

# UNIT SIZES FROM 8,338 SQ FT

- HIGH QUALITY NEW BUILD UNITS
- PRIME SOUTH MANCHESTER LOCATION
- RECYCLED MATERIALS USED IN CONSTRUCTION WITH PV PANEL COMPATIBLE ROOFS
- EPC A
- FULLY INSULATED BUILDINGS
- FULLY FITTED FIRST FLOOR OFFICE ACCOMMODATION

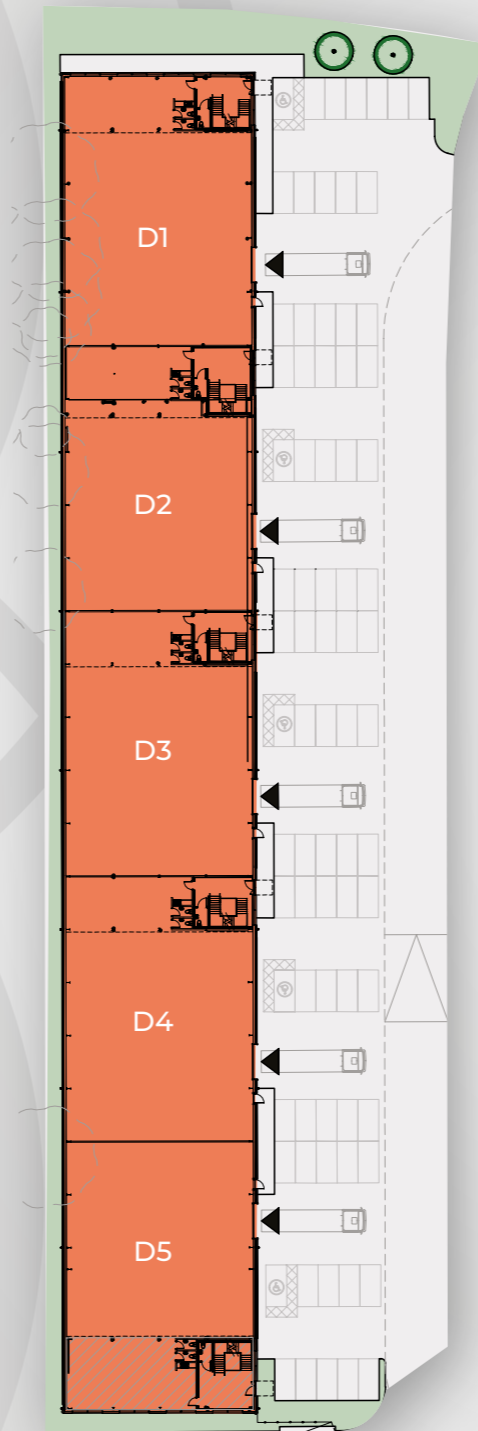


**AVAILABLE**  
FOR IMMEDIATE OCCUPATION

**BLOCK D**  
NEW TRADE/INDUSTRIAL UNITS

 **BROADHEATH**  
NETWORKCENTRE

ATLANTIC STREET ALTRINCHAM WA14 5EW



## DESCRIPTION

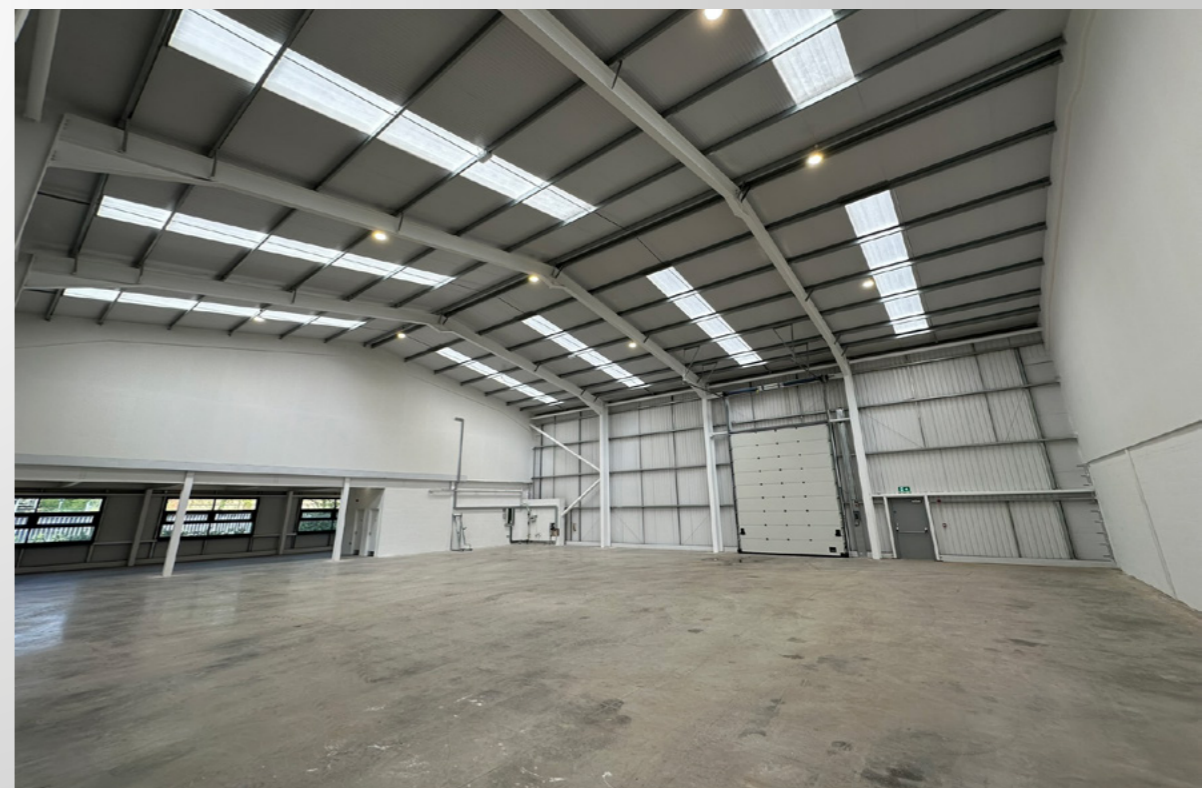
- New Build Warehouse / Trade Units
- Warehouse and office WCS available
- 7.5m to eaves
- Electric roller shutter door and pedestrian access
- Minimum 15 car parking spaces per unit including EV charging points
- 10% Roof lights
- Three phase power
- Insulated cladding
- EPC A
- First floor office accommodation, including additional kitchenette area
- LED lighting throughout offices and warehouse

