

STAMFORD GREEN

33 Stamford Street
Altrincham
WA14 1ES



SAY HELLO TO ALTRINCHAM'S BEST NEW OFFICE SPACE



Stamford Green has just been fully-refurbished and is located in the centre of Altrincham, just a few minutes' walk from the Interchange.

This is premium office space in one of the North West's fastest-growing and most in demand towns which offers a superb home for any business. Stamford Green provides flexible work environments which promote work-life balance through a focus on technology and sustainability, in a thriving suburban community.

Highlights and features:

Fully refurbished office space

Air conditioning

On-site car parking (at a ratio of 1:565 sq. ft.)

Refurbished and remodelled common areas

3 minutes walk from Altrincham town centre

Excellent transport links

Focus on technology and sustainability

Electric vehicle charging points







STAMFORD
GREEN

A DESIRABLE AND VIBRANT LOCATION



Altrincham's local bars, restaurants and shops are minutes from the door of Stamford Green, putting you within easy reach of everything that makes Altrincham the most popular and desirable suburb in Manchester – named the North West's best place to live by the Sunday Times.

Altrincham is a melting pot of culture, embodying so many of the things which make Manchester special. Its coronation as the "Foodie Neighbourhood" at the Manchester Food and Drink Festival in 2021 was just the latest accolade for a town rich with independent shops and innovative businesses.

Choosing Stamford Green means that you can enjoy everything Altrincham has to offer, only a short walk from the door. This is a creative, inspiring place which is extremely attractive to businesses and employees alike.

"Alty's supremely sociable and fiercely independent market is the jewel in the crown of this super suburb."

Source: Best place to live in the UK 2021 edition, Sunday Times

ALTRINCHAM, VOTED BEST PLACE TO LIVE IN THE UK.


THE SUNDAY TIMES



ABSOLUTLEY ALTRINCHAM



SHACK





STAMFORD GREEN

SALFORD

M602

ECCLES

MEDIA CITY

MANCHESTER

STRETFORD

M60

CHORLTON

JUNCTION 7

SALE

DIDSBURY

A56

M60

CHEAD

A560

ALTRINCHAM

M56

A56

JUNCTION 7

M56

MANCHESTER AIRPORT

BETTER CONNECTIONS

Stamford Green is located in the centre of Altrincham, only a short walk from the Interchange which provides easy access to Manchester city centre and Manchester Airport with regular tram, train and bus services. Additionally, you can access the motorway network easily via the M56 which can be found only 10 minutes away from Stamford Green.

Fast and frequent travel to Altrincham makes the commute convenient and encourages employee happiness and wellbeing. Likewise, the proximity to the sights and sounds of Manchester's most vibrant suburbs – and the city centre itself – means that inspiration will never be far away.



MCR Airport - 12 mins Knutsford - 18 mins Alderley Edge - 25 mins Manchester City Centre - 27 mins



Stockport - 9 mins Piccadilly - 30 mins Chester - 1 hr London - 2 hr 20 mins



Sale - 9 mins Deansgate - 27 mins Piccadilly - 31 mins Didsbury - 33 mins MCR Airport - 45 mins



