



First Floor - Unit 1

Century Park, Altrincham, WA14 5BJ

1st Floor Office Premises in Established Location with Parking

800 to 5,961 sq ft
(74.32 to 553.80 sq m)

- Predominantly Open-Plan
- 7 Meeting Rooms / Private Offices
- Furnished and Unfurnished Options Available
- Great Parking Ratio
- Ample Natural Light
- Air Conditioning
- Intercom System
- Lift Access + DDA Compliant

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Summary

Available Size	800 to 5,961 sq ft
Passing Rent	£13.39 per sq ft
Rates Payable	£5.63 per sq ft
Rateable Value	£60,500
Service Charge	£4.06 per sq ft
Car Parking	25 Parking Spaces Included
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Unit 1 Century Park offers 5,961 sq ft of office accommodation across the entire first floor. The space is available either in its existing fitted condition or returned to a clear, open-plan layout, providing flexibility to suit occupier requirements. The specification includes air conditioning, suspended ceilings, LED lighting, and excellent natural light. The current layout comprises predominantly open-plan space with seven private offices or meeting rooms, together with a kitchen, reception area, private lift access, dedicated male and female WCs and shower facilities. A key advantage is the provision of 25 dedicated car parking spaces, ensuring excellent on-site parking for staff and visitors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	5,961	553.80	Available
Total	5,961	553.80	

Location

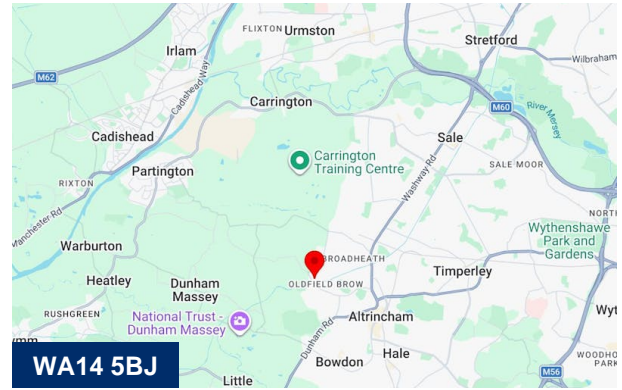
Century Park is a well-established business location on the western side of Altrincham, benefitting from excellent road connectivity via the A56 and M56, providing direct links to Manchester Airport and the wider motorway network. Altrincham town centre, with its extensive retail and leisure amenities, 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

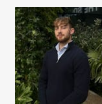
Viewings strictly by appointment only with joint agents Hallams Property Consultants or RPS.

Terms

The premises are available by way of lease assignment, with the existing lease expiring on the 15th September 2028. Alternatively, there is the option to sublet part of the space (minimum size 800 sq ft).



