

H I G H P R O F I L E , H Q O F F I C E B U I L D I N G

ASPECT  
HOUSE  
ALTRINCHAM // WA14 5PQ

T O L E T 21,061 S Q F T

## DESCRIPTION

Aspect House is a self contained, three storey HQ office building.

The building benefits from air conditioning throughout and an 8 person passenger lift. There are male, female and disabled toilets on each floor.

On the second floor a shower has replaced the disabled toilet.

The building benefits from a dedicated car park, CCTV system and secure perimeter fencing. 87 car parking spaces (1:242 sq ft) are available with the building.



[CLICK FOR MAPS](#)

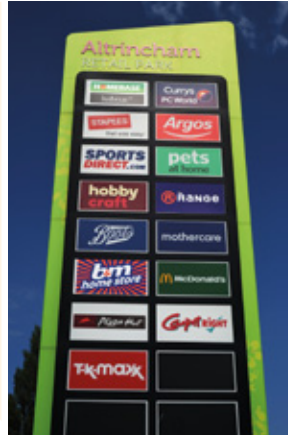
## LOCATION

Aspect House occupies a high profile situation on the A56 (Manchester Road), a main arterial route connecting the conurbation of south Manchester to Manchester City Centre.

The office building provides excellent road connectivity with the region's motorway network within easy reach. Manchester orbital motorway (M60) is approximately 3 miles to the north east via Junction 7. Access to the M56 and subsequently M6 is available via Junction 7 and 8 approximately 4 miles to the south west.

Aspect House also benefits from excellent public transport links. Manchester's Metrolink system is easily accessible with the nearest stop (Timerpley) in approximate 10 minute walk from the building.

Overland rail links are also available to staff via Navigation Road which is approximately 15minutes walk away.

