



Higher House Farm, Dairy House Lane, Altrincham WA14 5RD

TO LET

OPEN STORAGE/YARD WAREHOUSE

**3.6 Acres
(1.46 Hectares)**

DESCRIPTION

A secure open storage yard, with the addition of detached steel portal frame warehouse. The unit benefits from mains services and 3 level loading doors. There is 360 circulation for HGV's around the existing warehouse.

- ✓ Min eaves 7.5m
- ✓ 3 x level loading doors
- ✓ Secure yard
- ✓ Drive Times:
Altrincham Town Centre 2 miles / 7 mins
- ✓ Manchester City Centre: 8 miles / 26 minutes
- ✓ Junction 7 / 8 M56: 3 miles / 8 minutes ;

LOCATION

The site is situated to the west of Altrincham Business Park and Retail park with access via Dairyhouse lane. The site is within 3 miles of junction 7/8 of the M56 and the recently improved A556 providing access to junction 19 of the M6. The M60, J7 is 3.5 miles distance.

ACCOMMODATION

Gross Internal Areas	Hectares/sq ft	Acres/sq m
Warehouse	16,250	1,510
Total	3.6	1.46

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available on a new FRI Lease, flexible lease terms also considered.

EPC C71 RATING



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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