

ALTRINCHAM 26

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ALTRINCHAM 38

George Richards Way, Altrincham, WA14 5GL

TO LET

BRAND NEW INDUSTRIAL / WAREHOUSE UNITS

26,085 SQ FT

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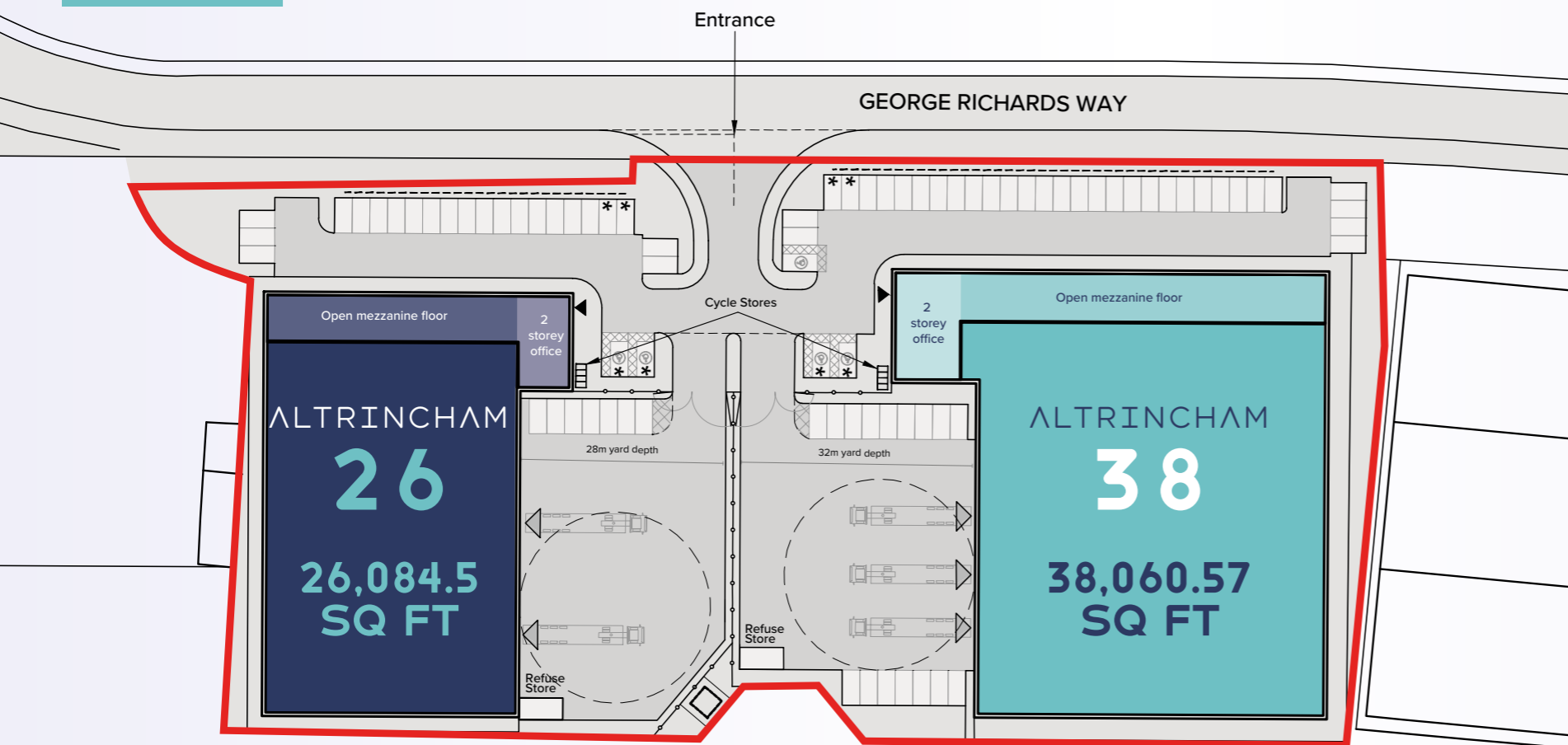
38,061 SQ FT



