

TO LET

ALBERT
BUILDINGS, 3
SCOTT DRIVE,
ALTRINCHAM,
CHESHIRE
WA15 8AB

11,097 sq ft
1,030.91 sq m

- Modern, High-Quality Offices
- Extensive On-Site Parking
- Excellent Transport Links
- Prime Business Park Location

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LOCATION

Albert Buildings is prominently located within the established Scott Drive business park, positioned on the border of Hale and Altrincham, two of South Manchester's most desirable and well-connected commercial and residential areas.

The property is accessed via Wellman Way, which links directly to Moss Lane, a principal arterial route providing swift access to Altrincham town centre and the wider road network. The location benefits from excellent motorway connectivity, being equidistant between Junctions 6 and 7 of the M56, offering direct links to Manchester Airport, Manchester city centre and the national motorway network.

Public transport connections are strong, with Altrincham transport interchange approximately a 10-minute walk away, providing mainline rail, Metrolink tram and comprehensive bus services. The surrounding area offers a wide range of local amenities, including retail, cafés, restaurants and leisure facilities within both Hale and Altrincham.

Scott Drive is a well-regarded commercial location, popular with professional occupiers due to its accessibility, strong local amenity provision and attractive working environment.

ACCOMMODATION

Name	Size
Total	11,097 sq ft (1,030.91 sq m)

RENT

£183,100.50 per annum (£16.50 psf)

Rent quoted exclusive of outgoings and VAT.

RATEABLE VALUE

Current: £144,000

EPC

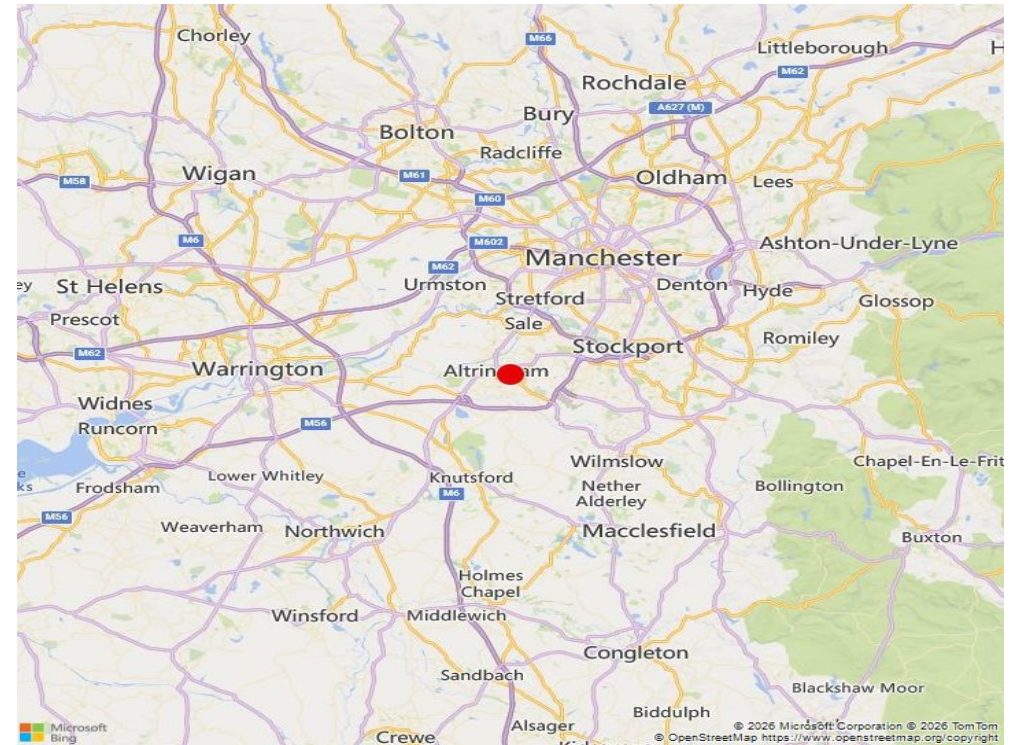
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LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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