

NEWLY  
REFURBISHED  
OFFICE SPACE

2  
4  
9

# TWO FOUR NINE

CHURCH  
ST.

IN THE  
CENTRE OF  
ALTRINCHAM





Two Four Nine Church St.,  
located within a 5 minute walk  
of Altrincham town centre,  
offers an impressive, Grade A  
contemporary office fit out.

# WORK SPACE

LETTINGS BROCHURE

With generous parking and an  
on-site gym, Two Four Nine  
has a unique proposition to  
its modern day occupiers.



249 CHURCH ST.













249  
NORTH



WC

WC

1  
2  
3



# FLEXIBILITY.

Having the best floor plates in Altrincham comes with its benefits, whether a large established firm or a start-up, the flexible open style floor shapes enable the capability to provide bespoke suite sizes.

249 CHURCH ST.

LETTINGS BROCHURE

*The Two Four Nine Management team are on hand to aid with the day to day running of the offices to ensure a smooth and stress-free experience.*







STATE OF THE ART GYM  
ON SITE CHANGING FACILITIES  
SHOWERING FACILITIES  
BIKE HUB  
BREAK OUT SPACES  
BARISTA COFFEE  
ON-SITE PARKING  
ON-SITE SECURITY  
24 HOUR ACCESS





OFFICE

LIFT

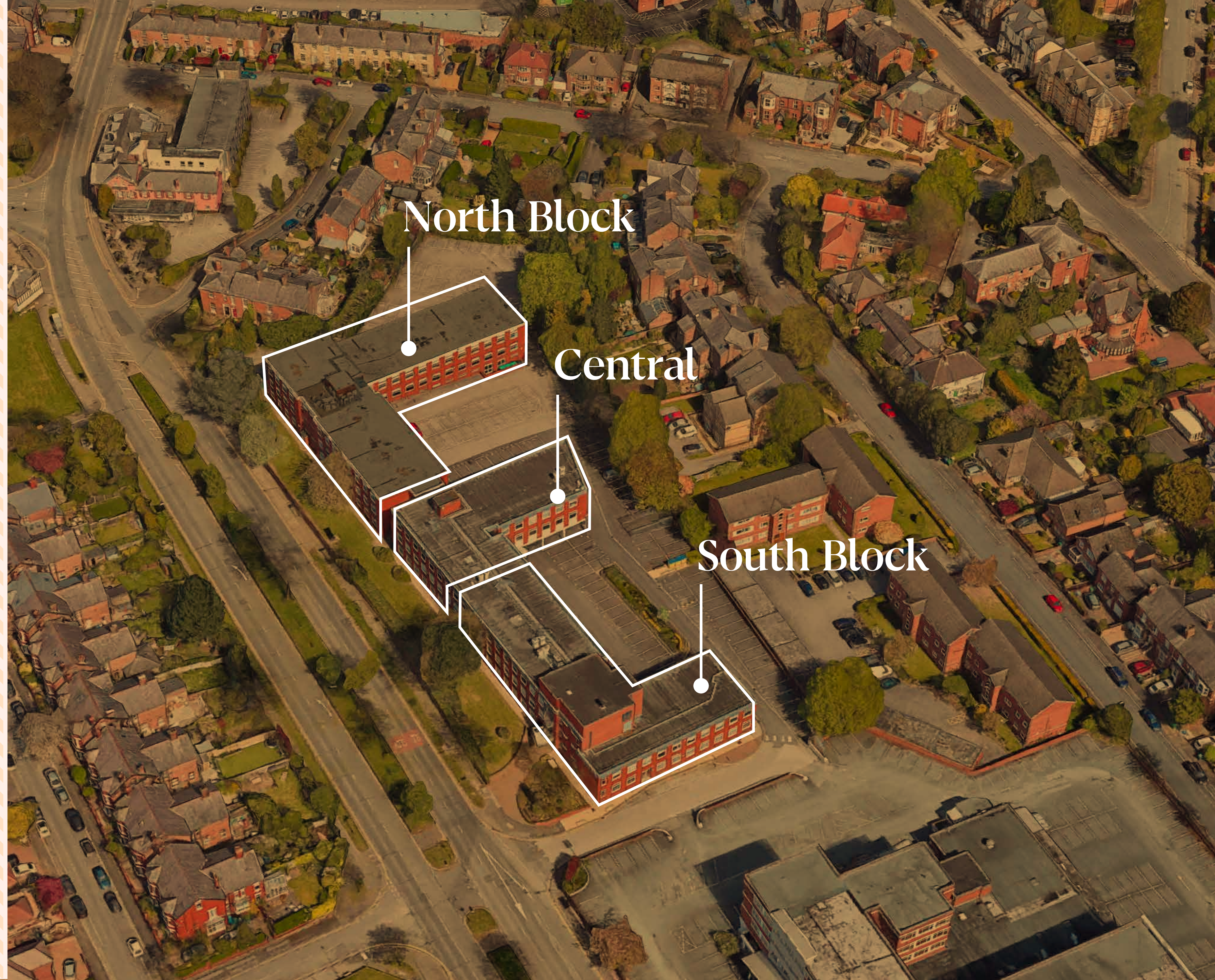
TWO  
FOUR  
NINE

LETTINGS BROCHURE

249 CHURCH ST.



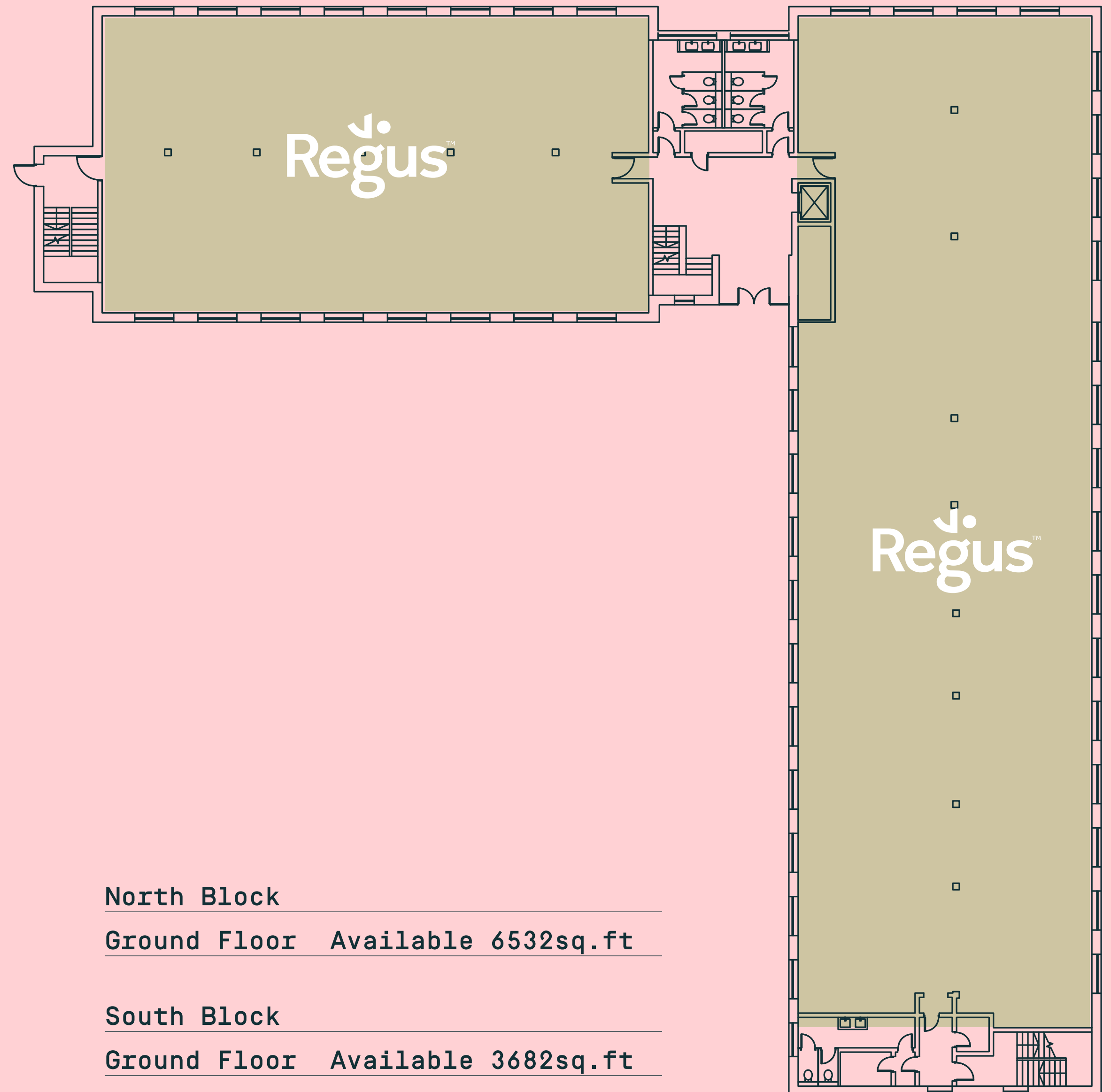
249 CHURCH ST.





