

Charles Madan Works, Atlantic Street, Altrincham, Cheshire, WA14 5DA



## FOR SALE

WAREHOUSE /SHOWROOM COMPLEX WITH  
OFFICES/YARD AND PARKING

**27,681 SQ FT ON 1.021 ACRES**

**“ Rare South Manchester  
freehold opportunity ”**

**t: 01625 800 066**  
**t: 0161 850 8030**

## LOCATION

The premises occupy a prime position on the corner of Atlantic Street and Castleton Street, Broadheath, Altrincham. Broadheath is a popular retail, warehouse and office location one mile north east of Altrincham town centre. The area has excellent accessibility to the local motorway network with Junction 7 M60 being 3 miles to the north and junction 8 M56 3 miles to the South. Navigation Road metrolink station is approximately 0.5 miles from the property.

Altrincham retail park is a short walk and includes Homebase, Currys, B&Q TK Maxx, Boots Pizza Hut and McDonalds.

A new 40,000 sqft Asda is currently being constructed on George Richards Way which will add to the current amenity and increase passing trade in this location.

## DESCRIPTION

The property comprises offices, showroom and warehouse accommodation in a range of ages and construction. There is a car park/yard to the side and rear of the property.

Fronting Atlantic Street is a former residential property that has been converted into offices and showroom and includes many of the original features. Continuing along Atlantic Street is a two storey office the ground floor is currently a showroom. There is also access of Atlantic Street to a central courtyard. To the rear of the offices are a range of interconnected warehouses which are a mix of steel truss and northern roof light construction. Access to the warehouse is three manually operated roller shutter doors.

## CAR PARK

A hardcore laid car park/yard runs the entire length of the eastern boundary secured by a palisade fence with an additional concrete yard to the rear.

## FLOOR AREAS GIA

**Ground floor warehouse**  
21,229 sqft

**Offices**  
Ground floor 1071 sqft  
Ground floor 1230 sqft  
First floor 4,151 sqft

**Total:** 27,681 sqft

**Total Site area** 1.021 acres  
**Car park** 0.24 acres

**SALE PRICE**  
£1,150,000

## RATEABLE VALUE

The tenant will be directly responsible for the payment of business rates to the Local Authority.

## VAT

All prices and outgoings are liable for VAT.

## EPC

An EPC can be made available upon request

## SERVICES

It is understood all mains services are made up and connected on the site.

## POWER

There are two on site substations and the property is located adjacent to the Broadheath primary substation.



## VIEWINGS

Strictly by appointment with Williams Commercial on **01625 800066 / 01565 260000** or contact Charlie Williams at [cw@williamscomm.co.uk](mailto:cw@williamscomm.co.uk)

**Subject to contract**

**December 2014**



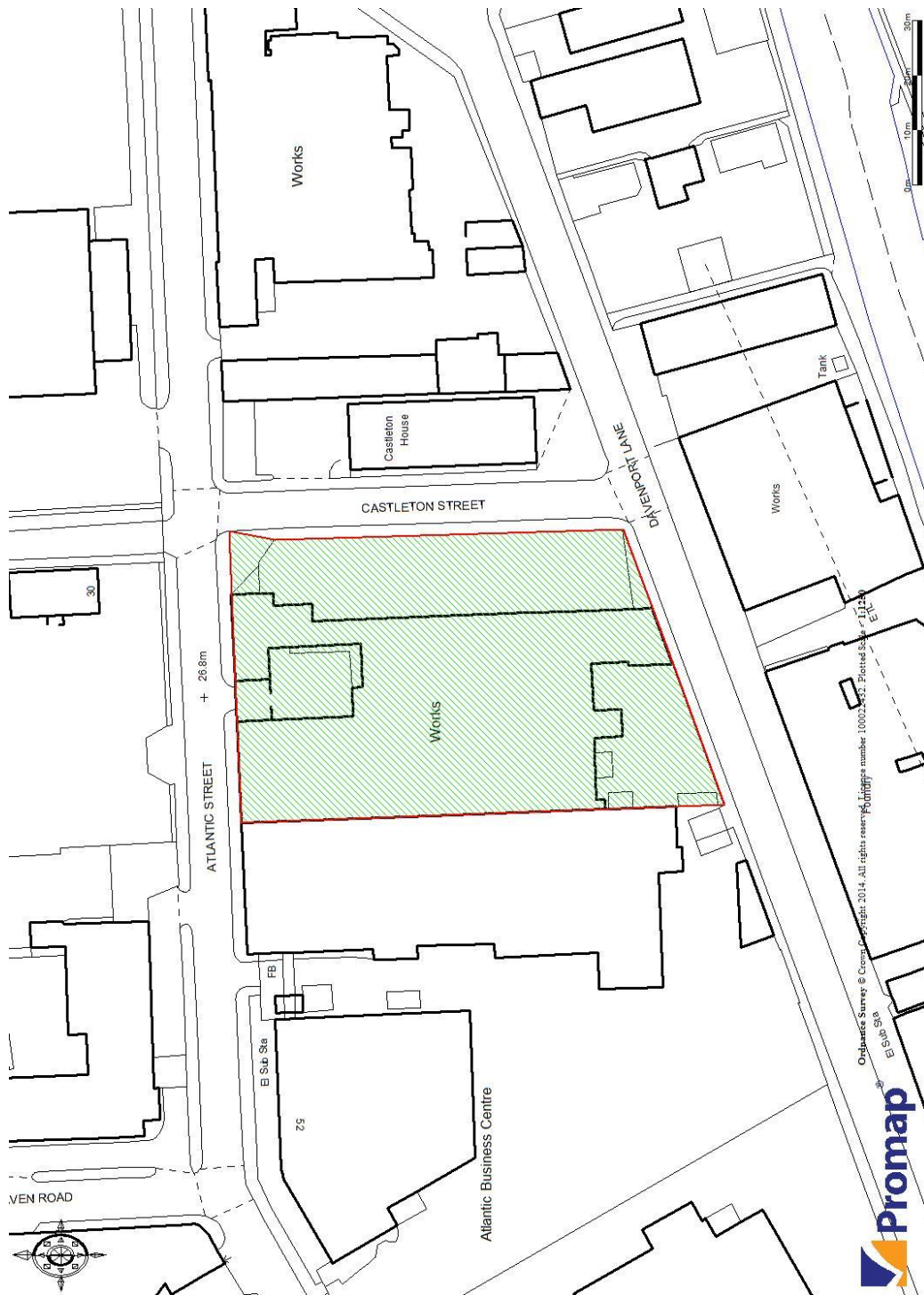
Members of the  
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## Important Notice

