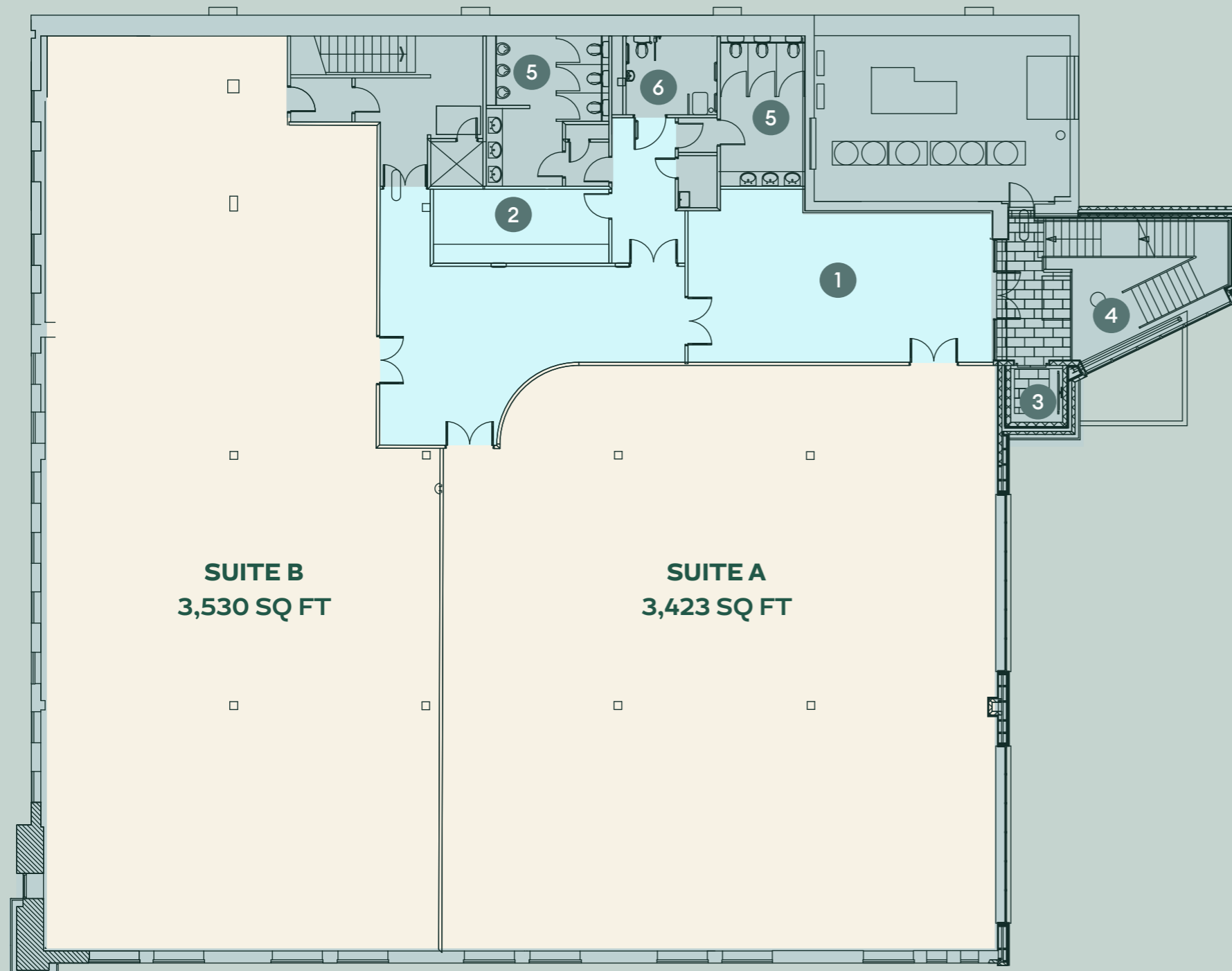
RAISED ACCESS
FLOOR



DOUBLE GLAZED
THROUGHOUT



BIKE
STORAGE



FIRST FLOOR [SPLIT]

3,423 SQ FT + 3,530 SQ FT

- 1 Wellbeing area
- 2 Shared kitchen
- 3 Elevator
- 4 Staircase
- 5 WC
- 6 Accessible WC

SPECIFICATION

The building offers the following:



SUSPENDED CEILING
WITH RECESSED
LED LIGHTING



3 COMPARTMENT
TRUNKING & OUTLET
BOXES



GAS CENTRAL
HEATING



COMFORT
COOLING



CARD SWIPE
ENTRY



35 CAR
PARKING SPACES
[PARKING RATIO 1:229 SQFT]



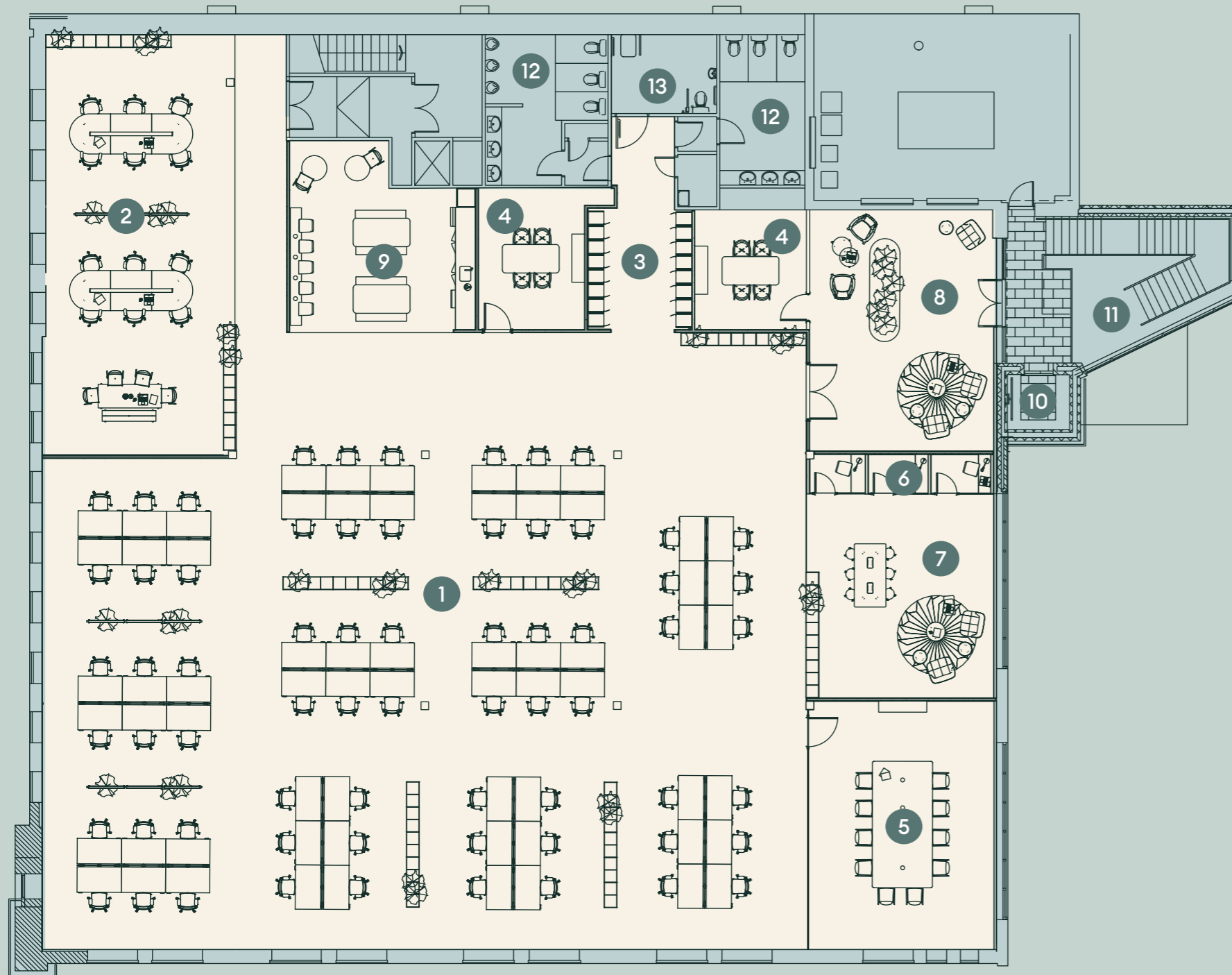
RAISED ACCESS
FLOOR



DOUBLE GLAZED
THROUGHOUT



BIKE
STORAGE



FIRST FLOOR [FULL SUITE]

8,002 SQ FT

- 1 66 Desks
- 2 12 Hot desks
- 3 Lockers
- 4 4 person meeting room
- 5 10 person meeting room
- 6 Focus booth
- 7 Breakout area
- 8 Reception
- 9 Kitchen
- 10 Elevator
- 11 Staircase
- 12 WC
- 13 Accessible WC



LOCATION



WALKING TIMES

Altrincham Train Station	10 min
Altrincham Metrolink	10 mins
Altrincham Town Centre	12 mins



METROLINK TIMES M

Old Trafford	13 mins
Deansgate-Castlefield	20 mins
St Peter's Square	22 mins
Piccadilly Station	25 mins
Media City	30 mins



TRAIN TIMES ⇒

Stockport Station	15 mins
Piccadilly Station	25 mins
Chester	55 mins

GYM FACILITIES



1. Pure Gym 2. Altrincham Leisure Centre 3. Matcha Magic

EATERIES



4. Altrincham Market 5. Common Ground 6. Sugo Pasta Kitchen
7. Starbucks 8. Café Nero 9. Porta Tapas Bar 10. Evuna
11. The Good Catch 12. The Bake House

RETAIL



13. Tesco Extra 14. Stamford Quarter Shopping Centre
15. Marks & Spencer 16. Hale Convenience Store

LEISURE



17. Everyman Cinema 18. Altrincham Football Club
19. Planet Ice Altrincham 20. Cresta Court Hotel



LEASE

The entire first floor or individual suites are available on new full repairing and insuring leases for a term of years to be agreed.

SERVICE CHARGE

A variable service charge will be levied by the Landlord in respect of general maintenance, insurance and provision of usual building services including maintenance of the car park.

VAT

All prices quoted are excluding but may be liable to VAT

EPC

The building has an EPC rating of C-62. A certificate can be provided on request.

The landlord is also undertaking other initiatives with a target of enhancing the EPC rating to a B.

LEGAL COSTS

The ingoing tenant is to be responsible for their legal costs incurred in the transaction.



PARKFIELD HOUSE

LETS START A CONVERSATION

**FOR FURTHER INFORMATION, OR TO
ARRANGE A VIEWING, PLEASE CONTACT;**

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