# THE SPECIFICATION GROUND FLOOR

LETTINGS BROCHURE



North Block

Ground Floor Available 6532sq.ft

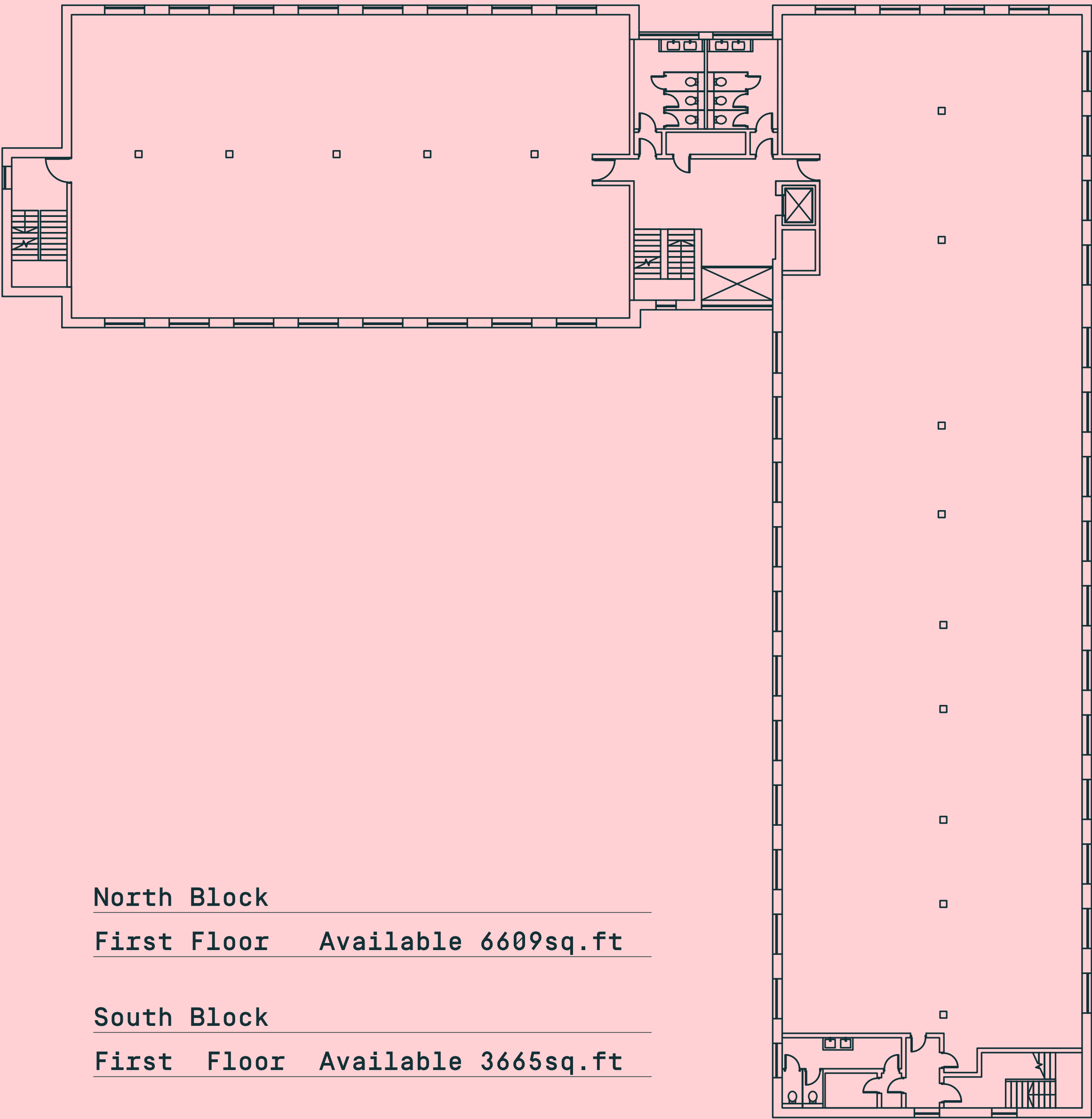
South Block

Ground Floor Available 3682sq.ft

249 CHURCH ST.



# THE SPECIFICATION FIRST FLOOR

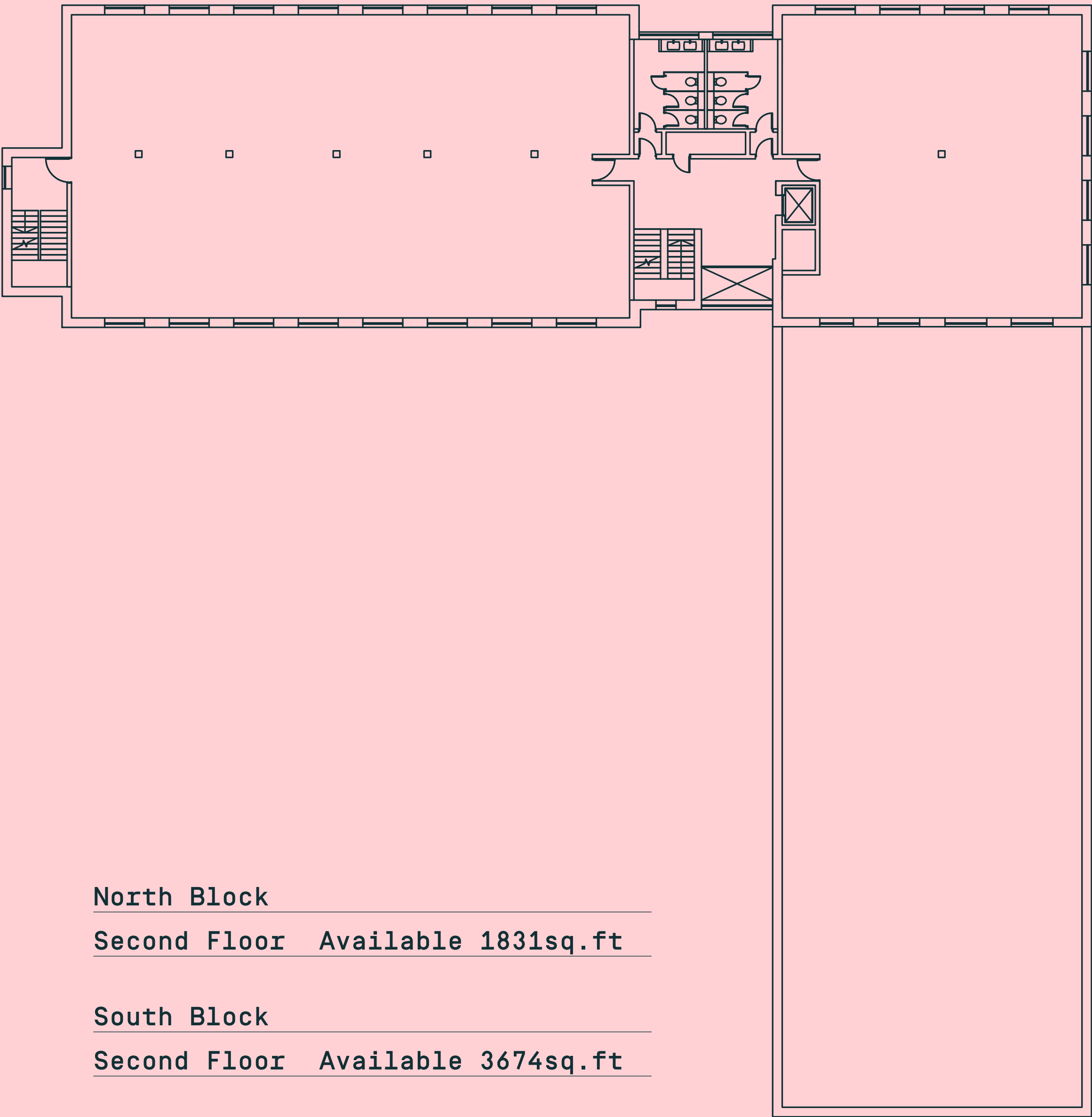


North Block		
First Floor	Available	6609sq.ft
South Block		
First Floor	Available	3665sq.ft

249 CHURCH ST.



# THE SPECIFICATION SECOND FLOOR



North Block	
Second Floor	Available 1831sq.ft
South Block	
Second Floor	Available 3674sq.ft



# Specification

## Offices

Samsung 360 Bladeless  
Air Conditioning  
Premium Carpet Tiles  
Linear LED Luminaires  
High Speed Broadband

## Access & Security

24 Hour Building Access  
Access Controlled Automatic  
Entrance Doors  
CCTV

## Parking

80 On Site Car Parking Bays  
6+ EV Charging Bays

## Cycling

Secure Indoor Cycle Storage  
for 30+ Cycles  
Drying Room

## Gym

State of the Art Gym  
Male, Female & Disabled  
Changing Facilities with  
Lockers & Showers





# COMMUNITY

249 CHURCH ST.

The Two Four Nine is more than just a place of work.

With a state-of-the-art gym located within the premises, luxurious changing and showering facilities, bike-hub, communal break out spaces and designated food and drink locations, we have ensured that Two Four Nine is the perfect place for business, communal and individual growth.