BY FOOT

Stamford Quarter - 3 minutes

Altrincham Tram & Station - 4 minutes

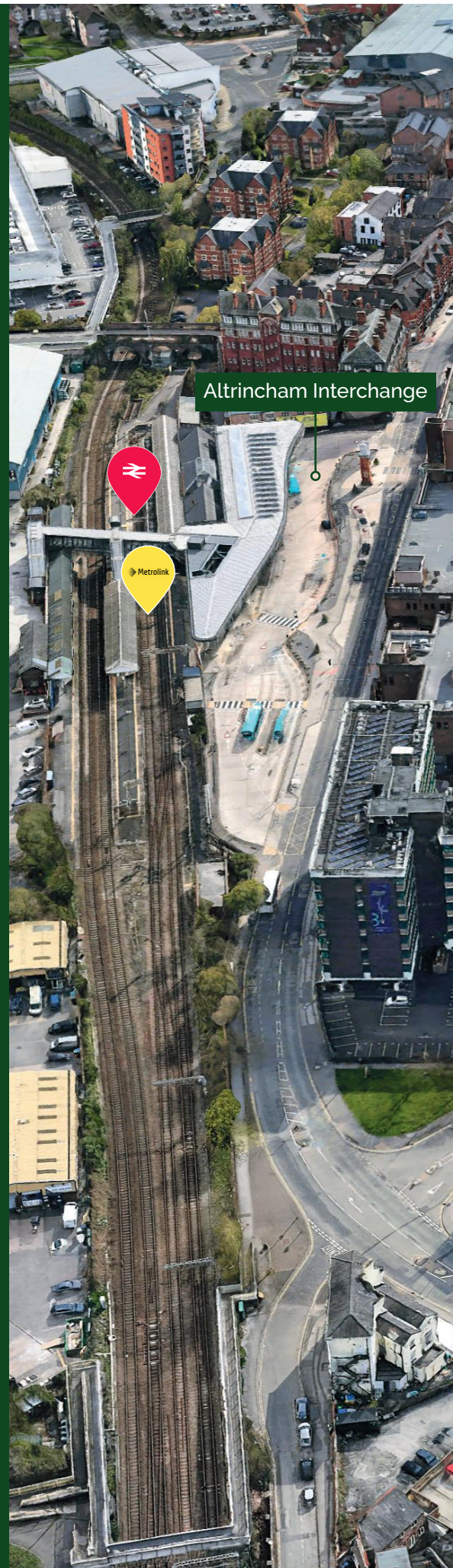
Pure Gym - 4 minutes

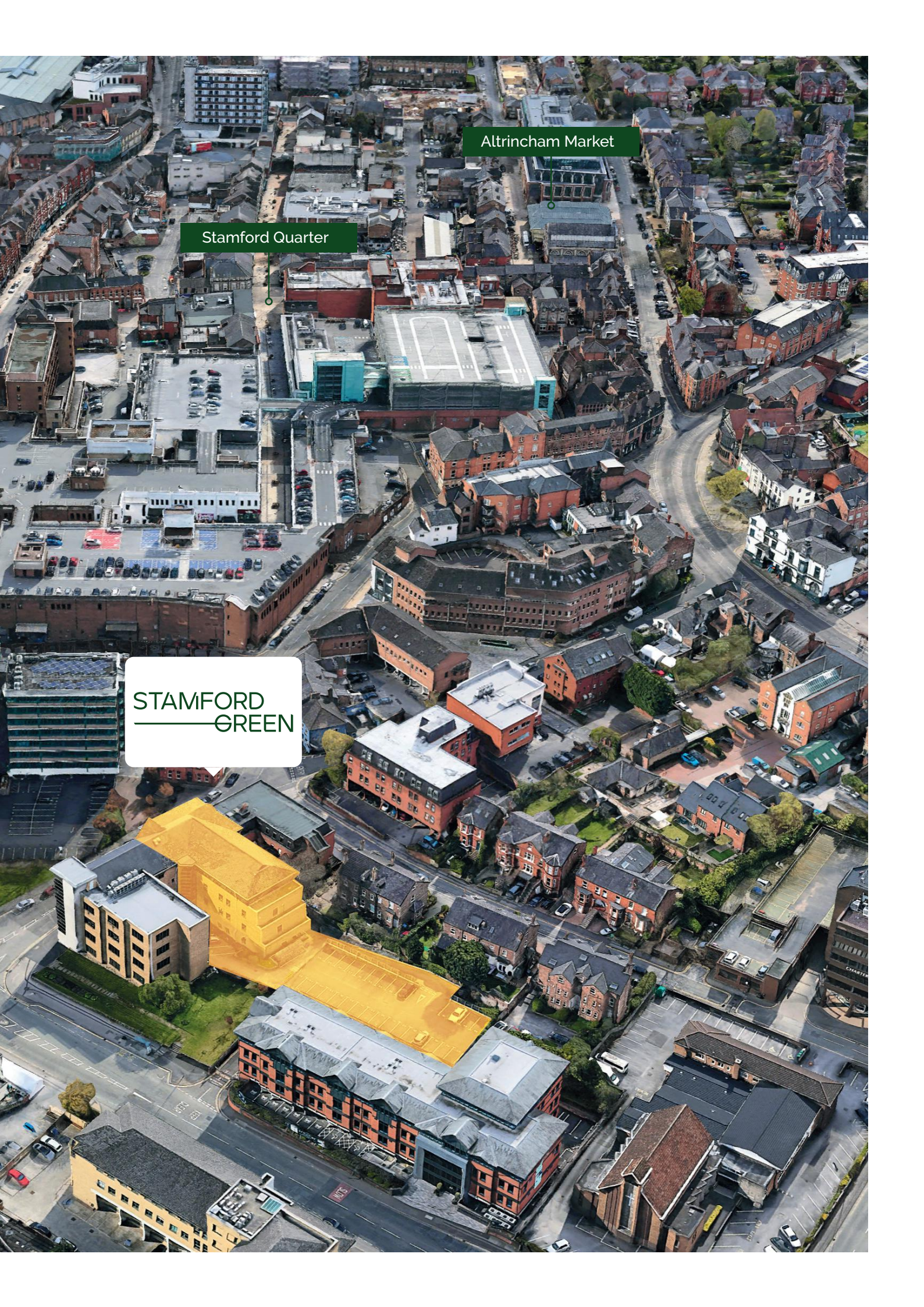
Altrincham Market - 5 minutes

Altrincham Town Hall - 5 minutes

Everyman Cinema - 6 minutes

Hale - 22 minutes





Altrincham Market

Stamford Quarter

STAMFORD
— GREEN

GRADE A SPECIFICATION

The refurbishment of Stamford Green is extensive and includes both the communal and office accommodation. All aspects of the property have been upgraded to create a contemporary environment which is more than simply a place of work, and will help your business to thrive.

Works include:

Remodelled entrance and reception area

Refurbished open-plan offices

New suspended ceiling with recessed LED lighting

Metering & monitoring platform

New wall covering and flooring throughout

Fully fitted Kitchen to each suite

Fully-refurbished toilets and showers throughout

On-site car parking with EV charging

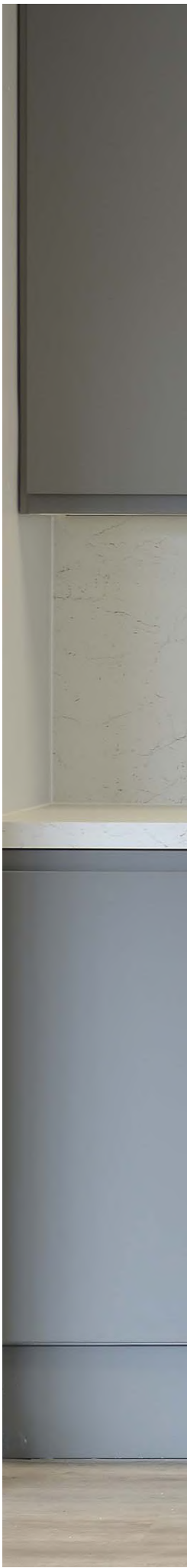
On-site secure bike storage

Secure intercom

