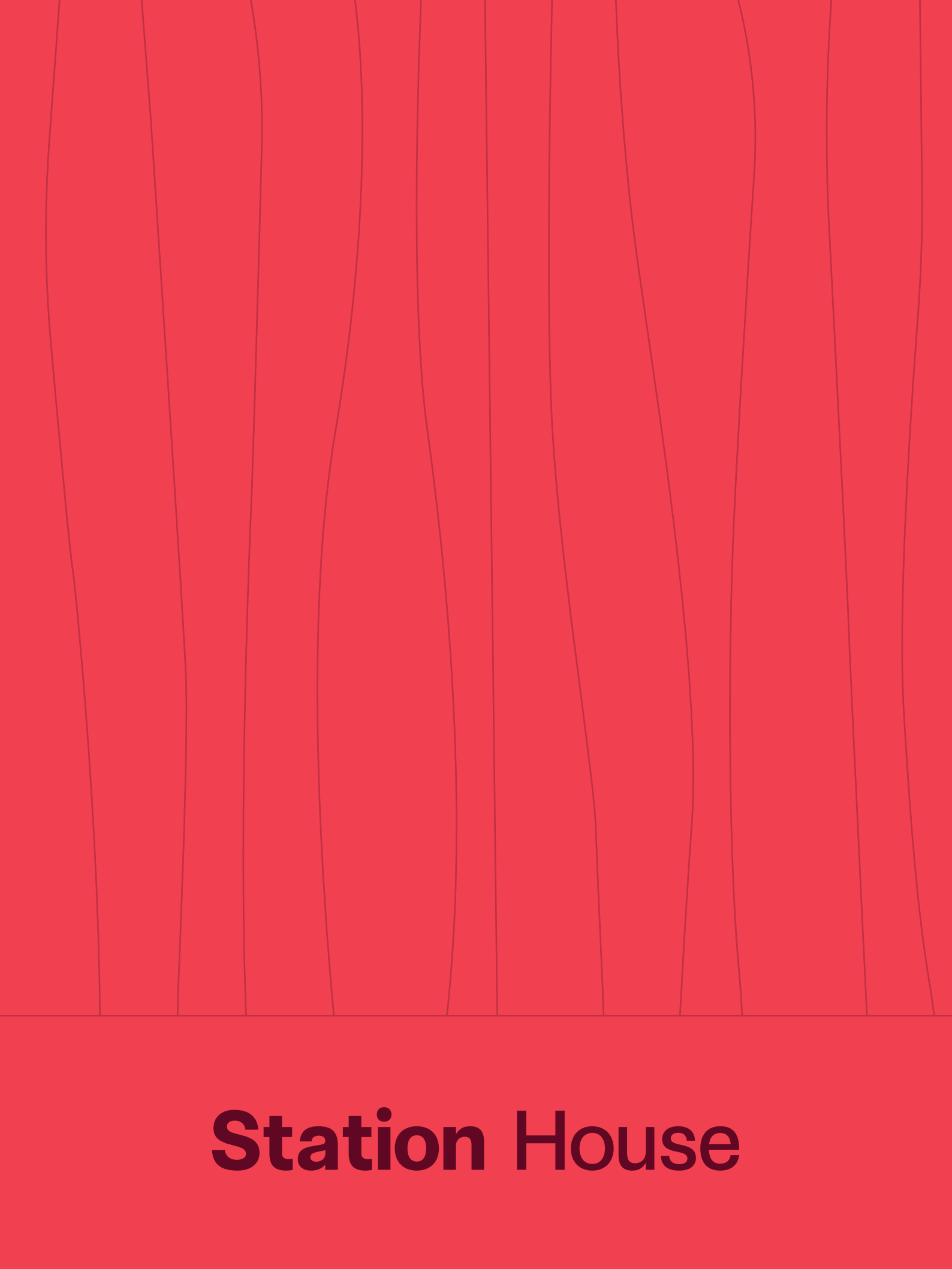




**Station House**

# Welcome to Station House



Set in the heart of Altrincham, one of Greater Manchester's most vibrant and well-connected town centres, Station House offers a welcoming, contemporary workspace directly opposite the town's main transport hub.