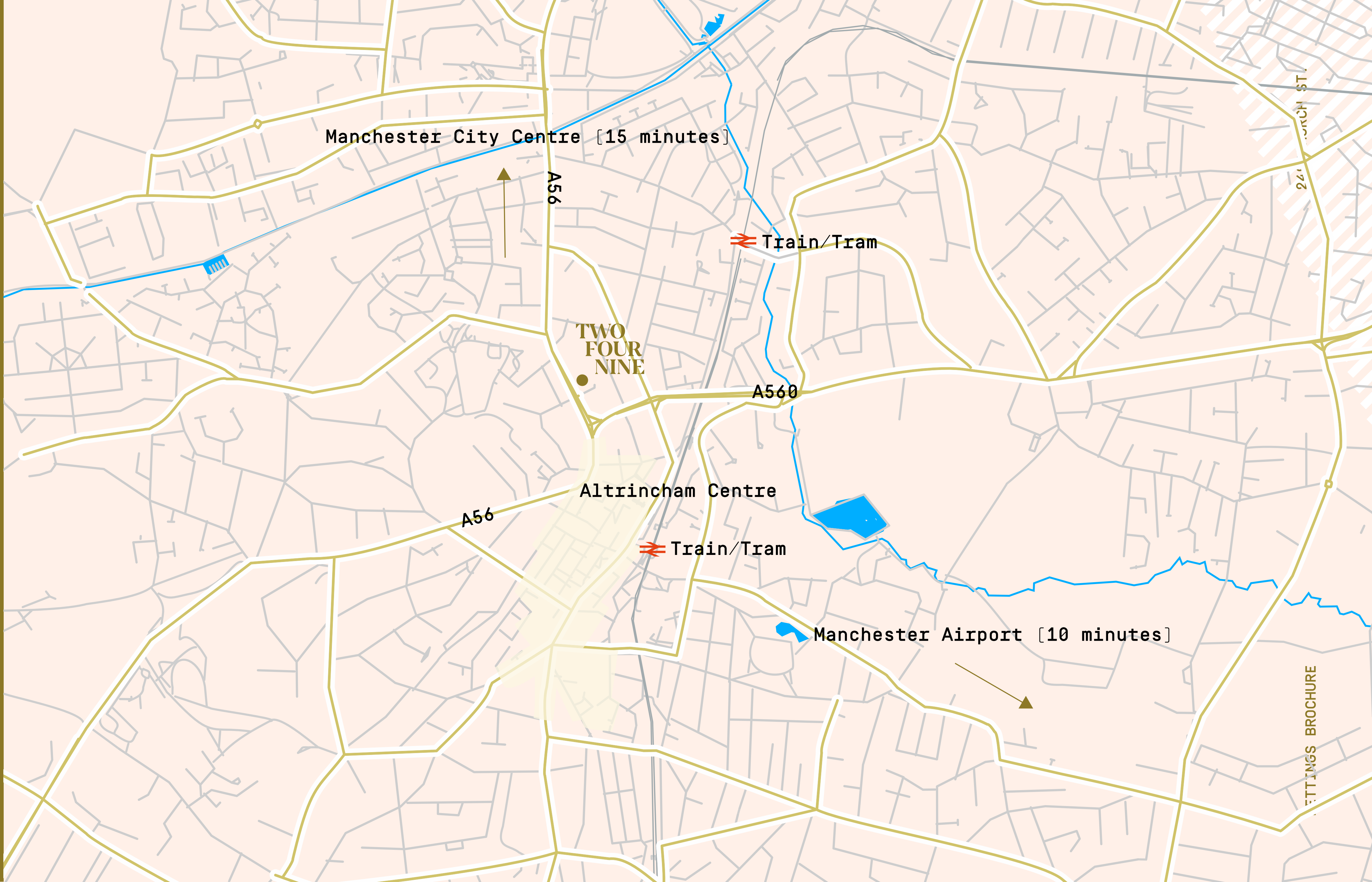
# SITUATION



The affluent town of Altrincham is one of history, culture and diversity. Two Four Nine is situated in a prime location to absorb all that Altrincham has to offer. From unique Italian restaurants like Sugo Pasta Kitchen, to the fine cuisine offered at the Altrincham markets, there are an array of high-end options for food and after work drinks.



# SITUATION







The daily commute is one of ease and flexibility. Altrincham's transport interchange, 400m from Two Four Nine, offers travel across Greater Manchester and Cheshire, allowing for an easy daily commute.







# Terms

## Rent

Upon application with the lettings agents  
Service Charge  
A service charge will be applicable. Further details from the letting agents.

## Lease

The accommodation is available by way of a new effective FR&I lease for a term of years to be negotiated.

## Rates

Details of rates payable will be provided upon request.

## Legal Costs

Each party to be responsible for their own legal costs in this transaction.

## EPC

An EPC will be provided on request

## VAT

All prices and outgoings are liable for VAT



# TWO FOUR NINE

## C O N T A C T

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SIMON GARDNER  
**WILLIAMS SILLITOE**  
07557853813  
SG@WILLSILL.CO.UK

SCOTT SHUFFLEBOTTOM  
**SIXTEEN REAL ESTATE**  
07715683369  
SCOTT@SIXTEENREALESTATE.COM

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