Viewing & Further Information



Ed Hobson

07775 871157

ehobson@hallams.com



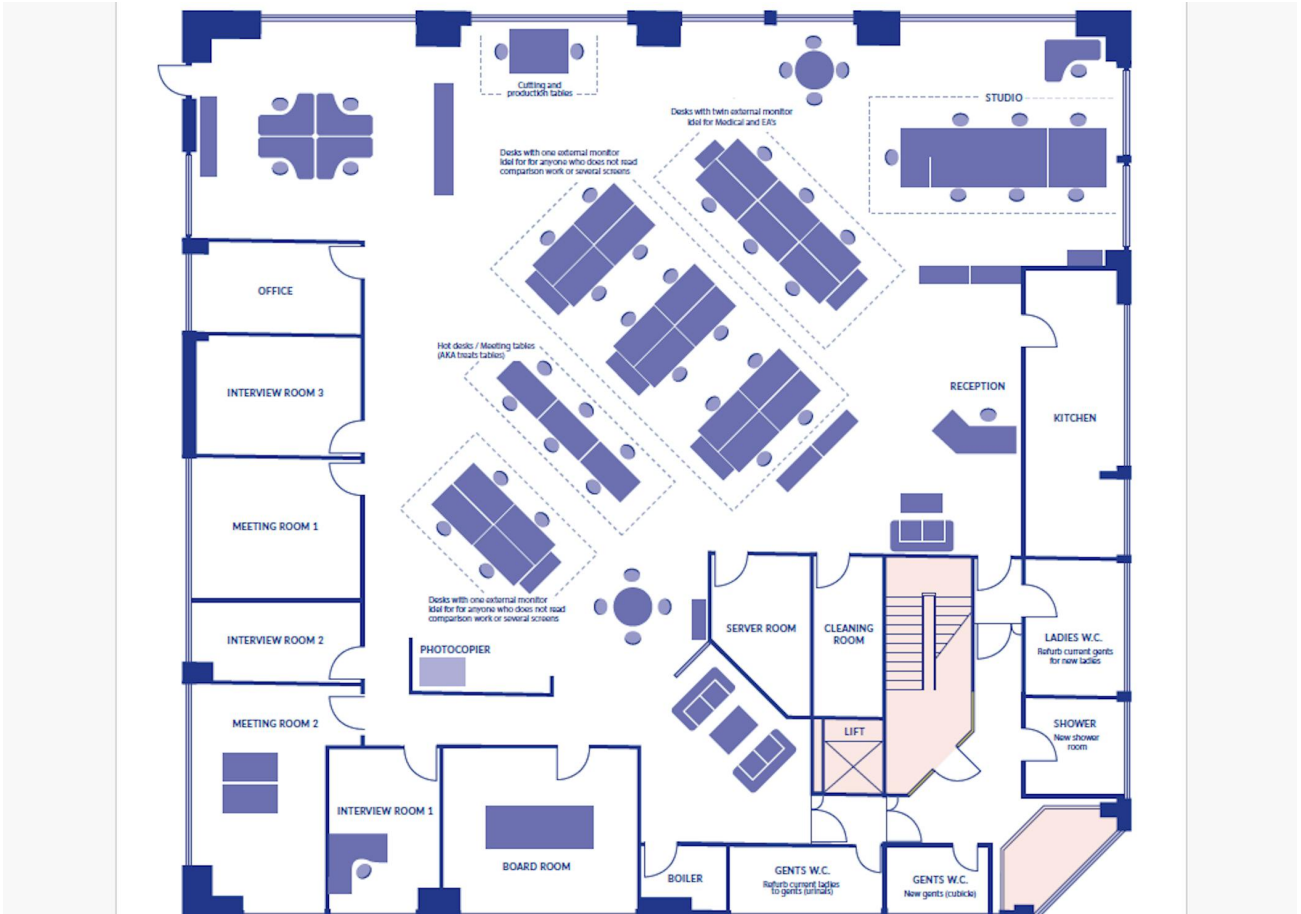
Anthony Howcroft

01625 262222

ahowcroft@hallams.com







