

# STAMFORD NEW ROAD

2ND FLOOR, 70 STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BD



PRIVATE ALL INCLUSIVE OFFICES TO LET

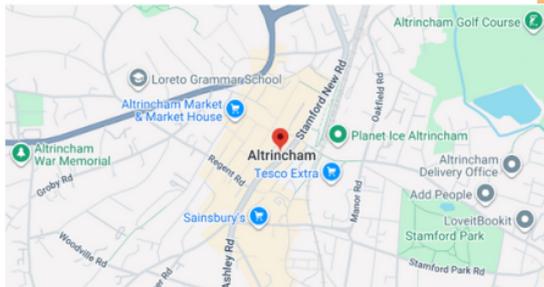


## Area Comments

Positioned in a busy commercial area of Altrincham town centre, 2nd Floor, 70 Stamford New Road enjoys a highly accessible location just a short walk from the Metrolink tram and main bus interchange, offering quick links across Greater Manchester and beyond.

The property sits amidst a thriving mix of independent shops, cafés, eateries and services, with Stamford New Road and the nearby Stamford Quarter providing a dynamic town-centre environment for occupiers.

Altrincham is known for its award-winning market, diverse dining scene and strong retail offer



## Private Office

This all inclusive office suite provides bright, well-proportioned accommodation ideally suited to growing or established teams of 2-6 people.

The space benefits from a generous main office area, complemented by access to a communal kitchen and coffee area, as well as shared meeting room facilities, supporting both day-to-day working and client meetings.

Large windows flood the suite with natural light throughout the day, creating an open and uplifting working environment. Elevated views across Altrincham further enhance the sense of space and outlook.

Designed to balance collaboration with focused work, this flexible suite offers an excellent long-term base for businesses looking to establish themselves in a well-connected town-centre location.

Cost per month: £850

Minimum term: 1 year



## 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.



## Viewings

By appointment, please call our office on 0161 941 4228

 [www.oakwoodpropertyservices.co.uk](http://www.oakwoodpropertyservices.co.uk)

 [lydia.sirovica@oakwoodpropertyservices.co.uk](mailto: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 30<sup>th</sup> October 2025.

