



Q37 | Q25

TO LET

**TWO NEW, HIGH SPECIFICATION,
DETACHED INDUSTRIAL / WAREHOUSE UNITS**

25,000 TO 63,000 SQ FT (2,323 TO 5,853 SQ M)

GEORGE RICHARDS WAY, ALTRINCHAM, WA14 5GL

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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

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



Indicative image of similar scheme by the developer



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

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THE SITE

The site is 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.

THE AREA IS A POPULAR & THRIVING BUSINESS AND RETAIL LOCATION

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ACCOMMODATION

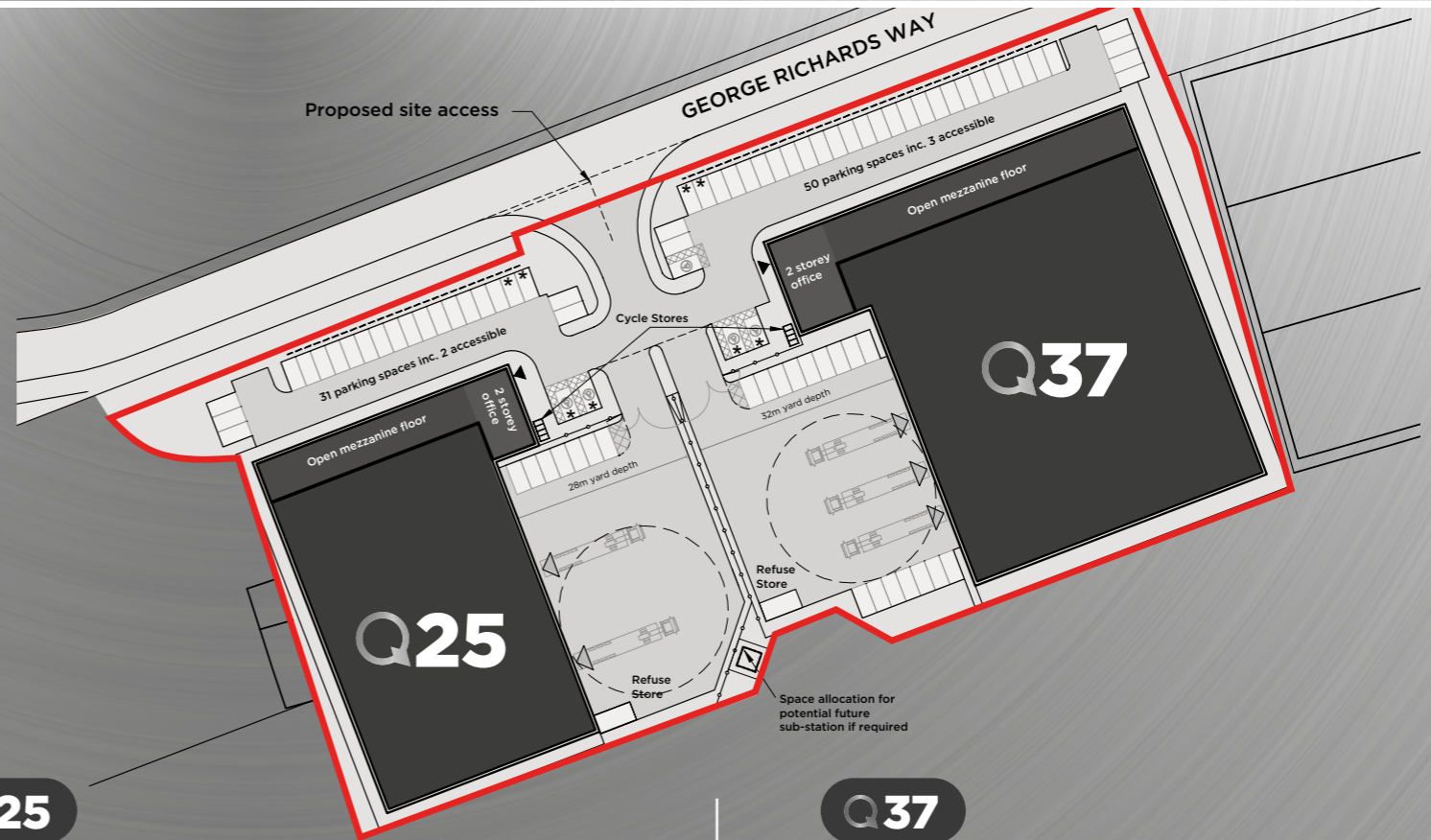
A planning application is progressing for the 2 unit scheme with the following sizes and specification.

Planning application: [106777/FUL/21](#)

Unit	Sq M	Sq Ft
Q37		
Ground Floor Warehouse	2,856	30,740
Ground Floor Office	130	1,400
First Floor Office	130	1,400
Mezzanine	322	3,460
Total	3,438	37,000
Q25		
Ground Floor Warehouse	1,928	20,752
Ground Floor Office	97	1,043
First Floor Office	97	1,043
Mezzanine	201	2,162
Total	2,323	25,000

Q63

A planning application is in progress for the 2 unit scheme (Q25 & Q37) however this could be amended to better suit occupier requirements with alternative units options available, up to 63,141 sq ft as a design and build.



