

**NOW ON SITE**



ALTRINCHAM **SOUTH MANCHESTER** WA14 5EW

5 NEW INDUSTRIAL / WAREHOUSE UNITS

**FROM 16,618 SQ FT (1,544 SQ M)**  
**TO 39,526 SQ FT (3,672 SQ M)**



## LOCATION

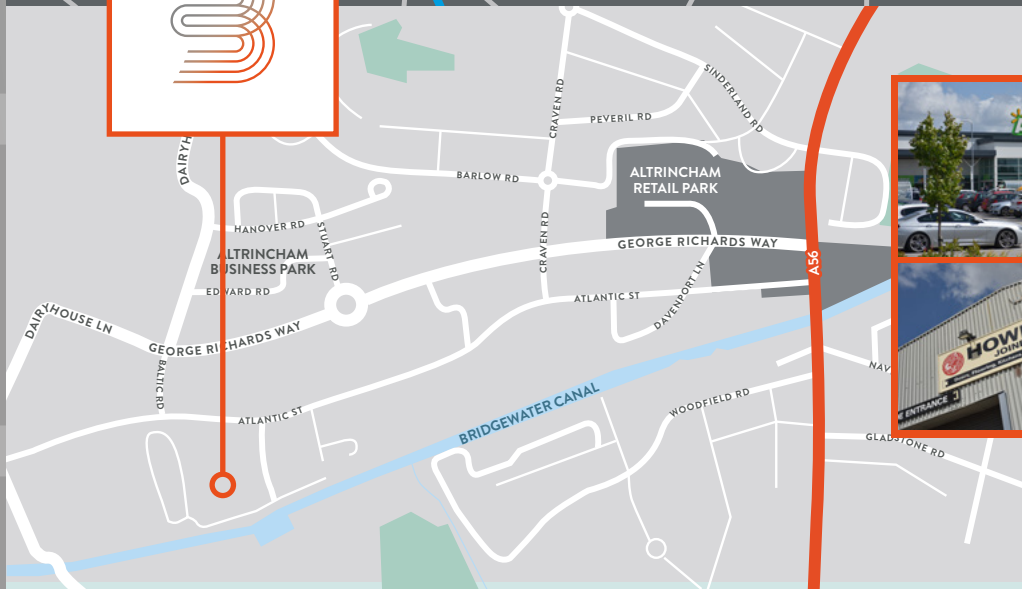
Altrincham is an affluent South Manchester town situated within the Metropolitan Borough of Trafford. Altrincham has a resident population of 40,000 and a catchment of 411,000 people living within a 6.2 miles radius and 1.8 million people living within a 12 miles radius. The town is situated 8 miles south west of Manchester city centre, 189 miles northwest of London and 76 miles north of Birmingham.

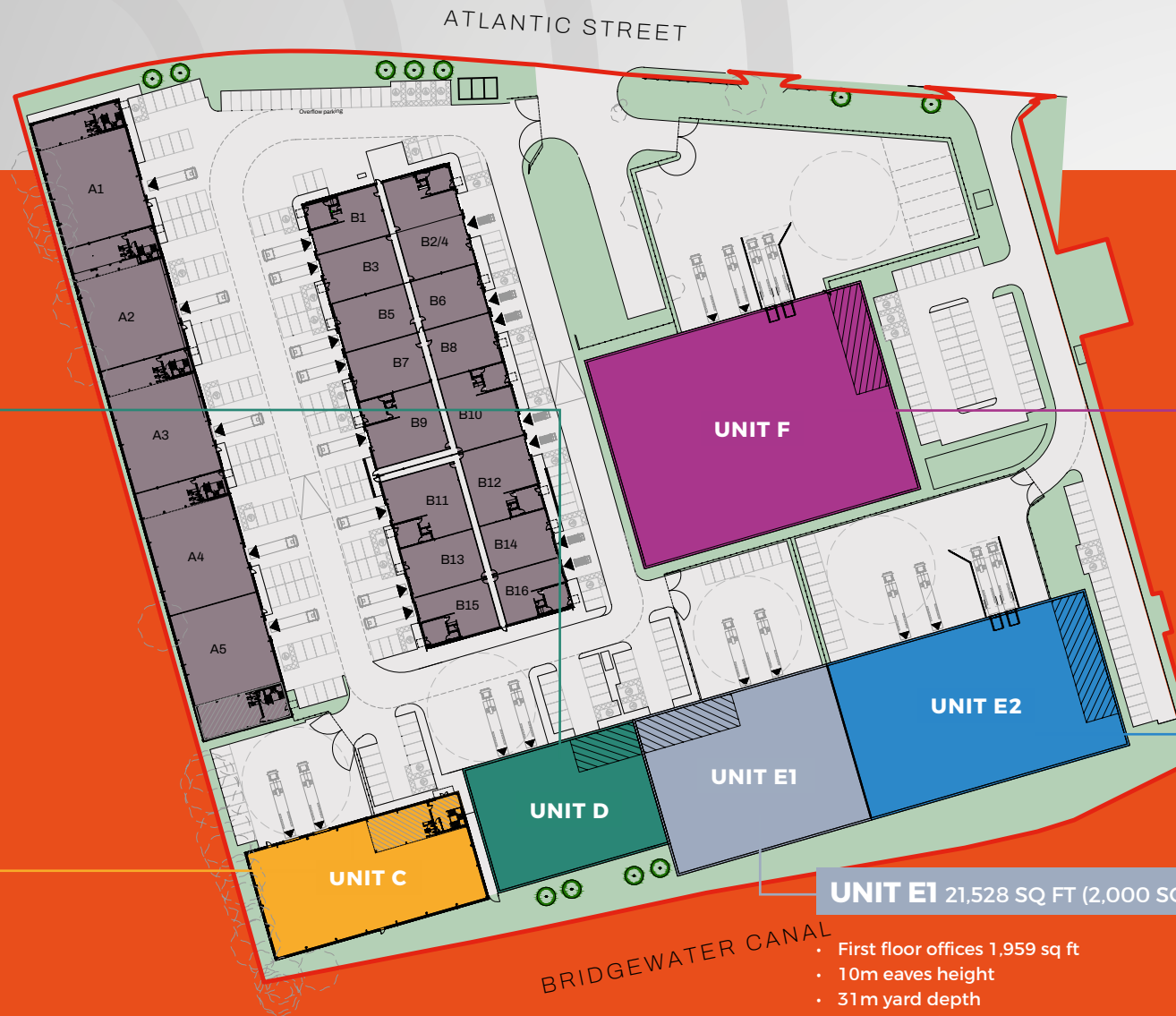
The town enjoys excellent road communications through its proximity to Junction 8 of the M56 (2.5 miles to the south west) and Junction 7 of the M60 motorway (4.3 miles to the north west) which connects to the national motorway network via Junction 20 of the M6 (8 miles to the south west).

