

UNIT SIZES 2,077 - 4,200 SQ FT

- HIGH QUALITY NEW BUILD UNITS
- ESTABLISHED TRADE COUNTER LOCATION
- RECYCLED MATERIALS USED IN CONSTRUCTION WITH PV PANEL COMPATIBLE ROOFS
- DRIVE IN LOADING DOORS AND SEPARATE PEDESTRIAN ACCESS
- FULLY INSULATED BUILDINGS EPC A
- UNITS CAN BE COMBINED



AVAILABLE
FOR IMMEDIATE OCCUPATION

BLOCK C
NEW TRADE/INDUSTRIAL UNITS

 **BROADHEATH**
NETWORKCENTRE

ATLANTIC STREET ALTRINCHAM WA14 5EW

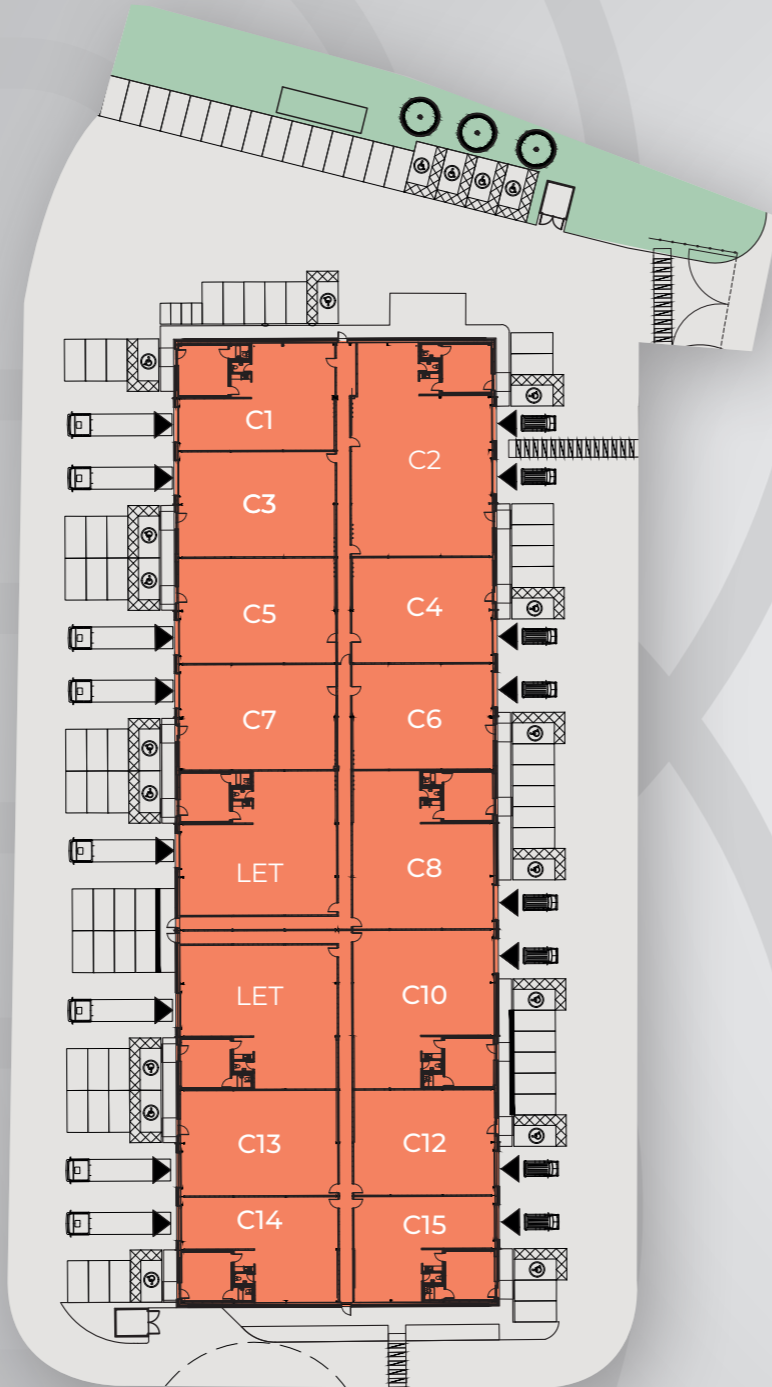
DESCRIPTION

- High quality specification
- Amenity space provided
- Level access loading doors
- High quantity of parking for each unit
- Steel portal frame
- Overflow parking available
- Three phase power
- LED lighting
- Insulated cladding
- EPC A
- Units can be combined
- Shell and fitted options available

ACCOMMODATION

Unit	Total		Car Parking Spaces (±)
	Sq Ft	Sq M	
C1	2,377	221	7 (1)
C2	4,144	385	5 (2)
C3	2,337	217	4 (1)
C4	2,103	195	3 (1)
C5	2,338	217	4 (1)
C6	2,102	195	3 (1)
C7	2,338	217	4 (1)
C8	3,167	294	4 (1)
C9	LET	LET	LET
C10	3,169	295	4 (1)
C11	LET	LET	LET
C12	2,104	196	3 (1)
C13	2,338	217	4 (1)
C14	2,090	194	3 (1)
C15	2,357	219	4 (1)

Units can be combined to suit larger enquiries as necessary.







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.



FURTHER INFORMATION

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Local occupiers in the vicinity include



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On behalf of



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