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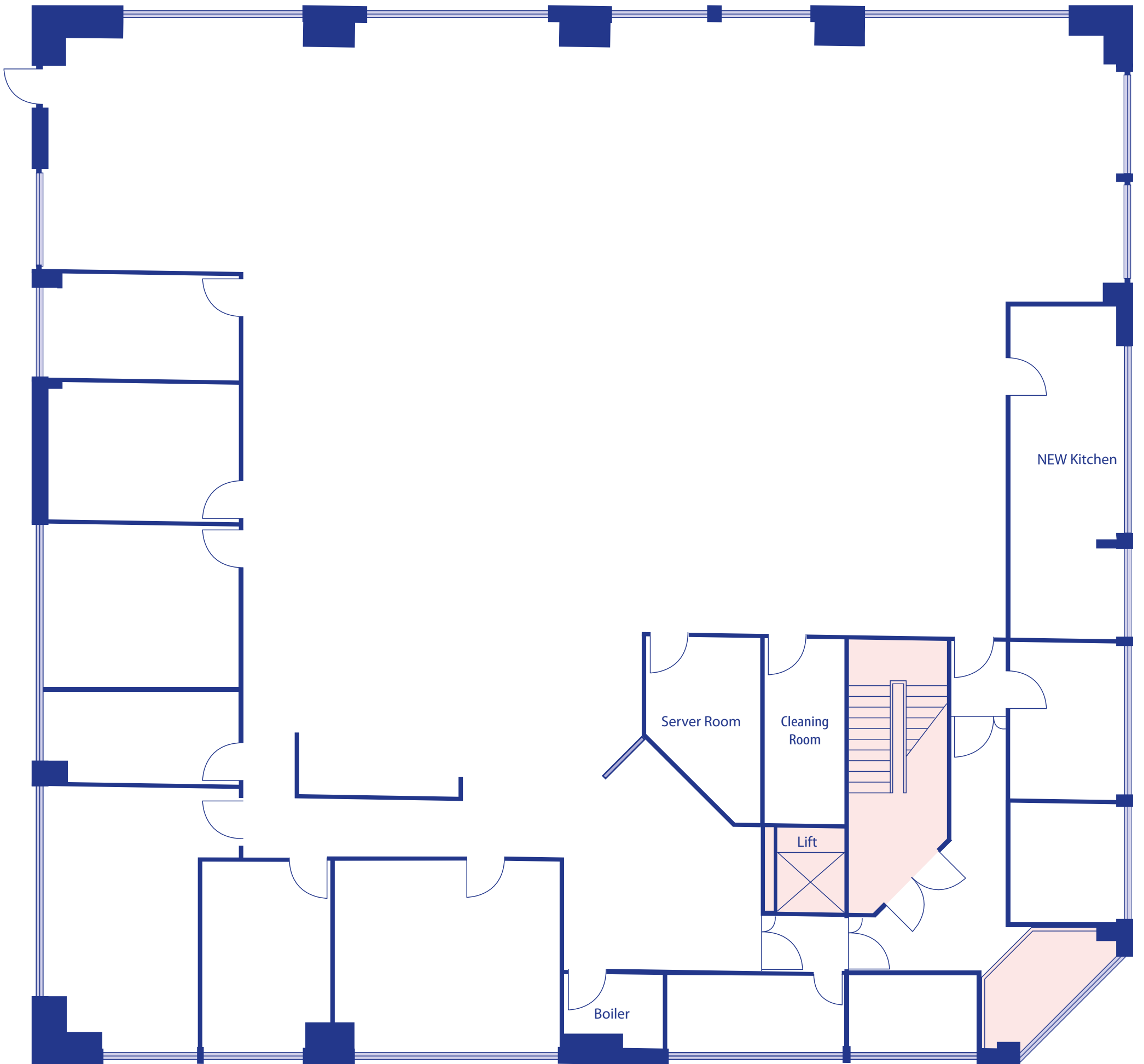
1st Floor, 1 Century Park, Pacific Rd, Altrincham. WA14 5BJ

