



ALTITUDE
ALTRINCHAM CHESHIRE

TO BE REFURBISHED














PRELIMINARY ANNOUNCEMENT

TO LET

High Quality Distribution
Warehouse / 91,489 sq ft

GEORGE RICHARDS WAY
ALTRINCHAM
WA14 5ZR

SUMMARY

-  Comprehensive refurbishment planned
-  Available Q1 2025
-  5 dock level loading and 2 level access doors
-  10m eaves high bay distribution facility
-  91,489 sq ft on a secure self-contained site of 5 acres
-  Excellent transport links to Manchester, M56 and M6 motorways
-  Newly refurbished office space
-  Dedicated car parking with 6 EV charging spaces
-  52 metre yard depth
-  Targeting EPC A rating
-  LED lighting throughout
-  Self contained, fully secure gated entrance
-  500 kVA of power

LOCATION

Altitude is prominently located on George Richards Way in Altrincham, close to its junction with the A56 Chester Road which provides access to J8 of the M56 and also the link to J19 of the M6.

It is also located close to the Atlantic Street Retail Park along with other nearby occupiers such as The Gym Group, JCB, B&M, ASDA, Maersk and Aldi. The unit is well served by public transport with rail, tram and buses serving the location, with Manchester Airport 4 miles to the east.

TERMS

The property is available by way of a new lease.

VAT

All rent and prices quoted are exclusive of, but liable to VAT.

EPC

New EPC to be undertaken. Targeting EPC A rating.

VIEWINGS

Strictly by appointment with joint agents.



Will Kenyon
07802 869279
will@b8re.com



Jonathan Williams
07870 183405
jonathan.williams@savills.com

