



**TO LET**

Industrial/Warehouse Units

# HANOVER INDUSTRIAL ESTATE

Tudor Road,  
Altrincham Business Park  
WA14 5RZ

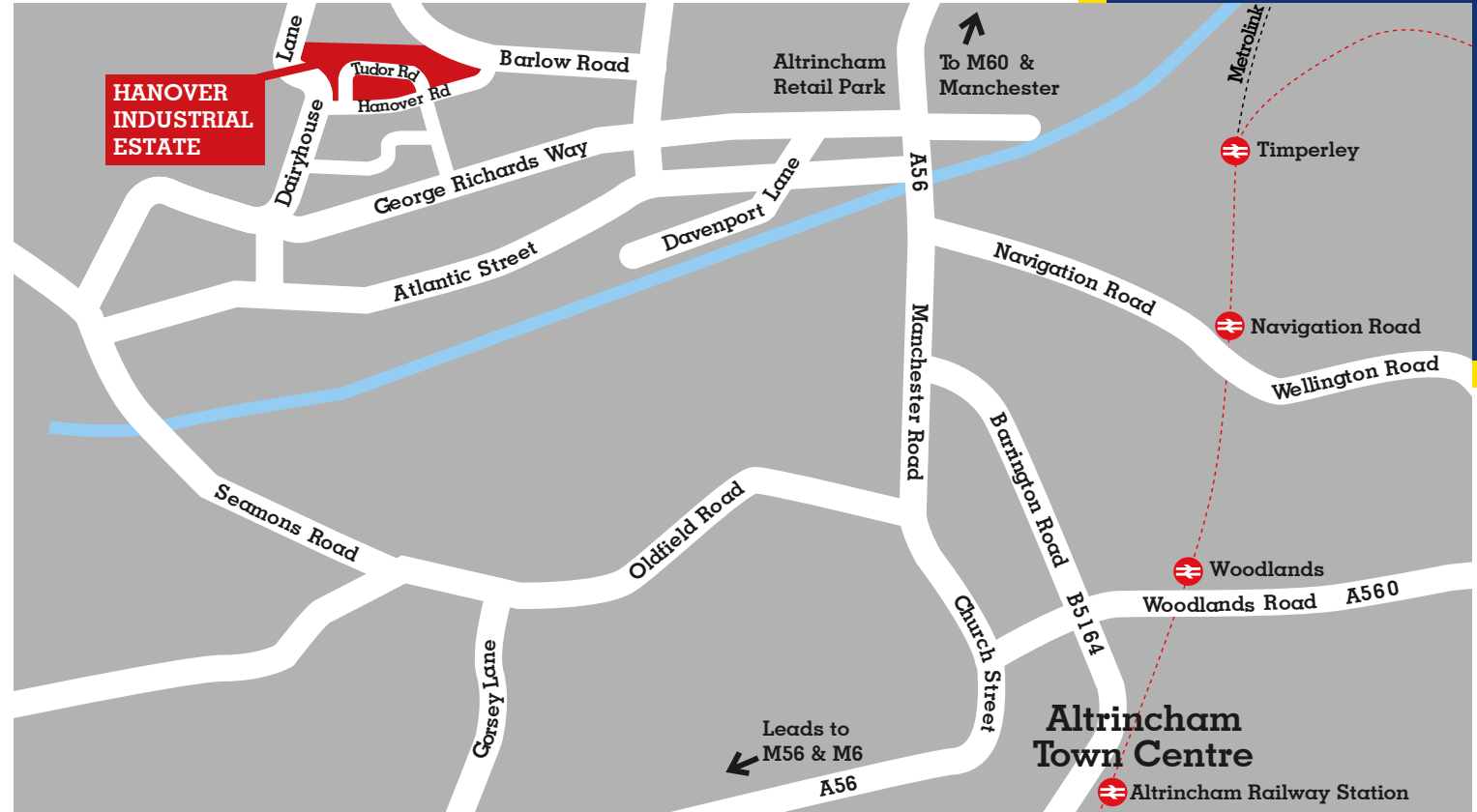
UNITS FROM 2,977 SQ FT  
TO 10,964 SQ FT

