



## Arctic House

Atlantic Street, Altrincham, WA14 5BN

### **To Let - Industrial Premises with Offices and Secure Fenced Yard**

**15,000 sq ft**  
(1,393.55 sq m)

- Self-contained site
- Secure Fenced Yard
- Great Location
- Refurbished with Newly Built Extension
- 5 Metre Eaves Height

# Arctic House, Atlantic Street, Altrincham, WA14 5BN

## Summary

<b>Available Size</b>	15,000 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Awaiting assesment
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property is currently being refurbished and extended to provide a 15,000 sq ft industrial unit with a secure yard and parking on a self contained site. The building is of steel portal frame construction with insulated steel cladding and roof covering. The extended building will benefit from two full height roller shutter doors accessing the warehouse space. The unit benefits from offices arranged over ground and first floor. The unit is fully self contained and secure with palisade fencing around the perimeter.

## Location

The property is prominently positioned on Atlantic Street, within one of Altrincham's most established industrial and commercial areas. The location provides excellent access to Manchester Road (A56), the M56 and M60 motorways, offering strong links across South Manchester and the wider motorway network. Altrincham Retail Park and Century Park are both close by, with a range of trade, warehouse and retail operators in the immediate area including Screwfix, Asda, Toolstation and JCB.

Altrincham town centre and its transport interchange are less than five minutes' drive, providing rail and Metrolink connections to Manchester and Cheshire. This is a well-connected and proven industrial location, suited to occupiers seeking warehouse, trade or storage space with good access and yard provision.

## Accommodation

The accommodation comprises the following areas:

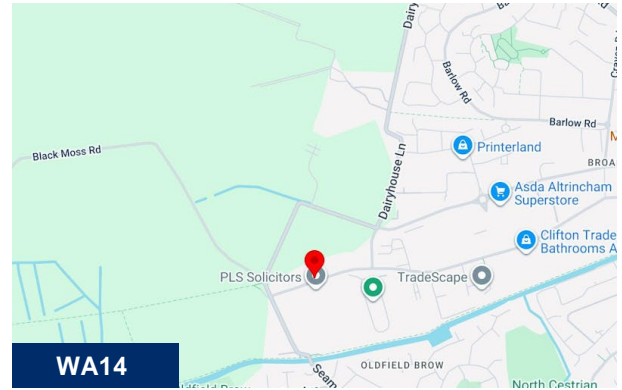
Name	sq ft	sq m	Availability
Unit	15,000	1,393.55	Available
<b>Total</b>	<b>15,000</b>	<b>1,393.55</b>	

## Viewings

Strictly by appointment only with sole agents Hallams Property Consultants.

## Terms

The premises are available by way of a new FRI lease for a term of years to be negotiated.



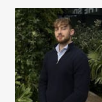
## Viewing & Further Information



**Anthony Howcroft**

01625 262222

ahowcroft@hallams.com



**Ed Hobson**

07775 871157

ehobson@hallams.com