TWO BRAND NEW HIGH SPECIFICATION
DETACHED INDUSTRIAL / WAREHOUSE UNITS



THE SITE



ALTRINCHAM 26	Sq M	Sq Ft
Ground Floor Warehouse	1,998.0	21,506.35
Ground Floor Office	102.21	1,100.17
First Floor Office	104.21	1,121.69
Mezzanine	281.91	2,356.30
Total	2,423.33	26,084.50

- 8m to underside of haunch
- 28m yard depth
- Open mezzanine
- 27 car parking spaces (incl. 2 accessible)
- Two storey offices
- 2 level access doors
- 37.5 Kn/m² floor loading
- 6 EV charging spaces (incl. 2 accessible)

ALTRINCHAM 38	Sq M	Sq Ft
Ground Floor Warehouse	2,921.85	31,450.55
Ground Floor Office	133.54	1,437.45
First Floor Office	134.37	1,446.34
Mezzanine	346.18	3,726.23
Total	3,535.95	38,060.57

- 10m to underside of haunch
- 32m yard depth
- Open mezzanine
- 37 car parking spaces (inc 2 accessible)
- Two storey offices
- 3 level access doors
- 50kN/m² floor loading
- 8 EV charging spaces (incl 2 accessible)



BOTH UNITS ARE SUPPLIED WITH SOLAR PV ROOF PANELS

The roof panels are to be far in excess of minimum regulatory requirements, and designed for whole building (including core) cover. Peak output of 33kWp and 17 kWp.

BREEAM: VERY GOOD



*Infrastructure in place for additional EV charging spaces.



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LOCATION

ALTRINCHAM IS AN AFFLUENT SOUTH MANCHESTER TOWN SITUATED WITHIN THE METROPOLITAN BOROUGH OF TRAFFORD.

Altrincham has a resident population of 40,000 and a catchment of 411,000 people living within a 6.2 miles radius and 1.8 million people living within a 12 miles radius. The town is situated 8 miles south west of Manchester city centre, 189 miles northwest of London and 76 miles north of Birmingham.

The town enjoys excellent road communications through its proximity to Junction 8 of the M56 (2.5 miles to the south west) and Junction 7 of the M60 motorway (4.3 miles to the north west) which connects to the national motorway network via Junction 20 of the M6 (8 miles to the south west).

The town has a thriving commercial centre and excellent transport links being the terminus of the Metrolink Light Rapid Transport System linking to Manchester City Centre (30 mins). Manchester Airport, which is the largest airport in the UK outside London, is only 5.3 miles to the south east.



DRIVE TIMES

	MILES	MINS
Altrincham Town Centre	1.7	7
J7 M56	2.8	7
J7 M60	3.6	13
J4 M56	4.8	16
Manchester Airport	6	16
Trafford Park	7.8	20
Manchester City Centre	8.2	28



THE TOWN ENJOYS EXCELLENT ROAD COMMUNICATIONS THROUGH ITS PROXIMITY TO JUNCTION 7/8 OF THE M56

PUBLIC TRANSPORT

- Navigation Road Metrolink
1.2 miles / 5 mins
- Altrincham Interchange
1.5 mile / 7 mins
- George Richards Way Bus Stop
2 mins walk



SITUATION

THE UNITS ARE PROMINENTLY LOCATED OFF GEORGE RICHARDS WAY, TO THE NORTH EAST OF ALTRINCHAM TOWN CENTRE AND THE WEST OF ALTRINCHAM RETAIL PARK.



THE AREA IS A POPULAR & THRIVING BUSINESS AND RETAIL LOCATION WITH A WIDE RANGE OF LOCAL AMENITIES, PROVIDING A FANTASTIC TRADING LOCATION FOR OCCUPIERS.



HIGH SPECIFICATION FEATURES





FURTHER INFORMATION

TERMS

The units are available to let on terms to be agreed.

BUSINESS RATES

We recommend interested parties make their own enquiries to the local authority.

EPC

The units have an energy performance certificate rating of 'A'.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.

For further information please contact the joint agents:

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On the instructions of



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