



## Part Ground Floor

Unit 1, Century Park, Altrincham, WA14 5BJ

### **TO LET - Ground Floor Office With Parking**

**2,083 sq ft**  
(193.52 sq m)

- Great Business Location
- Corner Office
- Predominantly Open Plan
- 3 x Meeting Rooms
- Intercom System
- DDA Compliant
- Dedicated W/C and Shower Facilities

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## Summary

<b>Available Size</b>	2,083 sq ft
<b>Rent</b>	£13.44 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Unit 1 Century Park offers 2,083 sq ft of office accommodation on the ground floor, providing a flexible and well-presented workspace suitable for a variety of occupiers. The space can be available in its current condition but could be adapted to create a more open-plan layout, depending on occupier requirements.

The specification includes suspended ceilings, LED lighting, and ample levels of natural light, creating a bright working environment. The current configuration provides predominantly open-plan office space with three meeting rooms / private offices together with private WC's and shower facilities. Occupiers also benefit from access to shared kitchen facilities and WC facilities within the building.

A key advantage is the provision of 12 dedicated car parking spaces, providing excellent on-site parking.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,083	193.52	Available
<b>Total</b>	<b>2,083</b>	<b>193.52</b>	

## Location

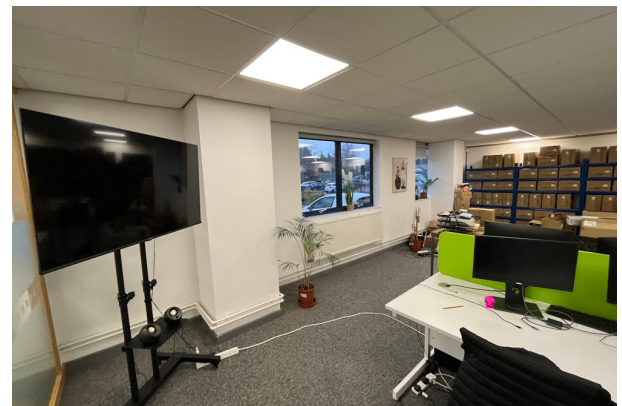
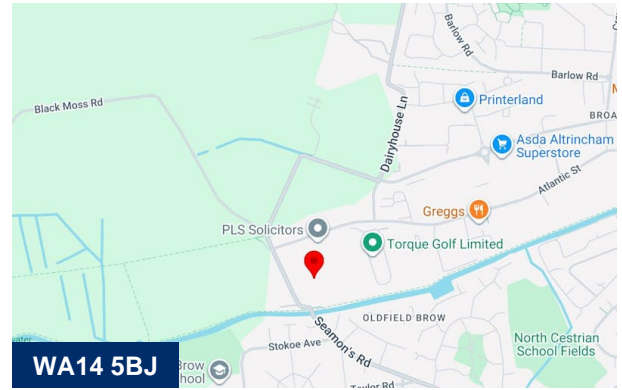
Century Park is a well-established business location on the western side of Altrincham, benefiting from excellent road connectivity via the A56 and M56, providing direct links to Manchester Airport and the wider motorway network. Altrincham town centre, with its extensive retail and leisure amenities, is within easy reach, while the Metrolink offers quick connections into Manchester city centre. The development combines strong transport links with a highly accessible and convenient setting for modern businesses.

## Viewings

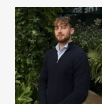
Strictly by appointment only with sole agents Hallams.

## Terms

The premises are available from July 2026 by way of a new lease for a term of years to be negotiated.



## Viewing & Further Information



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