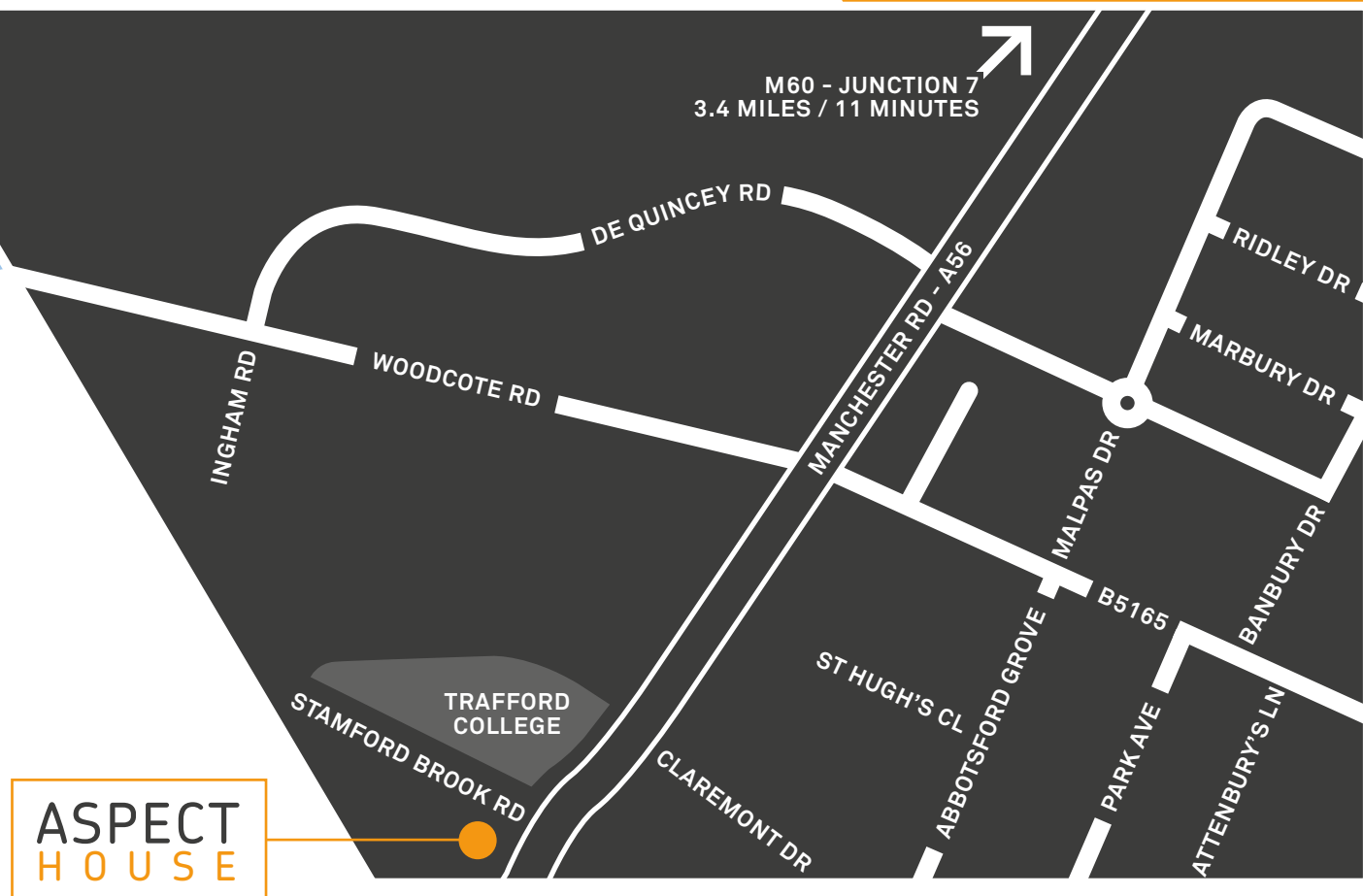


**ASPECT  
HOUSE**  
ALTRINCHAM // WA14 5PQ

**TO LET 21,061 SQ FT**



[BACK TO LOCATION](#)



**ASPECT**  
**HOUSE**  
ALTRINCHAM // WA14 5PQ

**TO LET 21,061 SQ FT**



ALTRINCHAM RETAIL PARK



AND MORE

ASPECT  
HOUSE

TRAFFORD  
COLLEGE

Waitrose  
10 MINUTE WALK

TIMPERLY METRO STOP  
10 MINUTE WALK

M60 - JUNCTION 7  
3.4 MILES



## ACCOMMODATION

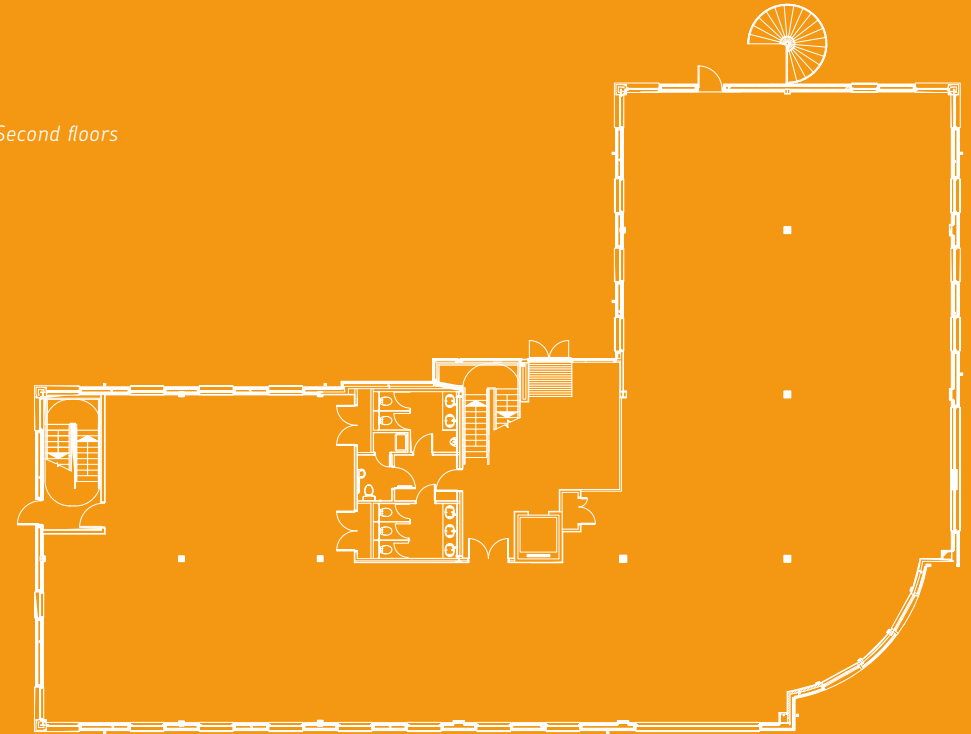
The property provides the following Net Internal Areas:

FLOOR	SQ FT	SQ M
RECEPTION	486	45
GROUND	6,813	633
FIRST	7,034	653
SECOND	6,728	625
TOTAL	21,061	1,957

## RATES

The incoming tenant will be responsible for the payment of business rates.

Ground Floor  
Indicative of First and Second floors



## TERMS

Information is available on request.

## LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

## VAT

Any prices quoted are exclusive of, but liable to VAT at the prevailing rate.

## EPC

EPC rating E 113.

A full certificate is available on request.



## CONTACT

To arrange a viewing contact;

savills.com

savills

0161 236 8644

James Evans  
Director

+44 (0) 161 277 7238  
+44 (0) 7870 999 665  
jevans@savills.com

Daniel Barnes  
Associate

+44 (0) 161 602 8240  
+44 (0) 7870 186 410  
dbarnes@savills.com

Andrew Cooke  
Surveyor

+44 (0) 161 602 8218  
+44 (0) 7814 991 637  
acooke@savills.com



Savills give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published June 2016, photography taken May 2016.

BLAZE MARKETING 0161 387 7252

ASPECT  
HOUSE  
ALTRINCHAM // WA14 5PQ

TO LET 21,061 SQ FT