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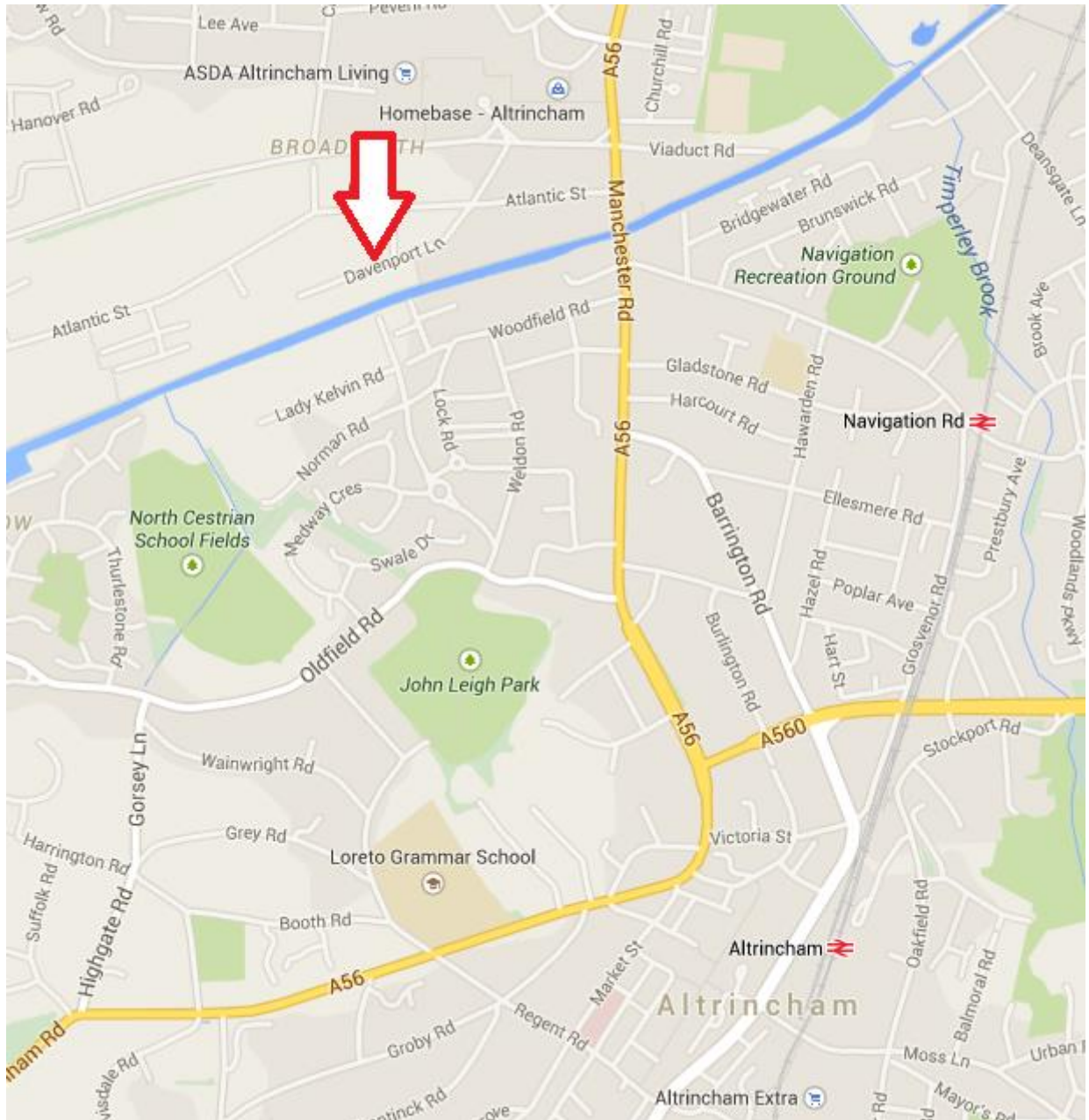


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