Q25



8m to underside of haunch



Open mezzanine



Two storey offices



37.5 Kn floor loading



28m yard depth



31 car parking spaces (inc 3 accessible)



2 level access doors



3 EV charging spaces*

Q37



10m to underside of haunch



Open mezzanine



Two storey offices



37.5 Kn floor loading



32m yard depth



50 car parking spaces (inc 3 accessible)



3 level access doors



4 EV charging spaces*

*Infrastructure in place for additional EV charging spaces.

Q37 | Q25







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ACCOMMODATION

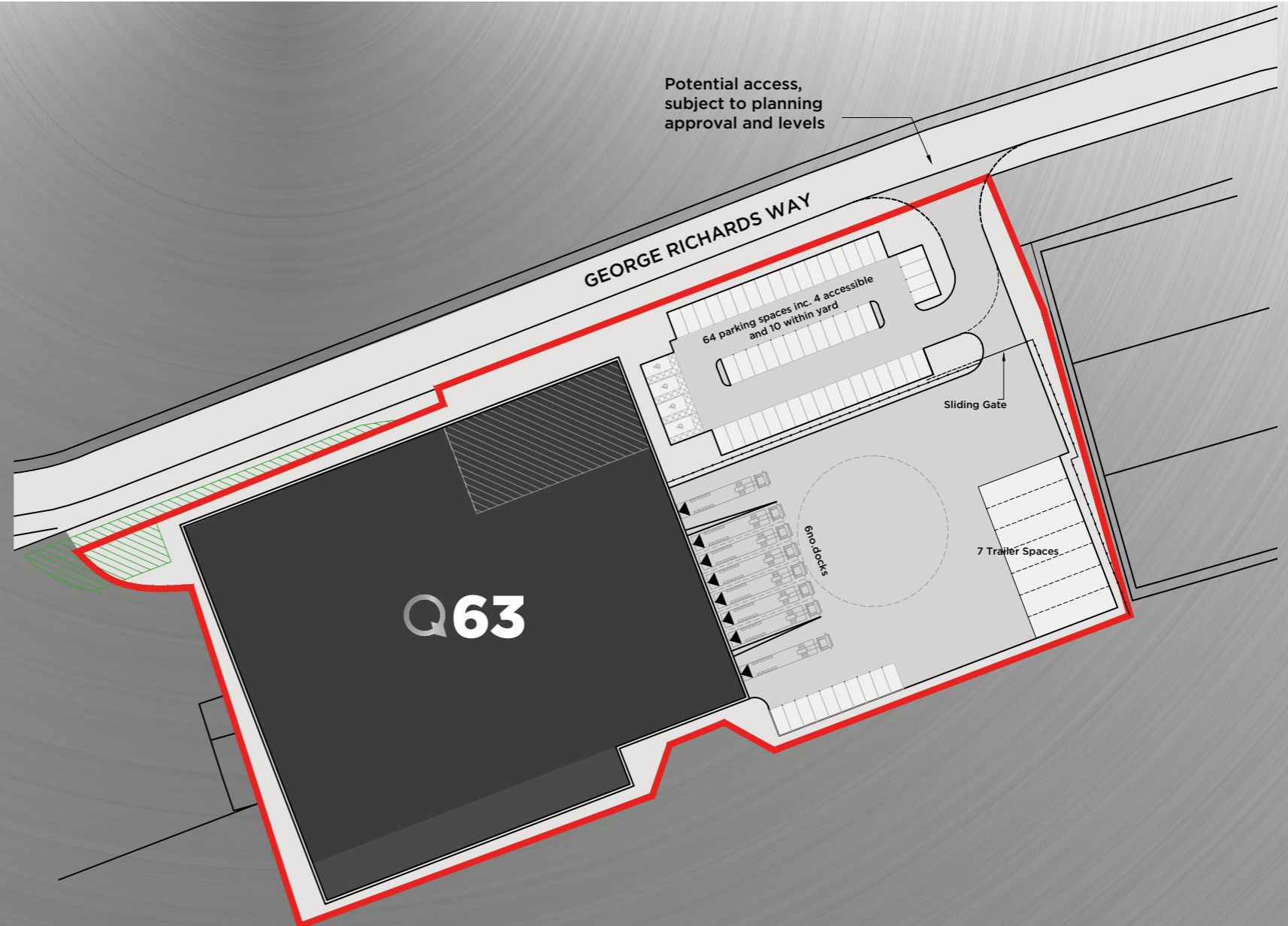
Potential single unit configuration.

Unit	Sq M	Sq Ft
Q63		
Ground Floor Warehouse	5,354	57,630
Ground Floor Office	512	5,511
TOTAL	5,866	63,141

Q63

-  12.5m eaves subject to planning
-  6 dock level loading doors
-  5 EV spaces*
-  2 level access doors
-  50 Kn floor loading
-  64 car parking spaces (inc 3 accessible)

*Infrastructure in place for additional EV charging spaces.



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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

An energy performance certificate will be prepared upon completion. The intention is for the units to achieve a rating of A/B.

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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Indicative image of similar scheme by the developer



A development by



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