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

<b>Altrincham Town Centre</b>	1.7 miles	7 mins
<b>J7 M56</b>	2.8 miles	7 mins
<b>J7 M60</b>	3.6 miles	13 mins
<b>J4 M56</b>	4.8 miles	16 mins
<b>Manchester Airport</b>	6 miles	16 mins
<b>Trafford Park</b>	7.8 miles	20 mins
<b>Manchester City Centre</b>	8.2 miles	28 mins
<b>Liverpool Airport</b>	27 mile	39 mins
<b>Liverpool City Centre</b>	27 miles	42 mins
<b>Chester</b>	31 miles	44 mins





**UNIT D** 14,919 SQ FT (1,386 SQ M)

- First floor offices 1,356 sq ft
- 8m eaves height
- 26 metre yard depth
- 12 car parking spaces (including electric vehicle charging)
- x2 Level access doors
- Floor loading is 50knm<sup>2</sup>



**UNIT C** 16,618 SQ FT (1,544 SQ M)

- First floor offices 1,937 sq ft
- 8m eaves height
- 26 metre yard depth
- 22 car parking spaces (including electric vehicle charging)
- x2 Level access doors
- Floor loading is 50knm<sup>2</sup>



**UNIT F** 39,526 SQ FT (3,672 SQ M)

- First floor offices 2,196 sq ft
- 10m eaves height
- Large yard depth
- 55 car parking spaces (including electric vehicle charging)
- x2 Level access loading doors
- x2 Dock loading doors
- Floor loading is 50knm<sup>2</sup>



**UNIT E2** 28,729 SQ FT (2,669 SQ M)

- First floor offices 2,616 sq ft
- 10m eaves height
- 31m yard depth
- 36 car parking spaces (including electric vehicle charging)
- x2 Level access doors
- x2 Dock loading doors
- Floor loading is 50knm<sup>2</sup>

**UNIT E1** 21,528 SQ FT (2,000 SQ M)

- First floor offices 1,959 sq ft
- 10m eaves height
- 31m yard depth
- 22 car parking spaces (including electric vehicle charging)
- x2 Level access doors
- Floor loading is 50knm<sup>2</sup>



**UNIT C**



**UNIT D**



**UNIT E1 & E2**



**UNIT F**



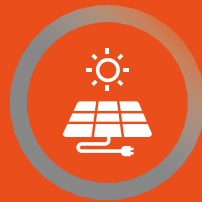


## SUSTAINABILITY

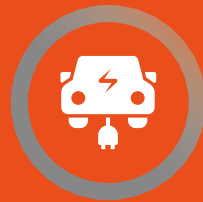
The development will be carried out to a BREEAM Very Good standard. This places it in the top 25% of buildings & will have a host of features including:



Use of recycled materials



Units designed to accommodate solar panels



Electric vehicle charging points



Target of EPC A for all units



Significant carbon reduction by recycling existing structures

## DEMOGRAPHICS

Within a 60min drive time of Altrincham:



Average wages 27% lower **THAN LONDON**



**4 UNIVERSITIES** within the local catchment area



**3.78 MILLION** people economically active



**Total population of 7.6 MILLION** people



**UNEMPLOYMENT RATE 2.7%** (GB 2.4%)

## FURTHER INFORMATION

For further information please contact:

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