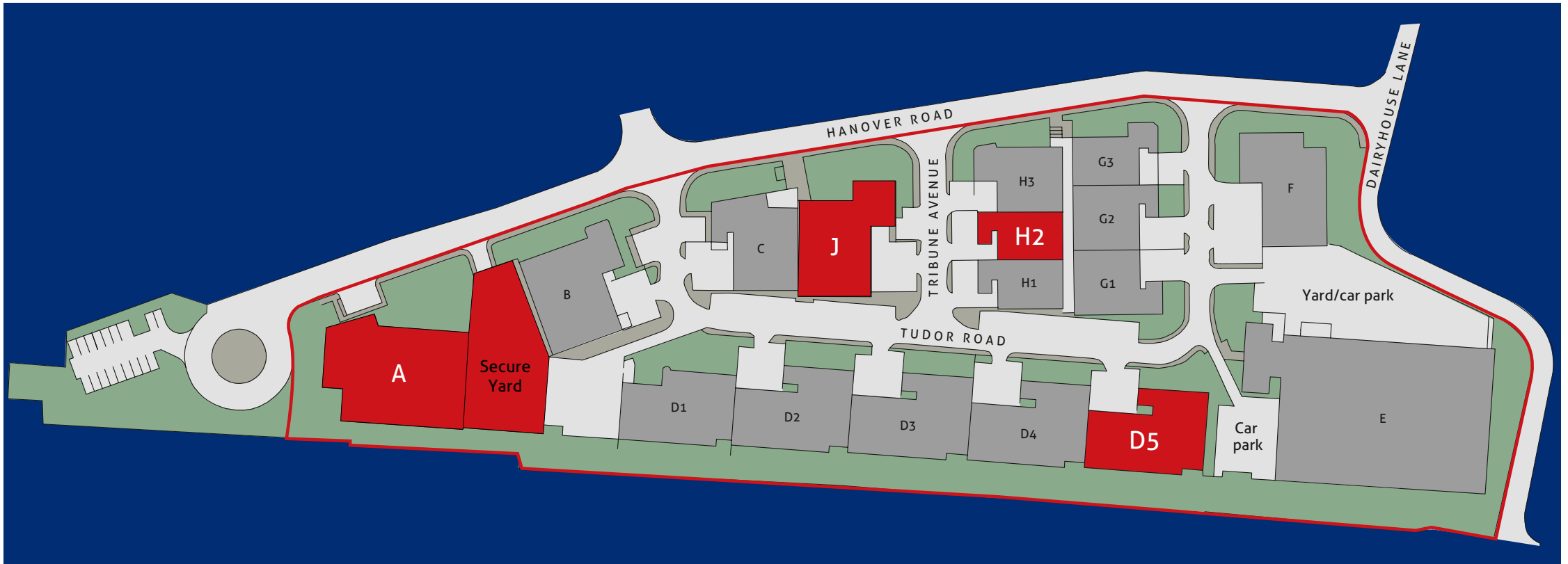
- SECURE YARD TO UNIT A
- THE FULL ESTATE BENEFITS FROM 24HR SECURITY

# LOCATION

The units on Tribune Road form part of the popular and established Hanover Industrial Estate at Altrincham Business Park located off George Richards Way; one of the main employment areas in Altrincham.

The estate sits adjacent to the new ASDA Superstore and is in close proximity to Altrincham Town Centre. Access to the motorway network is via Junctions 7&8 of the M56 or Junction 7 of the M60; all within 3 miles of the development.





Indicative refurbishment image

## SPECIFICATION

Comprehensively refurbished & modernised to provide:

- 5.1m eaves
- Refurbished overlaid profile steel elevations
- New windows and entrance door to office
- 24-hour manned security and monitored CCTV
- Forecourt yard and car parking
- Secure yard to Unit A

N.B. Unit A, H2 & J are subject to refurbishment.

## ACCOMMODATION

Unit	Area (Sq ft)	Area (Sq m)
A (with secure yard)	10,964	1,018.5
D5	6,598	612.9
H2	2,977	276.6
J	6,902	641.2

# FURTHER INFORMATION

## EPC

Available on request from the agents.

## TERMS

The units are available to rent on the basis of a new Full Repairing and Insuring lease. Rent on application.

## VAT

VAT will be payable where applicable.

## LEGAL COSTS

All parties will be responsible for their own legal costs incurred in the transaction.

## CONTACT

For further information or to arrange a viewing, please contact one of the retained letting agents:



**Richard Johnson**  
07980 837328  
richard.johnson@eu.jll.com



**Mark Sillitoe**  
07970 072128  
ms@willsill.co.uk



**Anthony Mellor**  
07794 757939  
anthony@b8re.com

**IMPORTANT NOTICE:** JLL, Williams Sillitoe and B8 give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published November 2022, updated May 2024. Photography updated April 2024.

Designed by:  
  
0161 387 7252