Secure landscaped environment









DESIGNED FOR A SUSTAINABLE FUTURE

Sustainability and smart technology are the defining features of an office building that is fit for the modern world. Stamford Green is a smart building with a whole range of technology and sustainability features built in, including:

Smart energy and water monitors to accurately gauge & reduce energy usage

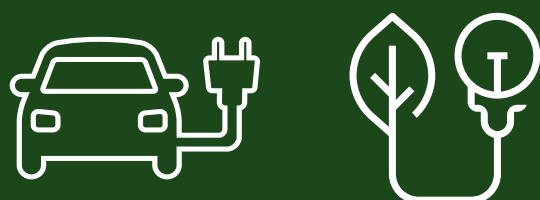
Intercom entry systems

Networked fire safety systems

Refurbishment of building saves a substantial amount of carbon emissions

Electric vehicle charging points

This approach is a staple of Property Alliance Group that has been used to great success on many of our successful office developments in the past.





YOUR SPACE, YOUR WAY

Stamford Green is a unique opportunity, all floors can be split to provide approximately 1800 SQ FT upwards. The following suites are available now:

LEVEL NO.	AVAILABILITY	FLOOR AREA SQ FT / SQ M
3F	IAN RANKIN LTD SWIFFFUND	
2F	MOTT MACDONALD	
FF	VACANT	FRONT SUITE - 2,357 SQ FT REAR SUITE - 2,561 SQ FT
GF	VACANT	4,660 SQ FT