With a newly refurbished reception and customer lounge, it's more than just a great location. The building combines modern, flexible office space with an on-site customer team who help create a professional, seamless experience for you and your visitors.



Newly refurbished suites



On-site parking



Bike racks



Showers



2 mins walk to Altrincham Interchange



Access to the Fitness Studio  
at Foundation (next door)



## Flexibility with room to grow

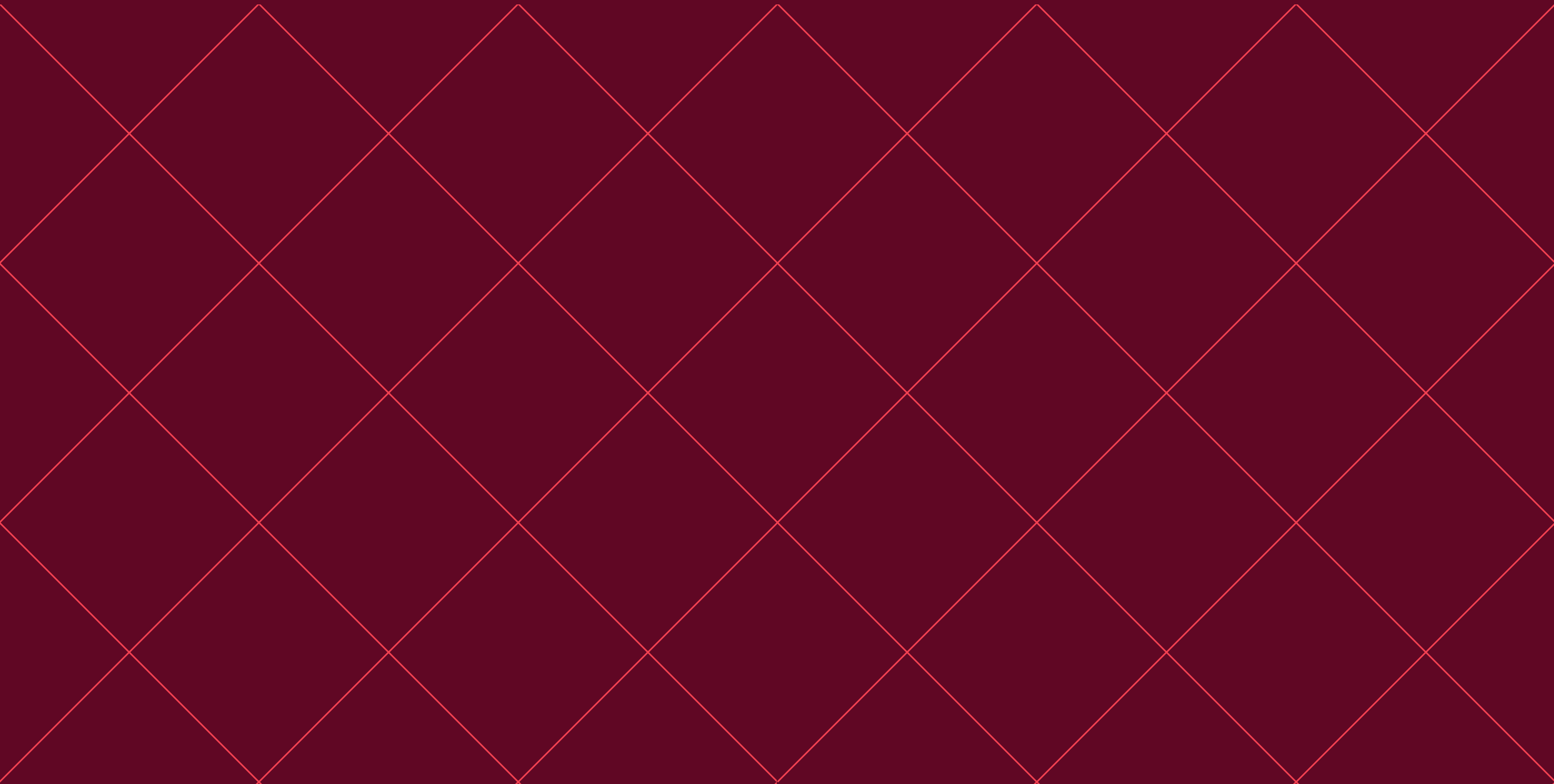
Whether you're starting out or scaling up, Station House offers a range of flexible, customisable workspaces designed to adapt with your business.

