

Station House ●

High specification offices located
in the heart of Altrincham

bruntwood

Station House

Hammond

Main entrance



A modern and welcoming space with excellent transportation links

Station House is located in the heart of Altrincham, within close proximity to the town's amenities and directly opposite the transport interchange. The building benefits from on-site parking and is just a short walk away from a variety of convenient shops, bars and restaurants.

The bright, spacious reception is both modern and welcoming and the on-site customer service team are on hand to assist both yourself and your visitors. There are also three meeting rooms at Station House which accommodate between two and 12 delegates.



50 metres to the Metrolink



On-site parking



2 mins walk to Altrincham train station



Meeting rooms for 2 – 12 people



Flexibility with room to grow

We designed and specified everything at Station House to offer maximum flexibility for our customers, in terms of the work space offered and also added value services that make running a business easier.

Whether you require a full office floor or a bespoke office suite, Station House has the space solutions to create the right working environment for your business. With the help of our project management service we can help design and maximise your space, ensuring you have an office that's suited to your individual business needs.

Specification:

- On-site car parking available
- 24-hour access
- On-site customer service team
- Suspended ceilings
- 3 part perimeter trunking
- Meeting rooms to hire
- Lift access
- Bicycle storage



Flexible leased offices

If you're looking to make a commitment to a longer-term home for your business, then Station House offers suites to accommodate a variety of businesses. You can choose to take office space from 400–11,300 sq ft on leases from one to 25 years and everything in-between. With a flexible lease, you can personalise the space with company branding and an office design to suit your business. You can also choose your own service providers, which can help manage your costs. The wide variety of our office portfolio means that if your needs change, we're more than happy to move you to another suite or building within the terms of your existing lease.



From 1 desk upwards



3 on-site meeting rooms

All inclusive offices

Whether you're just starting out, or an established business looking for temporary additional space, our serviced offices are designed to provide you with maximum flexibility at a minimum cost outlay. They come complete with furniture, phones and broadband connections, so you can move in and start working from the minute you plug in your computer. With our highly professional customer service team and telephone answering services included, we can help you give a first class image to your customers from the outset.

As a Station House serviced office customer, you can also take advantage of discounted rates for the use of our on-site meeting rooms, as well as meeting rooms in other Bruntwood properties across the region.



400 – 11,300 sq ft available



Bicycle storage

Red Room

1



Red Rooms at Station House

An ideal location

Just a short walk from Altrincham's wide range of amenities and transport links, Station House is perfectly positioned for both staff and visitors. Only six miles away from Manchester airport and with easy access to the regional motorways, the building is ideal for commuters.

There's a wide range of local lunchtime amenities to take advantage of on your doorstep, from independent sandwich shops to large supermarkets. Altrincham's retail district is also close by, where you can find Stanford Quarter shopping centre, home to well-known high street stores.

Station House benefits from nearby parkland and a Total Fitness Gym for staff who like to keep fit. There are also a range of hotels for visitors who need to stay overnight.



