

**ON SITE NOW
AVAILABLE FOR OCCUPATION
FROM Q3 2023**



Q37 | Q25

TO LET

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

25,313.8 TO 37,119 SQ FT (2,351.7 TO 3,448 SQ M)

GEORGE RICHARDS WAY, ALTRINCHAM, WA14 5GL

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GEORGE RICHARDS WAY, ALTRINCHAM, WA14 5GL

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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Indicative image of similar scheme by the developer

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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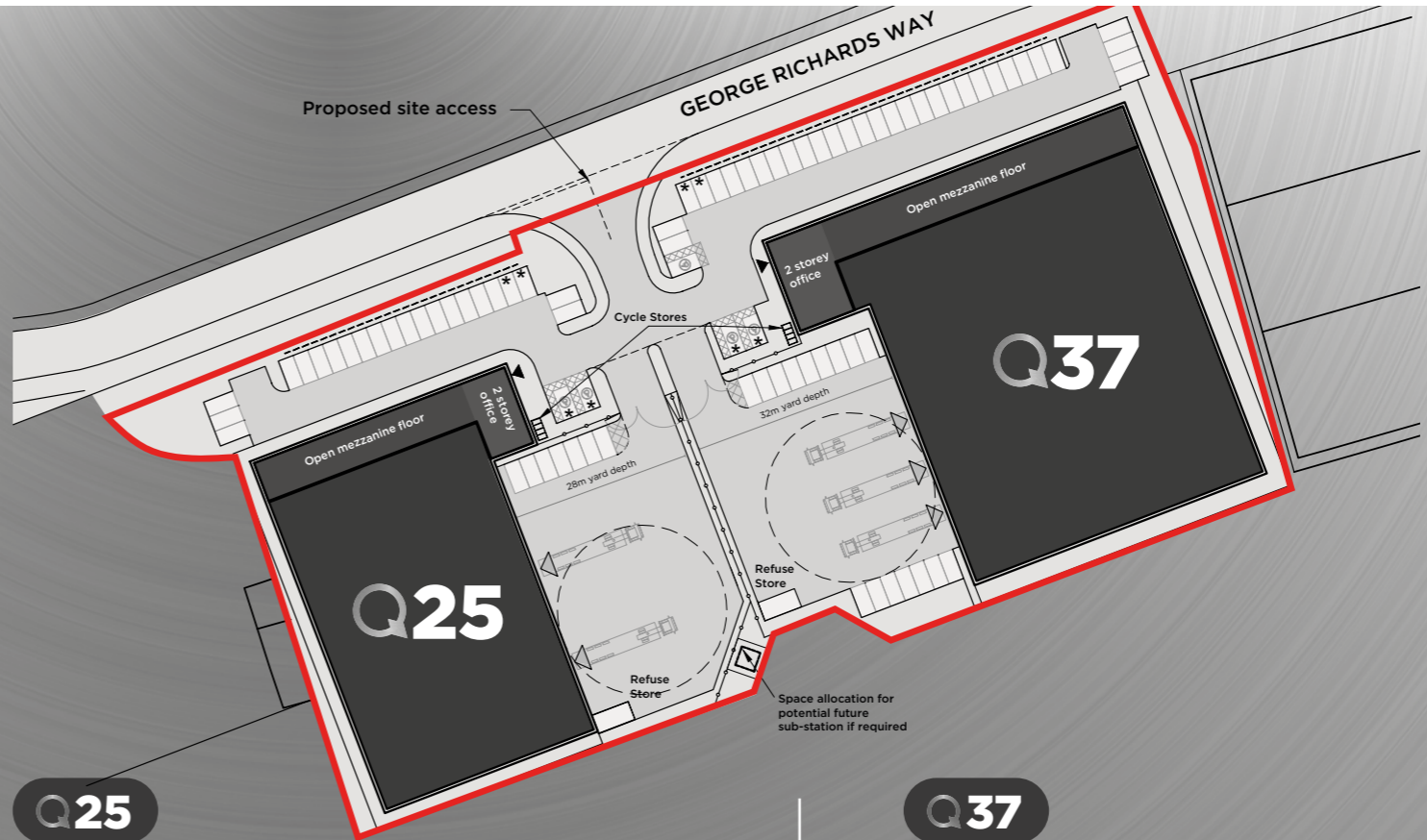


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Q37	Sq M	Sq Ft
Ground Floor Warehouse	2,856.9	30,751.3
Ground Floor Office	131.7	1,417.9
First Floor Office	131.7	1,417.2
Mezzanine	328.2	3,532.9
Total	3,448.5	37,119.3

Q25	Sq M	Sq Ft
Ground Floor Warehouse	1,951.0	21,000.8
Ground Floor Office	98.3	1,058.6
First Floor Office	98.5	1,059.8
Mezzanine	203.9	2,194.6
Total	2,351.7	25,313.8



BOTH UNITS WILL BE SUPPLIED WITH PHOTO-VOLTAIC ROOF PANELS



The roof panels are to be far in excess of minimum regulatory requirements, and designed for whole building (including core) cover. Peak output of 33kWp and 17 kWp.

TARGETING BREEAM: VERY GOOD

Q25



8m to underside of haunch



Open mezzanine



Two storey offices



37.5 Kn/m² floor loading



28m yard depth



27 car parking spaces (inc 23 accessible)



2 level access doors



6 EV charging spaces (incl. 2 accessible)

Q37



10m to underside of haunch



Open mezzanine



Two storey offices



50kN/m² floor loading



32m yard depth



37 car parking spaces (inc 2 accessible)



3 level access doors



8 EV charging spaces (incl 2 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. It is anticipated that the units will achieve an EPC rating of 'A'.

For further information please contact the joint agents:

James Goode

T +44 161 228 1001
M +44 7891 810260
james.goode@avisonyoung.com

Jack Rodgers

T +44 161 956 4015
M +44 7748 704191
jack.rodgers@avisonyoung.com

**AVISON
YOUNG**

0161 228 1001
avisonyoung.co.uk

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.



Sam Royle

T +44 161 833 7714
M +44 7793 808 264
sam.royle@knightfrank.com

Bradley Norton

T +44 161 470 0611
M +44 7870 393 145
bradley.norton@knightfrank.com



Will Kenyon

T +44 161 375 6000
M +44 7802 869279
will@b8re.com

Steve Johnson

T +44 161 375 6000
M +44 7771 888 363
steve@b8re.com



Indicative image of similar scheme by the developer

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