Set across seven floors, suites range from smaller offices for teams of three or more through to full floors of up to 7,715 sq ft - giving you the space to grow without needing to move building.

Everything has been designed with flexibility in mind, from the workspace itself to the added services that make day-to-day business simpler.



# Workspace







# Leased Offices

Our leased offices are for companies that want to personally build a work environment in their own image.

We provide the space and a place in the Bruntwood community, but the rest is completely down to you. It's a blank canvas for your business, ready to customise to your liking.

Lease to any size and scale up or down with flexible contracts. Bring your own furniture. Manage your own bill payments. Brand your surroundings as you see fit. If preferred, we'll add an end-to-end design and fit-out service, led by the Bruntwood team.

## What's included

Unfurnished private office for you to customise

Flexible to upscale or downsize

24/7 building access

Use of communal business lounge

Free access to gym, showers and changing rooms

**25% off** meeting room bookings for any Bruntwood venue

Access to the Bruntwood customer app

# Serviced Offices

This is your choice for maximum flexibility in a team of two or more people. Our serviced package can act as a short-term project hub or a swing space, ideal for changing work demands.

Simply let us know how many desks you require and we'll find the best options to suit your needs. When you're ready to expand, we'll help you do that anytime, and if you need to downsize, we'll support you in doing so once your term is over.

This is particularly useful for startups and rapidly growing businesses. Serviced desks give you room to hit any target and bring more people into your vision. Alternatively, use us as a satellite office and give your teams a local base of their own.

## What's included

- A private office
- 24/7 building access
- Use of communal business lounge
- Showers and changing rooms
- Cleaning
- Super fast internet
- Communal kitchen with complimentary tea & coffee
- Private phone booth
- Free to use meeting room\*
- 25% off meeting room bookings for any Bruntwood venue

\*depending on suite availability





# Managed Offices

Just give us the word and we'll design, create and manage a fully-fledged office to your specific cations, so you can focus on doing what you love. Our Made & Managed payment plan wraps every provision – including bills, cleaning, furnishing and more – into a single monthly fee.

You can customise the entire package too. We start with a basic offer of rent and fit-out but can scale up from there. Simply choose the size, décor and any essential requirements. It's the perfect choice for project teams as well as growing companies looking for a simplified solution.

## What's included

Private bespoke offices designed and managed by us

Customisable monthly fee covering rent, fit out and more with no upfront costs

In-house design team offering comprehensive services

Managed services that includes Wi-Fi, daily cleaning and telephone answering service

24/7 building access

Use of communal business lounge

Free access to gym, showers and changing rooms

25% off meeting room bookings for any Bruntwood venue

Access to the Bruntwood customer app

# Newly refurbished floor at Station House



**Brand new  
spaces available**

# Refreshed spaces that support flexibility and growth

The recently refurbished 1st and 6th floors bring Station House to the forefront of flexible workspace in Greater Manchester and adds to the already enhanced offering provided at this Altrincham flagship workspace building. High-spec spaces, stylish breakout space, communal kitchen and bookable meeting rooms have been added to the space all with modern and stylish decor in mind.

-  Serviced and leased spaces
-  Coworking area for up to 8 people
-  Customer lounge
-  Communal kitchen
-  Two bookable meeting rooms for up to 6 people
-  Free-to-use booth space
-  Two phone booths

**Specification:**

- Open plan offices
- DDA compliant access
- Lift access
- Air conditioning
- Raised access floors
- 24-hour access



# Working in Altrincham

Station House is perfectly positioned just a short walk from Altrincham’s central transport interchange and its well-known food and drink scene, ideal for both commuters and visitors.

From independent shops to local supermarkets, the area is well known for its foodie delights, vibrant community places and green spaces that provide the ideal location for lunchtime breaks and after-work meetups.