North

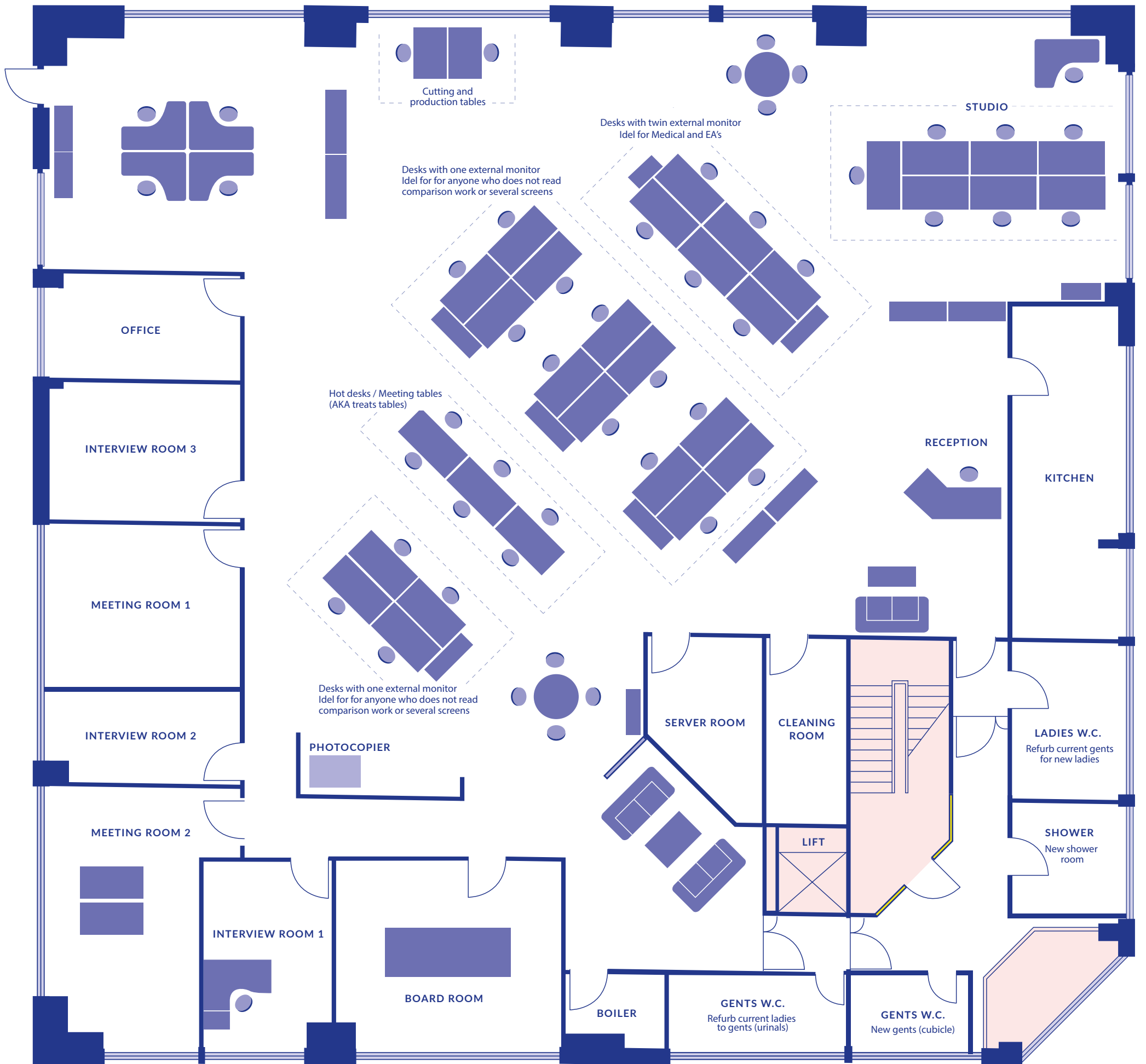


25.10m Depth

23.6m Width



■ Outside demise (pink shade)



Cutting and production tables

Desks with twin external monitor
Ideal for Medical and EA's

Desks with one external monitor
Ideal for anyone who does not read comparison work or several screens

STUDIO

OFFICE

INTERVIEW ROOM 3

MEETING ROOM 1

INTERVIEW ROOM 2

MEETING ROOM 2

INTERVIEW ROOM 1

BOARD ROOM

PHOTOCOPIER

SERVER ROOM

CLEANING ROOM

LIFT

BOILER

GENTS W.C.
Refurb current ladies to gents (urinals)

GENTS W.C.
New gents (cubicle)

RECEPTION

KITCHEN

LADIES W.C.
Refurb current gents for new ladies

SHOWER
New shower room