## ACCOMMODATION

Unit	GF Sq Ft	FF Sq Ft	Total Sq Ft	Sq M	Car Parking Spaces (±)
D1	7,118	1,387	8,505	790	17 (1)
D2	6,987	1,776	8,763	814	15 (1)
D3	6,991	1,346	8,337	775	15 (1)
D4	6,998	1,340	8,338	775	15 (1)
D5	7,048	1,821	8,869	824	15 (1)

# BLOCK D

## NEW TRADE/INDUSTRIAL UNITS





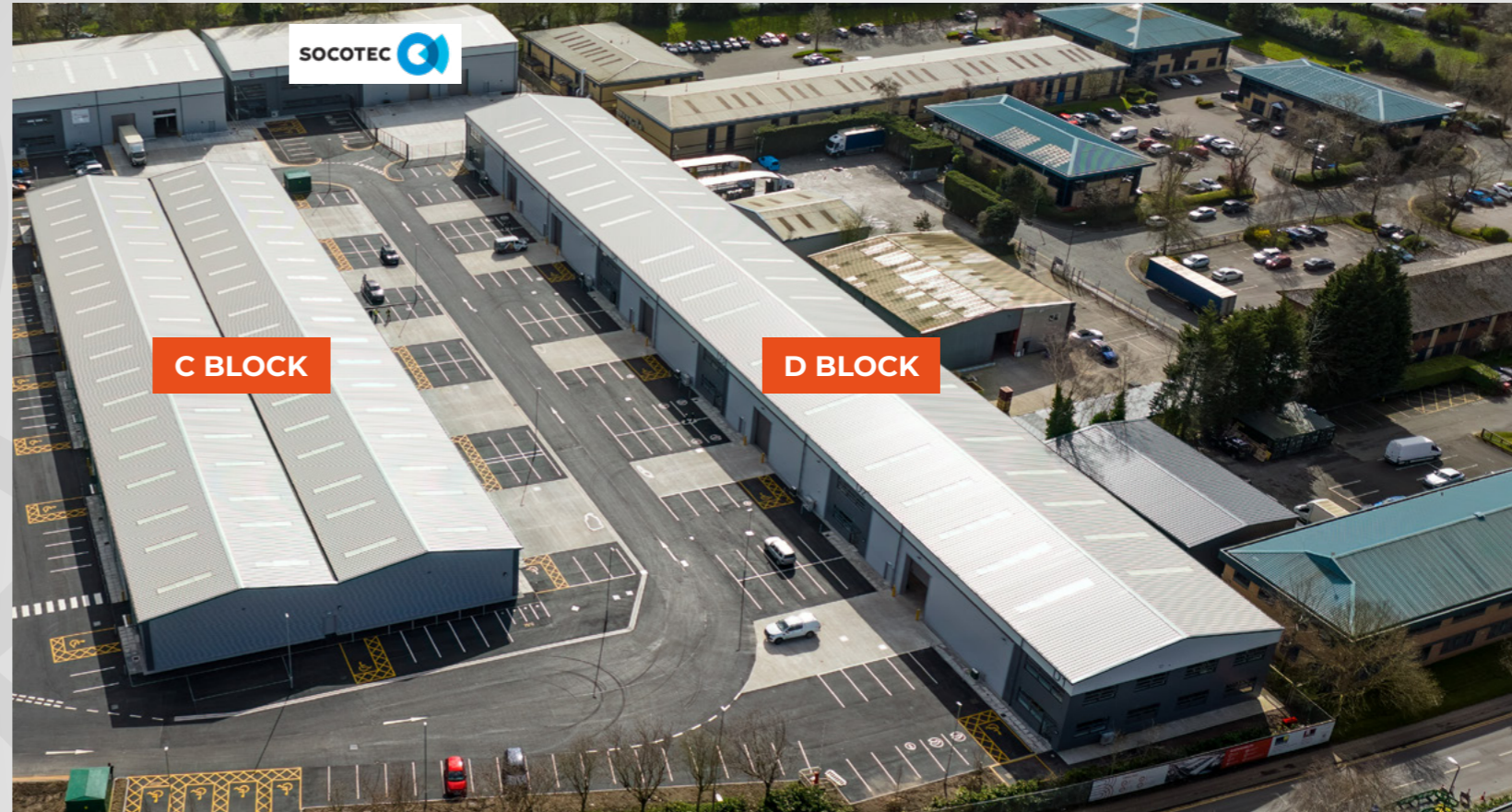
## LOCATION

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.

Local occupiers in the vicinity include



## FURTHER INFORMATION

For further information please contact;



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On behalf of



ATLANTIC STREET ALTRINCHAM WA14 5EW

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