## Nearby amenities

### Leisure

- 1 Everyman Cinema
- 2 Vue Cinema
- 3 Planet Ice
- 4 Altrincham Leisure Centre
- 5 PureGym
- 6 Total Fitness
- 7 Lane7

### Cafe Culture

- 1 BlanchFlower
- 2 Oppio Lounge
- 3 Toast Altrincham
- 4 Two Brothers Coffee
- 5 So Marrakech
- 6 GAIL’s Bakery

### Restaurants

- 1 Rigatoni’s
- 2 Porta
- 3 Tre Ciccio
- 4 The Con Club
- 5 Nell’s
- 6 WowYauChow
- 7 Yum Cha

### Bars

- 1 Old Roebuck
- 2 Cheshire Tap
- 3 Batch Bottlestore
- 4 Mort Subite
- 5 Kennedy’s
- 6 The Beacon

### Shopping

- 1 Next
- 2 H&M
- 3 M&S
- 4 Sostrene Grene
- 5 LOOKFANTASTIC
- 6 Tesco
- 7 Flannels
- 8 Oliver Bonas
- 9 Rituals



**30**  
second walk to  
Stamford Quarter

**2**  
minute walk to  
Altrincham Transport  
Interchange

**25**  
minutes to Manchester  
City Centre via  
Metrolink

**12**  
minute drive to  
Manchester Airport



## Stamford Quarter

Bruntwood, in joint venture with Trafford Council, has been transforming Stamford Quarter, just a short walk from Station House, into a vibrant, mixed-use destination, bringing together retail, leisure and workspace at the heart of Altrincham.

That investment is driving strong footfall and attracting a high-quality mix of retailers - giving businesses at Station House more on their doorstep, with a wider choice of places to eat, drink, shop, train and spend time before and after work.

LOOKFANTASTIC



OLIVER BONAS

NELL'S



RITUALS...

LANE7

plus many more!



Travelodge

NHS Health  
& Wellbeing Centre  
& Library

Everyman Cinema

Altrincham Market  
& Market Square

Town Hall

Tesco Extra

Stamford Quarter

Planet Ice

Altrincham  
Interchange

Stamford  
Square

FOUNDATION

Station House

Transport



Metrolink



National Rail



Bus Services

Altrincham Interchange is just 100 feet away providing rail, Metrolink and bus links.

# Meeting Rooms



Two new bookable meeting rooms have been added to the offering at Station House, providing the ideal place for you and your team to meet up internally or welcome external guests with open arms.



Space for up to 6 people



25% off for Bruntwood customers



Dedicated host to welcome guests



Superfast Wi-Fi



Complimentary premium refreshments



Bookable online and via the Bruntwood app



# Coworking options

Coworking space gives you the ultimate in high-quality, flexible workspace. Simply choose from the following options:

### Memberships

Ideal for freelancers, small businesses and remote workers, our flexible memberships give you access to shared lounges across selected Bruntwood buildings, 3 days per week from **£95** per month. Manchester, Liverpool, Birmingham and Leeds.

### Pay as you go

Access to a coworking lounge or desk for an hour, half day or full day, with day passes starting at **£12** and hourly passes from **£3**.

Join our coworking community from **£95** per month.

