



ALTITUDE
ALTRINCHAM CHESHIRE

TO BE REFURBISHED

PRELIMINARY ANNOUNCEMENT

TO LET

High Quality Distribution
Warehouse / 93,254 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



93,254 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

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

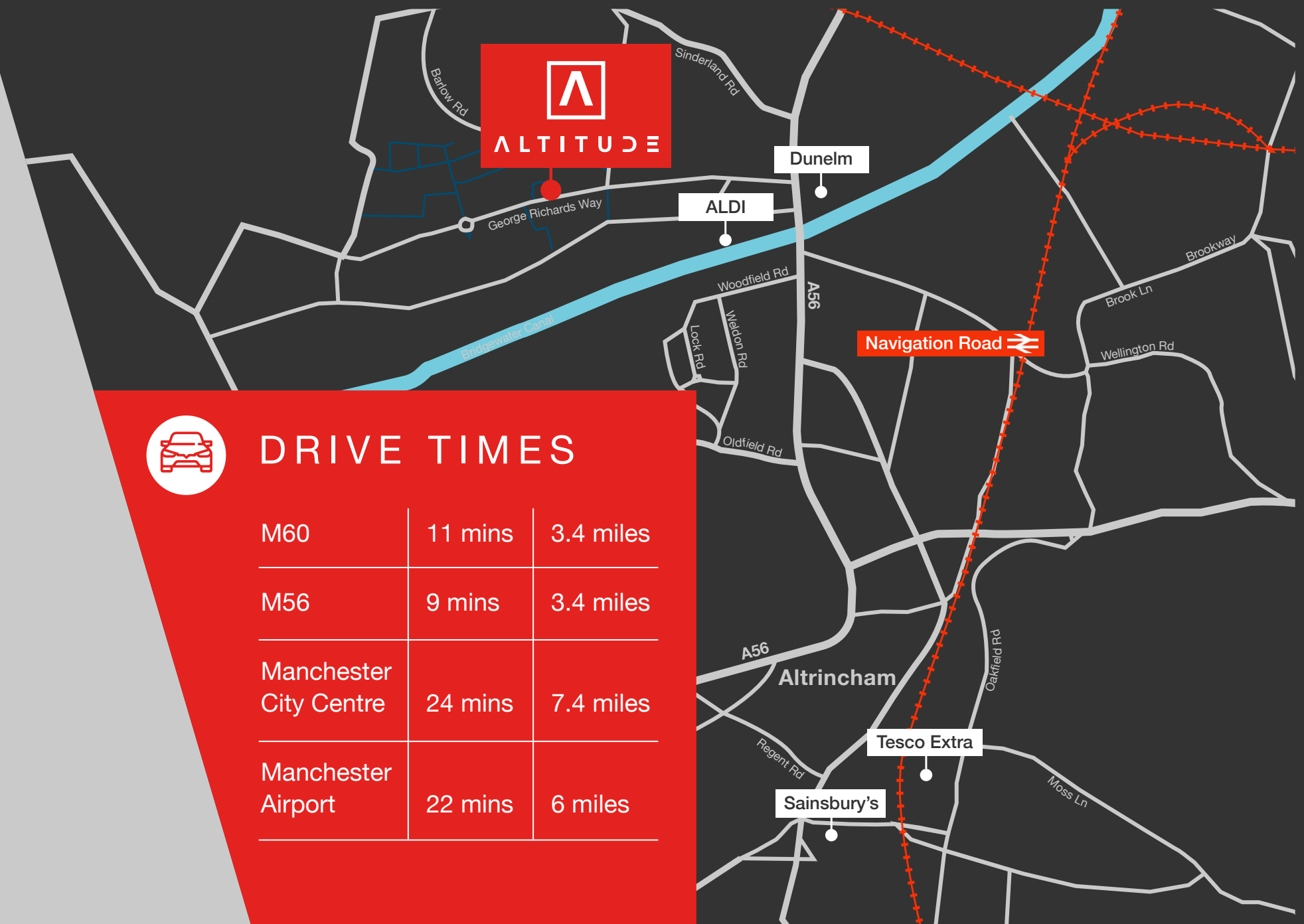
Strictly by appointment with joint agents.



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DRIVE TIMES

M60	11 mins	3.4 miles
M56	9 mins	3.4 miles
Manchester City Centre	24 mins	7.4 miles
Manchester Airport	22 mins	6 miles