SHOWERS



COMMON AREAS



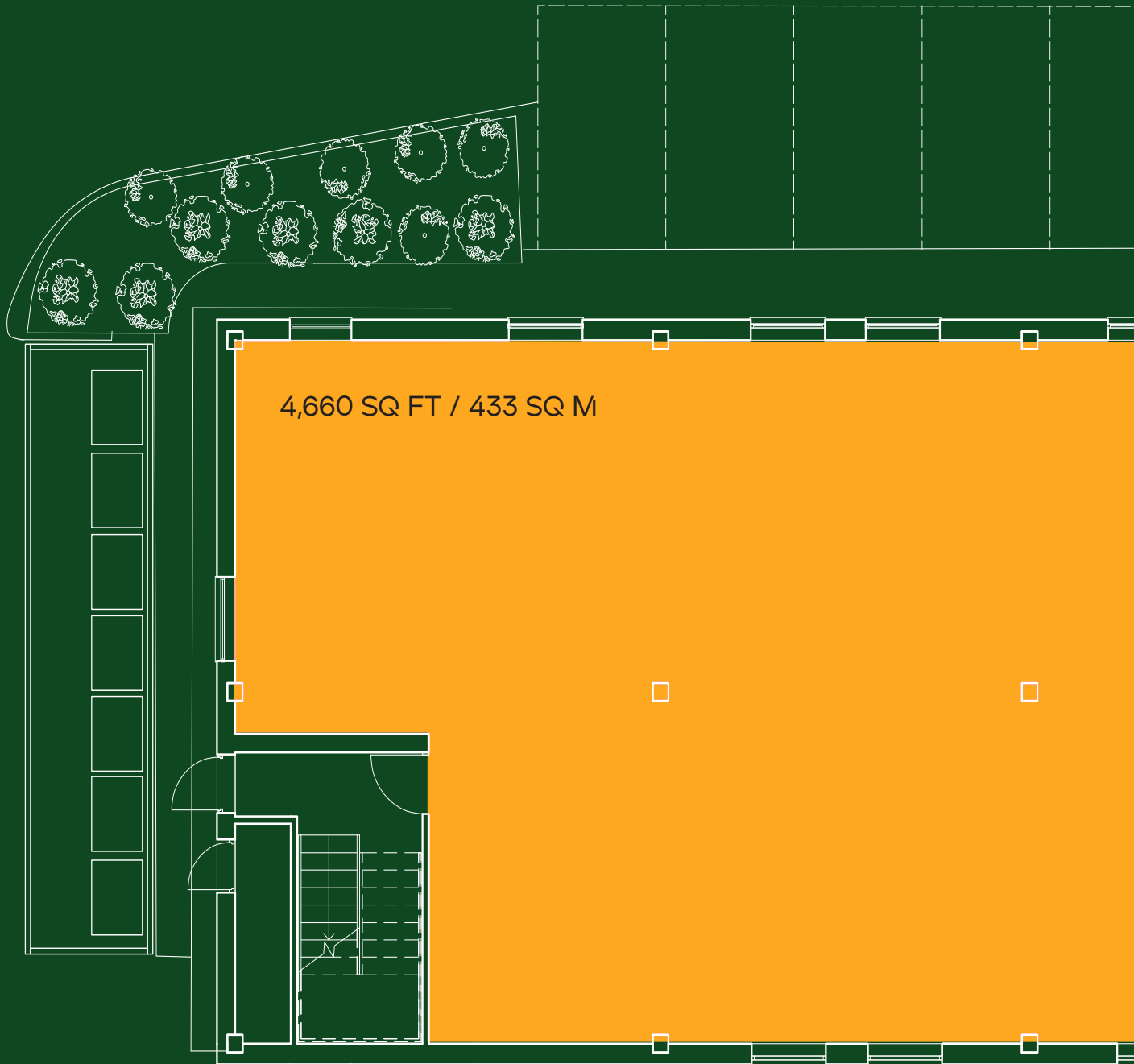
SECURE PARKING WITH
EV CHARGING

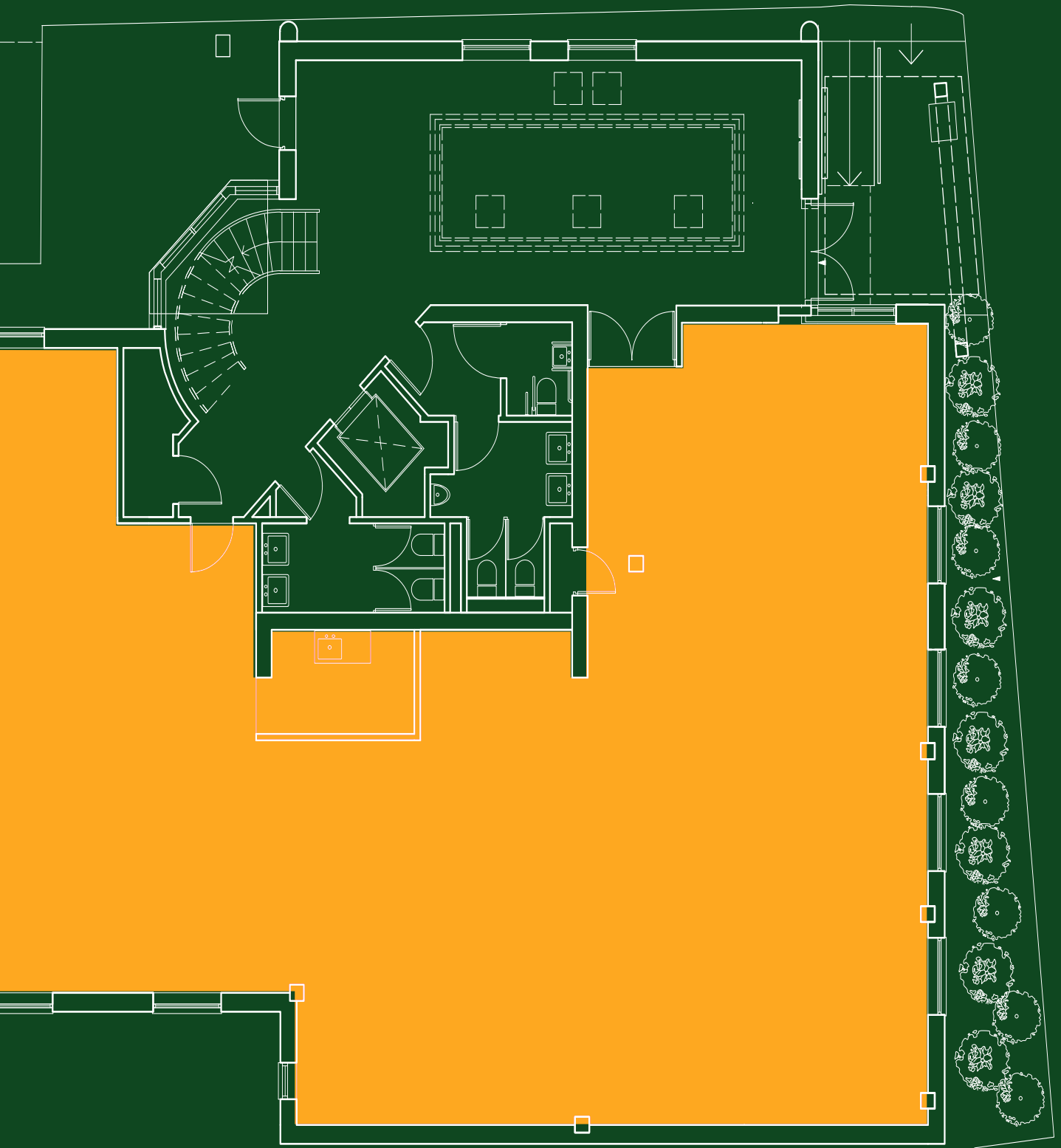


BIKE STORAGE

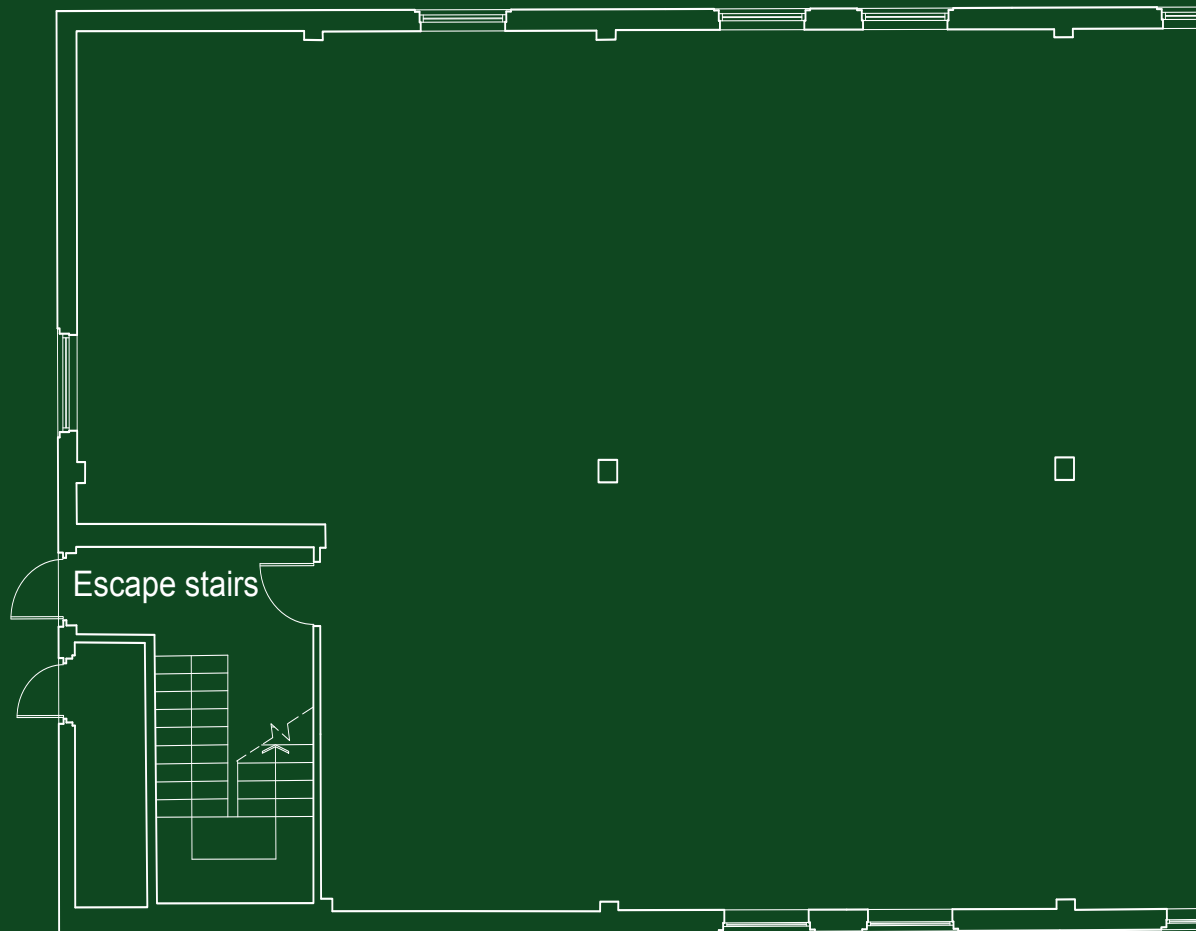


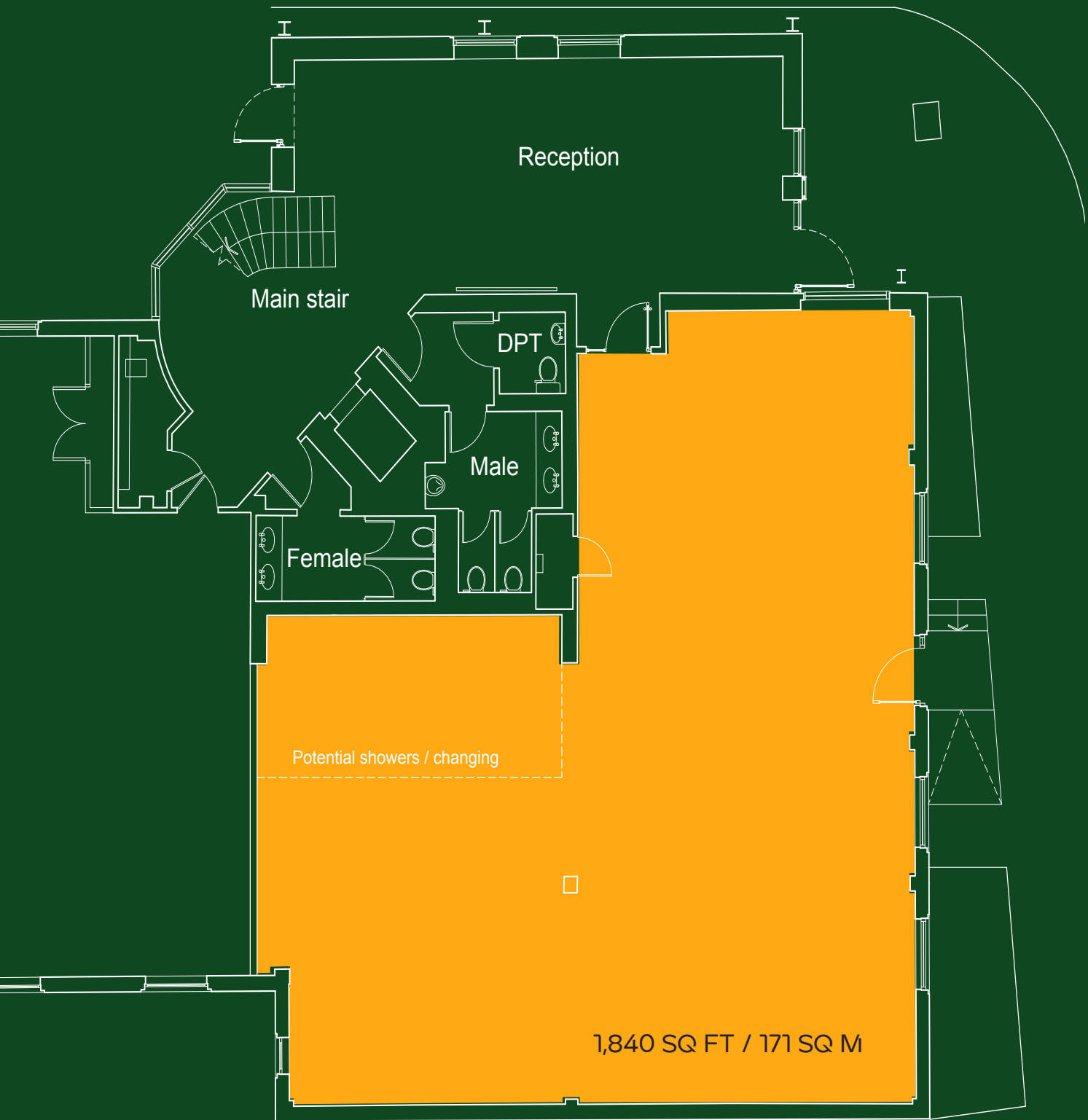
GROUND FLOOR



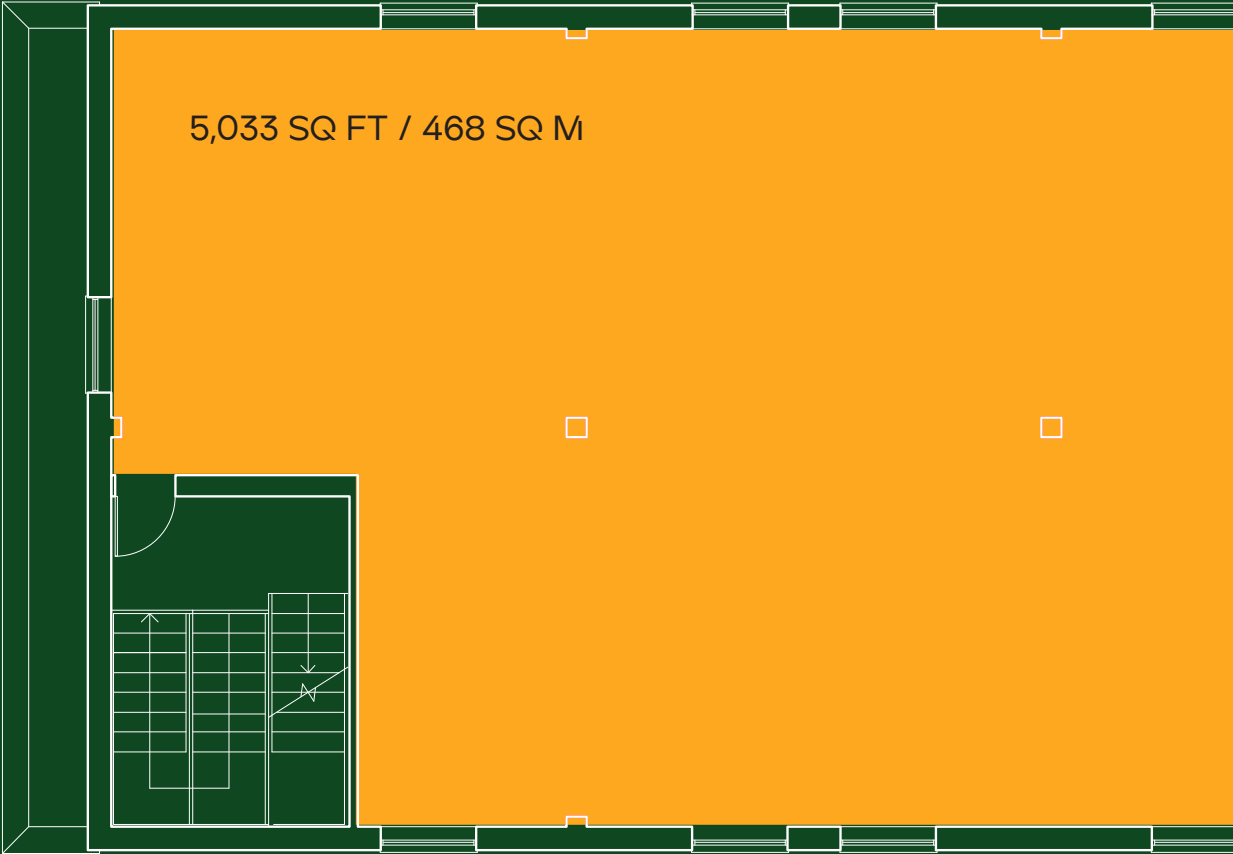


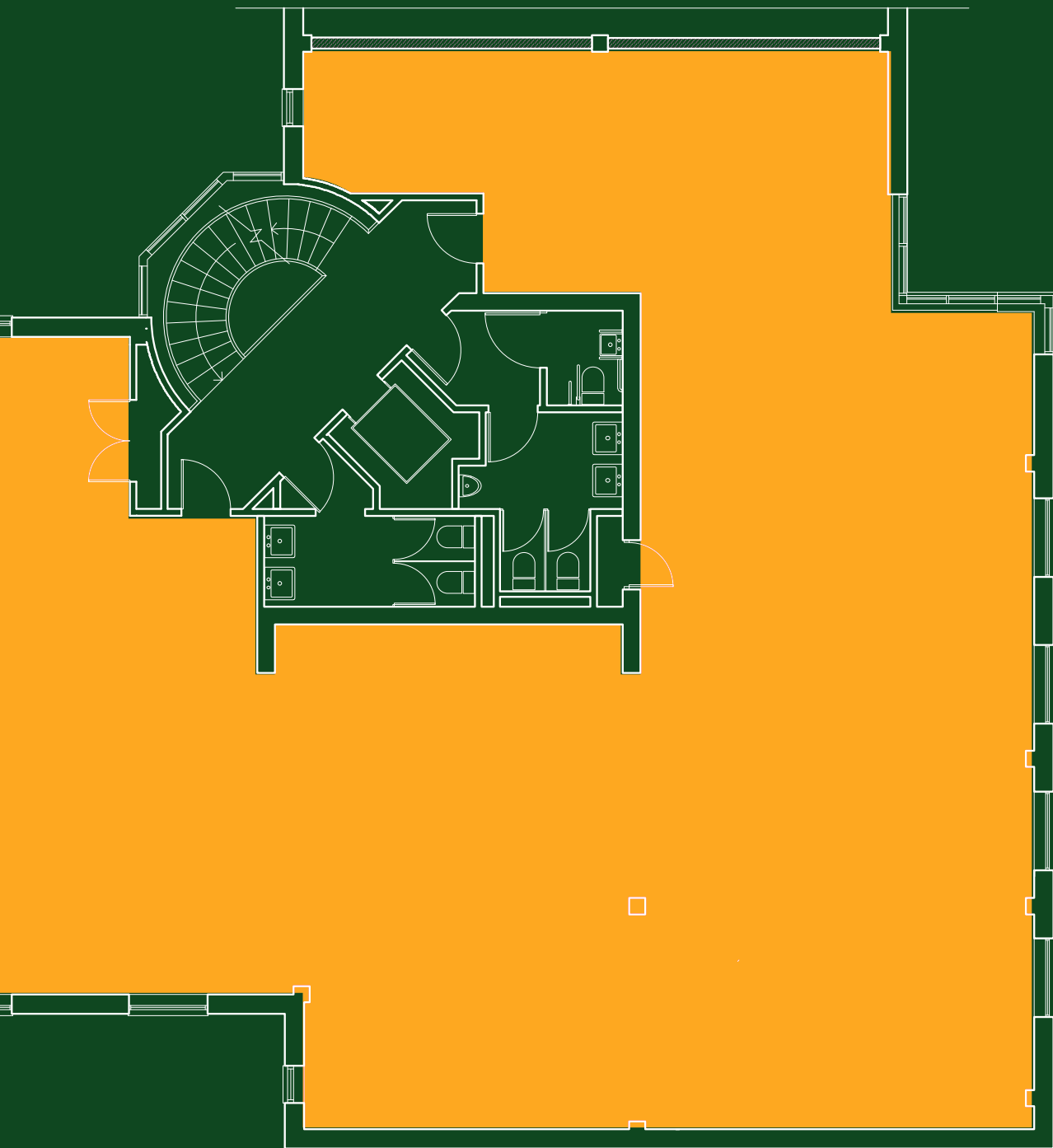
GROUND FLOOR SPLIT OPTION





FIRST FLOOR





PROPERTY ALLIANCE GROUP

Alliance has a highly successful track record based over three decades of development and investment in the North West region, which is reflected in our exciting residential, industrial, office, hotel, and student accommodation development pipeline, with a GDV of £560M.

Alliance's core strength is its brand which the market recognises as one of trust, partnership and professional excellence. The brand has been forged through our unrivalled network of lasting relationships with occupiers, investors, agents, financiers, architects and planners. Alliance engages closely with public sector partners and has an excellent working relationship with Manchester City Council.

Our track record in the offices sector has been proven many times over and is second to none. We have a well-earned reputation for providing first class offices which are sustainable, flexible and managed for the benefit of the occupier. By providing everything that you need to succeed, we have developed longstanding relationships with companies across our portfolio of office buildings.



RENT

Available upon request.

PARKING

On site car parking spaces are available at a ratio of 1:565 sq ft and charged in addition to the rent.

SERVICE CHARGE

There will be a service charge payable to cover the upkeep and maintenance of the common areas.

LEASE

The premises are available for a term of years to be agreed incorporating rent reviews at appropriate intervals.

EPC

EPCs for the various suites are available upon request.



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ALLIANCE

[STAMFORDGREEN.COM](https://www.stamfordgreen.com)

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