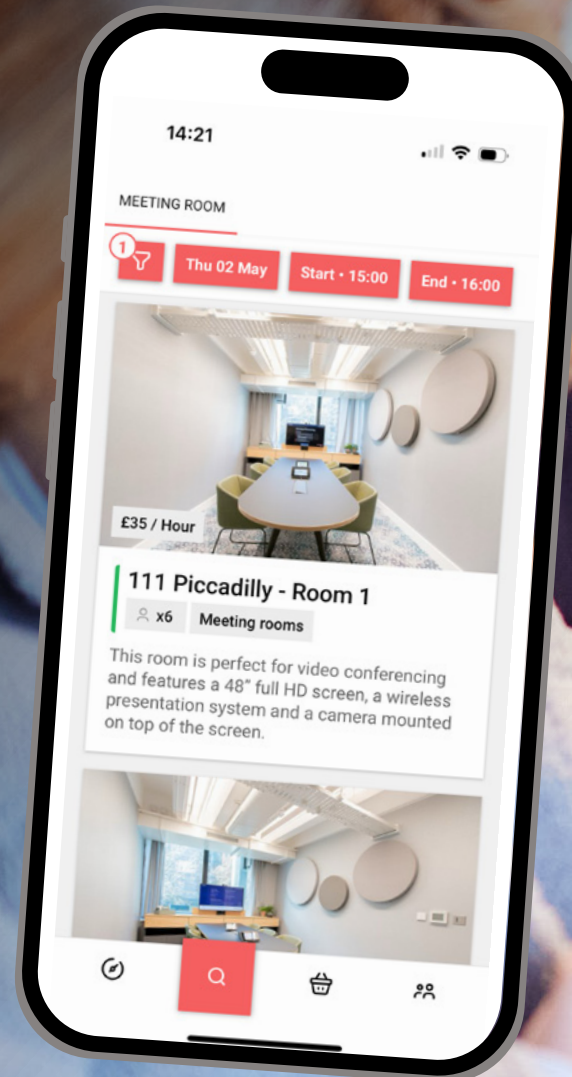


|                                                                                                       | Memberships<br>From £95 per month | Shared desks<br>From £195 per month | Dedicated desks<br>From £295 per month |
|-------------------------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------|----------------------------------------|
| Access to lounges in other Bruntwood Works buildings as well as your 'home' location, 3 days per week | ●                                 |                                     |                                        |
| Shared desks in a Bruntwood Works coworking studio, 3 days per week                                   |                                   | ●                                   |                                        |
| Unlimited access to a dedicated desk in a Bruntwood Works coworking studio                            |                                   |                                     | ●                                      |
| Flexible contracts                                                                                    | ●                                 | ●                                   | ●                                      |
| 24 hour access                                                                                        |                                   | ●                                   | ●                                      |
| Superfast WiFi                                                                                        | ●                                 | ●                                   | ●                                      |
| <b>25% off</b> meeting room bookings for any Bruntwood Works venue                                    | ●                                 | ●                                   | ●                                      |
| The Collective membership                                                                             | ●                                 | ●                                   | ●                                      |
| Free events programme                                                                                 | ●                                 | ●                                   | ●                                      |
| On-site customer service team                                                                         | ●                                 | ●                                   | ●                                      |
| Premium coffee, tea and filtered water                                                                | ●                                 | ●                                   | ●                                      |
| Use of communal business lounge                                                                       | ●                                 | ●                                   | ●                                      |
| Use of a communal kitchen                                                                             | ●                                 | ●                                   | ●                                      |
| Locker storage                                                                                        |                                   |                                     | ●                                      |
| Bike store*                                                                                           | ●                                 | ●                                   | ●                                      |
| Showers & changing rooms*                                                                             | ●                                 | ●                                   | ●                                      |
| Private phone booths                                                                                  | ●                                 | ●                                   | ●                                      |

# Discover more with access to our Bruntwood customer app

Book meeting rooms, RSVP to events, order food and receive exclusive discounts:

- Exclusive community events
- Bruntwood and Bruntwood SciTech customer discounts
- Book meeting rooms
- Wellbeing activities
- Available on your app store



Available on:



# At Bruntwood, we work to create thriving cities

Recognising the urgency of the climate crisis, and driven to create change from within the commercial property sector, we're committed to developing a sustainable and fair future for our communities by reinventing with the planet in mind.

We'll be operating at net zero in the spaces that we control by 2030 - but we know that it's what we do in the immediate future that really matters.

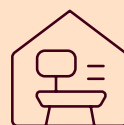
We're embedding sustainability across all of our operations - including three key areas that impact our customers:



**Upgrading existing buildings** - for instance, by changing gas-fuelled boilers to air source heat pumps, which release less carbon emissions.



**Creating new, net zero buildings** - our new buildings are net zero in construction and operation (in common areas), and don't use fossil fuels to provide heating and hot water.



**Recommending sustainable interior design options** - from carpets to lighting, our team can suggest environmentally friendly design choices that match your budget.

It's impossible to summarise all of our sustainability actions, goals and success stories into a few short paragraphs, so we invite you to dive deeper into our work by taking a look at our additional resources:

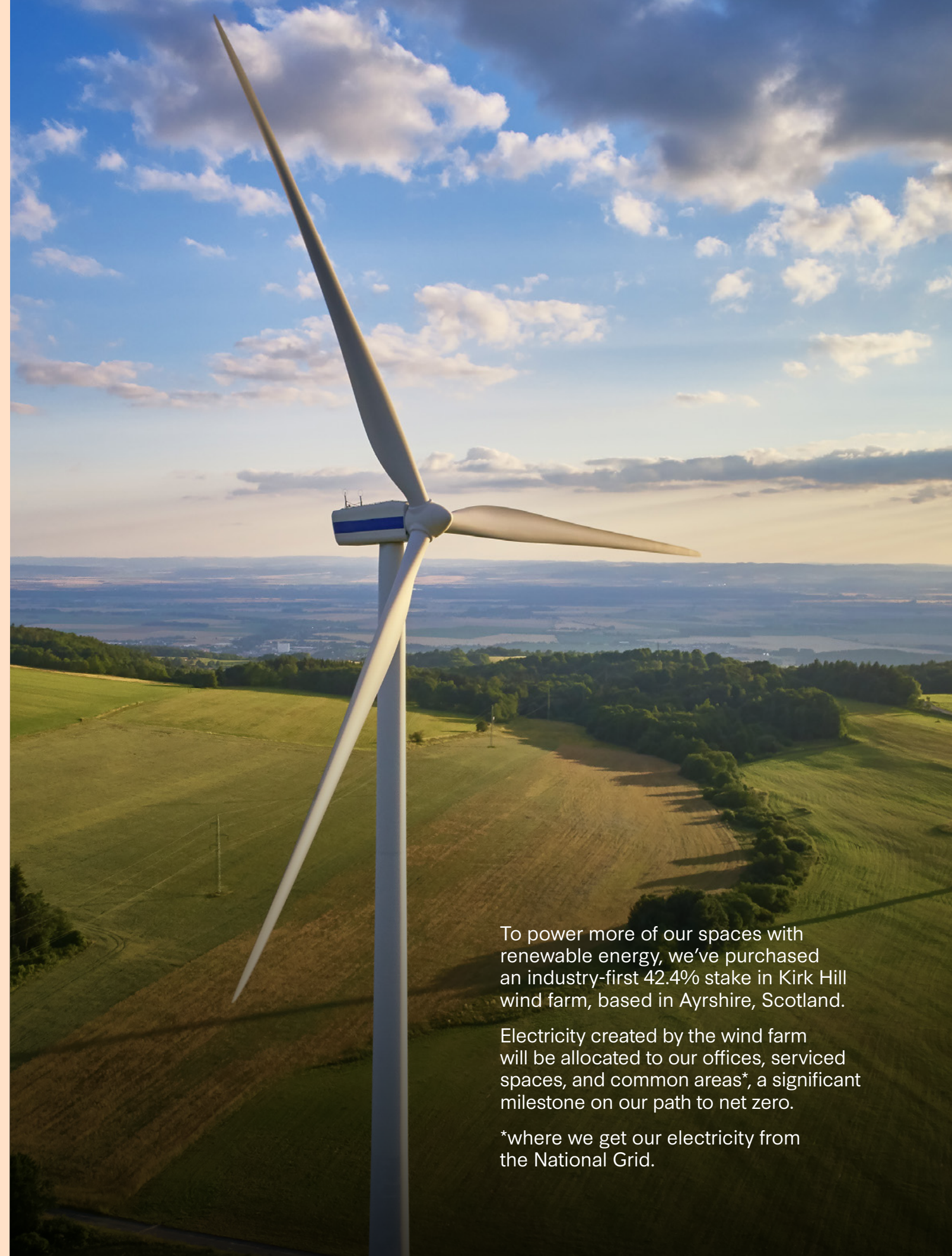
Visit our Sustainability page



Download Net Zero Pathway



For more information, or if you have any questions, our dedicated team is ready to assist at [sustainability@bruntwood.co.uk](mailto:sustainability@bruntwood.co.uk)



To power more of our spaces with renewable energy, we've purchased an industry-first 42.4% stake in Kirk Hill wind farm, based in Ayrshire, Scotland.

Electricity created by the wind farm will be allocated to our offices, serviced spaces, and common areas\*, a significant milestone on our path to net zero.

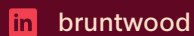
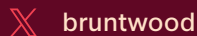
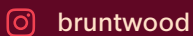
\*where we get our electricity from the National Grid.



**Bruntwood  
Union  
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Manchester  
M2 6LW**

For more information please  
call us or visit the website:

**0161 233 7877**  
**[bruntwood.co.uk](http://bruntwood.co.uk)**



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