Three Edward Court

Altrincham Business Park
Altrincham, Manchester **WA14 5GL**

Orbit Developments

3 Edward Court is a high-quality office development well suited as a HQ building or for regional / satellite offices. Offering space arranged over ground and 1st floors. 3 Edward Court is located on the established and highly popular Altrincham Business Park

High Quality Self contained Building, for a variety of uses

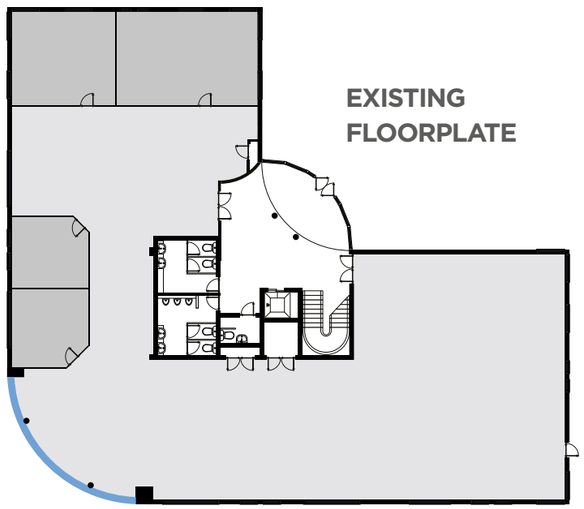
11,408 SQ. FT.

(1,060 SQ.M.)

GROUND FLOOR
5,801 SQ. FT.

