

VALOR PARK

ALTRINCHAM²⁴



ADAPTABLE HYBRID INDUSTRIAL/OFFICE UNIT TO LET
TO BE REFURBISHED/RECONFIGURED TO SUIT
24,946 SQ FT (2,318 SQ M)

LOCAL OCCUPIERS:



HOME BASE



24,946 SQ FT INTERNALLY REFURBISHED



ROLLER SHUTTER ACCESS



SUPERFAST BROADBAND AVAILABLE



ABILITY TO RECONFIGURE TO SPECIFIC OCCUPIER REQUIREMENTS



SECURE, SELF-CONTAINED YARD AREA



AMENITY BLOCK INCLUDING KITCHEN



FULLY FENCED AND GATED SITE



WC'S AND WELFARE FACILITIES

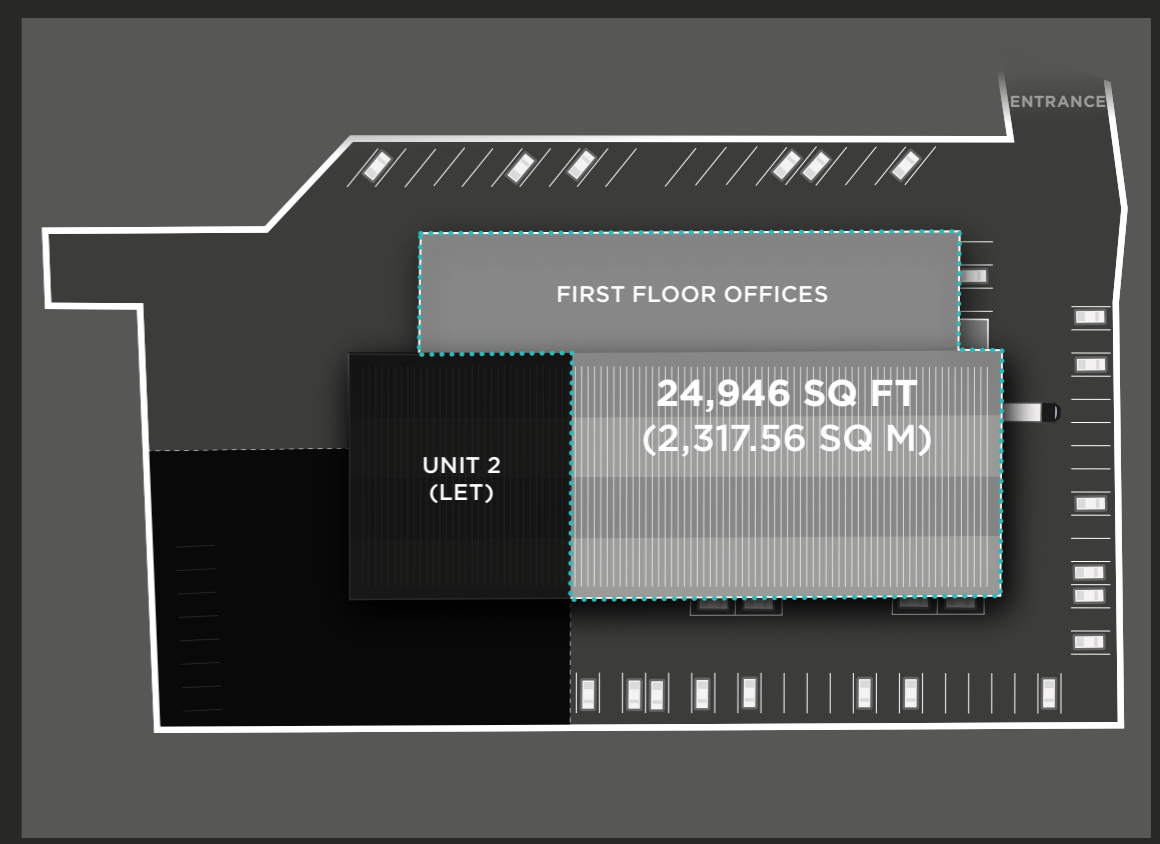


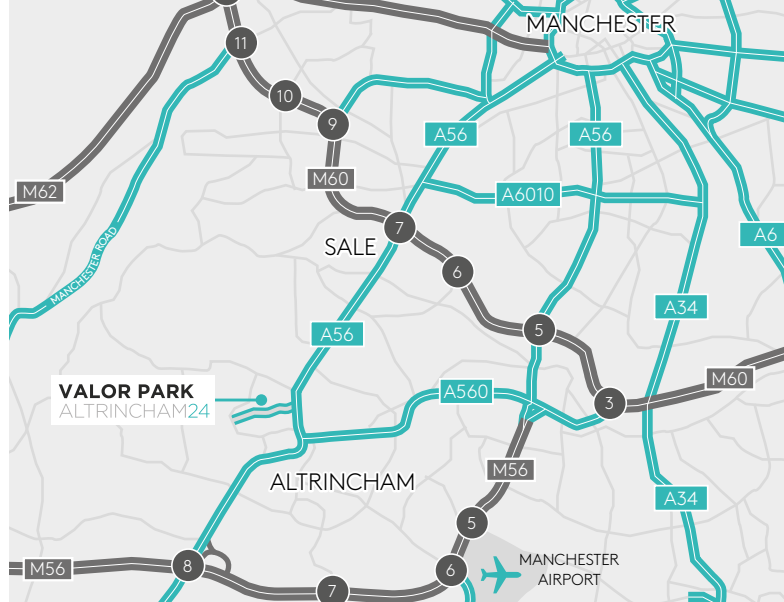
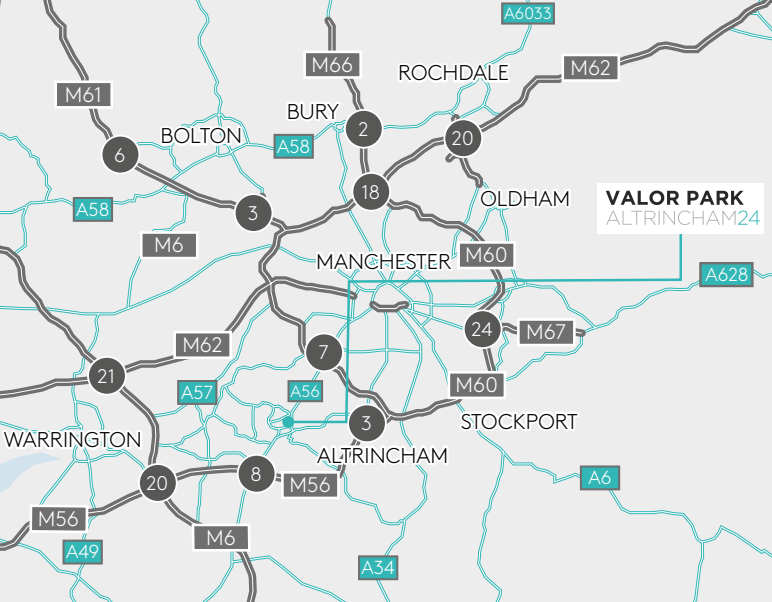
OFFICE ACCOMMODATION



C.90 CAR PARKING SPACES

UNIT 6A	SQ FT	SQ M
WAREHOUSE	18,363	1,705.96
FIRST FLOOR OFFICE	6,583	611.6
TOTAL	24,946	2,317.56





DESCRIPTION

The unit will provide open plan warehouse space of steel portal frame construction with ancillary office accommodation over two levels. The unit benefits from level roller shutter access with scope for additional loading on both elevations. Externally the unit is self contained and benefits from a secure yard area with approximately 90 parking spaces. The unit is to be comprehensively refurbished and can be adapted to suit individual occupier requirements.

