KENNEDY HOUSE

KENNEDY HOUSE, 31 STAMFORD ST, ALTRINCHAM WA14 1ES

Oakwood PROPERTY SERVICES

PRIVATE SERVICED OFFICES TO LET



Area Comments

Situated in the heart of Altrincham, directly opposite the Metrolink tram and bus interchange, Kennedy House offers bright, modern serviced offices within a Grade A specification building.

The space is run by Altspace, a friendly, community-led workspace designed to support independent workers, small teams and growing businesses.

The building combines private offices with open-plan coworking areas, quiet zones and breakout spaces, encouraging teams to work productively while still being part of a vibrant professional community.

Altrincham's cafés, shops, gyms and the award-winning Market Hall are all just minutes away, giving teams everything they need throughout the working day.







Office 5

Room size: 5.03m x 4.50m

This well-lit, comfortable office is ideal for teams of up to eight.

The room offers a practical open layout with excellent brightness and a modern finish. Tenants benefit from access to Altspace's communal kitchen and breakout spaces, creating a relaxed environment for breaks and informal meetings.

A designated meeting room is also available on the floor, providing a professional setting for team discussions or client calls.

Office 5 is a great fit for small businesses seeking a self-contained, move-in-ready workspace within a friendly, collaborative building.

Cost per month: £1,600 (exc. VAT)
Minimum term: 1 year





Meeting room & communal kitchen










Lease Terms

Available by way of a new lease, with terms to be negotiated.
Each party will be responsible for their own legal costs.

Rent

Inclusive of services but exclusive of VAT and business rates.

VAT

All prices and rents are quoted exclusive of, but may be subject to, VAT.

BID

As the property is located within the Altrincham Business Improvement District, it is subject to a BID levy. This levy funds a range of initiatives that enhance the local business environment and benefit occupiers.

Being within the BID area brings numerous advantages, including:

- Improved town centre greening, cleaning, and maintenance
- Joint marketing and promotional campaigns
- Community events designed to attract visitors
- Training opportunities, networking, and business support initiatives

These collective efforts create a more vibrant, connected, and thriving business community, helping to boost footfall and trade for local occupiers.

EPC

Can be provided upon request.

Building Features & Services

Altspace provides a full-service environment with everything included in the monthly rent:

- Meeting rooms and quiet work zones
- Superfast Wi-Fi
- Large shared kitchen and dining space
- Breakout areas for informal working
- Printing and copying facilities
- Tea, coffee and refreshments
- Car park spaces available
- 24/7 secure access
- Design and layout support available

Why Choose Kennedy House?

This Grade A specification building sits in the heart of Altrincham town centre, directly opposite the Metrolink, bus and rail interchange.

Team members can enjoy effortless commuting, while local amenities, cafés, restaurants, gyms and shops, are all within a short walk.

The combination of connectivity, comfort and community makes Kennedy House one of the most appealing office locations in the area.







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PROPERTY SERVICES

Viewings

By appointment, please call our office on 0161 941 4228

www.oakwoodpropertyservices.co.uk

lydia.sirovica@oakwoodpropertyservices.co.uk

Anti Money Laundering

In accordance with legal requirements, prospective buyers will be required to provide proof of ID and address before any offer can be reported to solicitors.

Offers

Offers must be made to the selling agent, Oakwood Property Services. Offers must include details of availability to proceed/funding and details of any conditions. The vendor reserves the right not to accept any offer made. Offers for lots will not be considered.

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Particulars correct as at 30th October 2025.