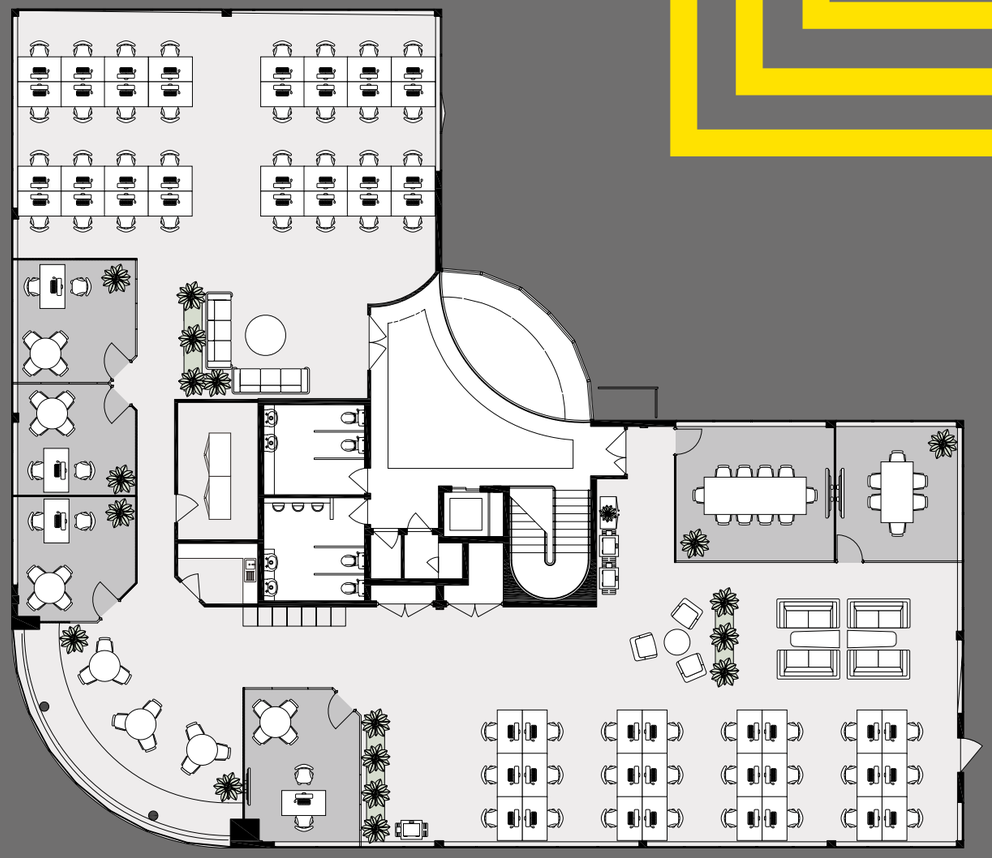
INDICATIVE SPACE PLAN

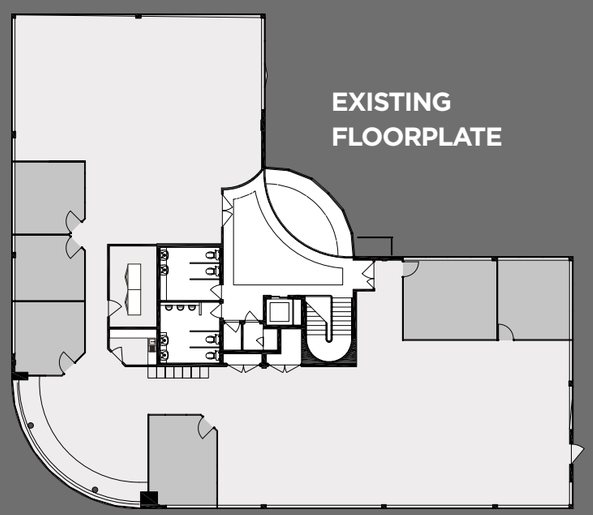
- 42 x Desks
- 4 x Hot Desks
- Collaboration Booths
- Collaboration Table
- Seating Area
- 2 x Private Office
- 6-Person Meeting Room
- 10-Person Meeting Room
- 12-Person Meeting Room
- 1 x Reception Desk & Seating
- Zoom Booth
- Kitchen / Breakout Area



EXISTING FLOORPLATE

FIRST FLOOR
5,607 SQ. FT.





EXISTING FLOORPLATE

INDICATIVE SPACE PLAN

- 56 x Desks
- Lounge Area
- 4 x Private Office
- 2 x Meeting Rooms
- Break-out Area
- Kitchen
- Print Hub
- Comms
- Male & Female W/C

Passenger lift

Secure bike hub

Double height atrium reception

High speed connectivity

Shower facilities

Renewable Energy

45 car parking spaces at a ratio of 1:250 SQ. FT.

On-site estate security office

Air-conditioned

Attractive landscaping

Barrier controlled estate entry/exit

Raised floor system

24/7 Access

The building has an EPC rating of A-23

Suspended ceilings with integral LG7 lighting

Set within a secure business park benefiting from ample on-site car parking and landscaped grounds

Bike Hub

On-site Security lodge

Barrier Controlled Estate

TRAVEL ON FOOT

Altrincham Retail Park	12 mins

TRAVEL BY CAR

M56 *Junction 7*	11 mins
M60 *Junction 7*	12 mins
M6 *Junction 20A*	14 mins
Manchester Airport	16 mins
Stockport	22 mins
Didsbury	24 mins
Manchester	28 mins

TRAVEL BY TRAIN

Stockport	38 mins
Manchester	49 mins
Chester	1 hr 27 mins
Birmingham	2 hr 24 mins
London	3 hr 19 mins

TRAVEL BY METRO

Sale	34 mins
Salford Quays	59 mins
Chorlton	54 mins
Manchester	55 mins
Bury	1 hr 25 mins
Rochdale	1 hr 31 mins

Altrincham

Within the boundaries of the historic county of Cheshire, Altrincham was established as a market town in 1290. Surrounded by retail and leisure amenities the site combines the convenience and environment of a business park whilst being only 2 miles from Altrincham town centre.

Excellent transport links including the Metrolink System linking to Manchester City Centre (30 mins)

A bustling cosmopolitan centre, Altrincham offers a wide selection of bars and restaurants alongside a strong high street retail offering and the independent traders of Altrincham market. Altrincham Retail Park is close by offering a range of retail & leisure together with ASDA virtually on your doorstep.

A thriving community hub, in the heart of the North West.

Three Edward Court

Orbit Developments

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www.orbit-developments.co.uk

Altrincham Business Park

Altrincham, Manchester **WA14 5GL**

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