LOCATION

Altrincham is one of the principle commercial centres in Greater Manchester and an affluent south Manchester suburb. The town is strategically located approximately 8 miles south west of Manchester City Centre and 11 miles east of Warrington. The town benefits from excellent communications being located 3 miles south of J7 of the M60 orbital motorway and 3 miles east of J3 of the M56, which links directly with the M6. Furthermore the A56 provides direct access to Manchester City Centre to the north and M56 motorway to the south.

EPC

Available upon request.

RENT

Upon Application.

COSTS

Each party to bear their own legal costs in this transaction.

TERMS

The unit is available by way of a new FR&I lease on terms to be agreed.

STRATEGICALLY LOCATED WITH EXCELLENT COMMUNICATIONS

CONNECTIVITY

ROAD	MILES	AIRPORT	MILES
M60 J7	3	MANCHESTER	5
M56 J3	3		
MANCHESTER	8		
WARRINGTON	11		
LIVERPOOL	30		
		RAIL	MIN DRIVE
		NAVIGATION 	6

10 MIN DRIVE

126,178
HOUSEHOLDS

20 MIN DRIVE

714,316
HOUSEHOLDS

30 MIN DRIVE

1,426,327
HOUSEHOLDS

For further information or to arrange an inspection please contact joint agents:



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