2 mins walk to Altrincham town centre



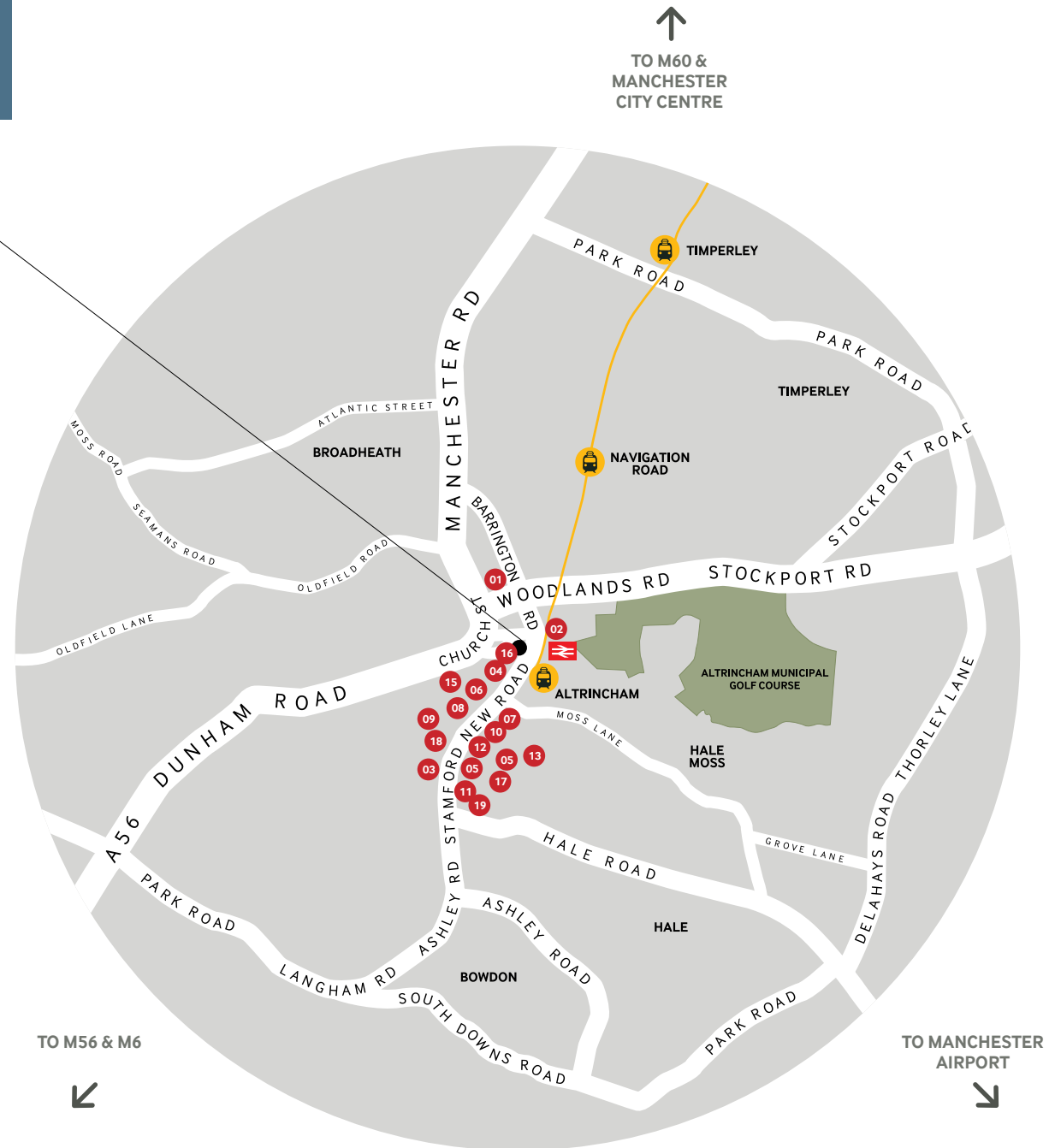
Location and amenities



Station House

Local amenities in your vicinity

- 01 Best Western Cresta Court Hotel
- 02 Barringtons Hotel
- 03 Post Office
- 04 Marks & Spencer
- 05 Altrincham Town Hall
- 06 Stamford Quarter Shopping Centre
- 07 Dilli
- 08 Subway
- 09 Tapas Rioja
- 10 HSBC Bank
- 11 Odeon Cinema
- 12 Natwest Bank
- 13 Tesco
- 14 Total Fitness
- 15 The Slug & Lettuce
- 16 Travelodge
- 17 The House Restaurant & Wine Bar
- 18 Starbucks Coffee
- 19 Sainsbury's



Flexible space

A typical floor plan at Station House which we are able to develop according to your needs.



80

NUMBER OF WORK STATIONS



5

NUMBER OF MEETING ROOMS



1

NUMBER OF RECEPTIONS



11

NUMBER OF PRIVATE OFFICES



1

NUMBER OF KITCHENS



1

POST ROOM

Creating places for business success

Bruntwood is a family-owned and run property company that specialises in creating spaces that help businesses to succeed. From a single desk for a day to a whole building for 25 years, we have solutions to suit a wide range of requirements.

With over 100 properties across four UK city regions, we provide office space, serviced and virtual offices, meeting rooms and retail premises to companies across a range of different business sectors.

We don't see ourselves as a landlord but rather as our customers' property partner, making sure that their choice of premises adds the best possible benefit to the way their business works. We work with all sizes and types of companies from start-ups and SMEs to international market leaders, from designers to lawyers and everything in between.

 109

NUMBER OF PROPERTIES IN OUR PORTFOLIO

 6.2m

TOTAL OWNERSHIP IN SQ FT

 2,114

TOTAL NUMBER OF CUSTOMERS



So why do business with us?

Peace of mind

With over 38 years' experience of managing our buildings to the highest operational standards, we understand how to keep your work space performing at its best. With our dedicated customer service teams and in-house facilities management, you'll find that we react quickly and efficiently to any problems that arise.

Value for money

Whether your requirement is for 300 sq ft or for 300,000 sq ft, we have a property at the right quality and the right price to suit your business. And because we operate and manage all our buildings ourselves, we can deliver better standards than our competitors.

Good people to do business with

As a values-driven organisation, we recruit our people based on their attitude, enthusiasm and commitment, because we know that good relationships are the foundation of a good business. We apply our values to every aspect of how we behave as a company, both in our day-to-day operations and in making an active contribution to the cities where we operate.



Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed.

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefit to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

For more information on Station House or other properties in our portfolio please give us a call or visit the website.

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bruntwood.co.uk/stationhouse

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