

UNIT SIZES 8,300 - 9,000 SQ FT

- HIGH QUALITY NEW BUILD UNITS
- PRIME SOUTH MANCHESTER LOCATION
- RECYCLED MATERIALS USED IN CONSTRUCTION WITH PV PANEL COMPATIBLE ROOFS



BLOCK A 5 NEW TRADE/INDUSTRIAL UNITS

 **BROADHEATH**
NETWORKCENTRE

ATLANTIC STREET ALTRINCHAM WA14 5EW

DESCRIPTION

- New Build Warehouse / Trade Units
- First floor accommodation in all units.
- 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



LOCATION

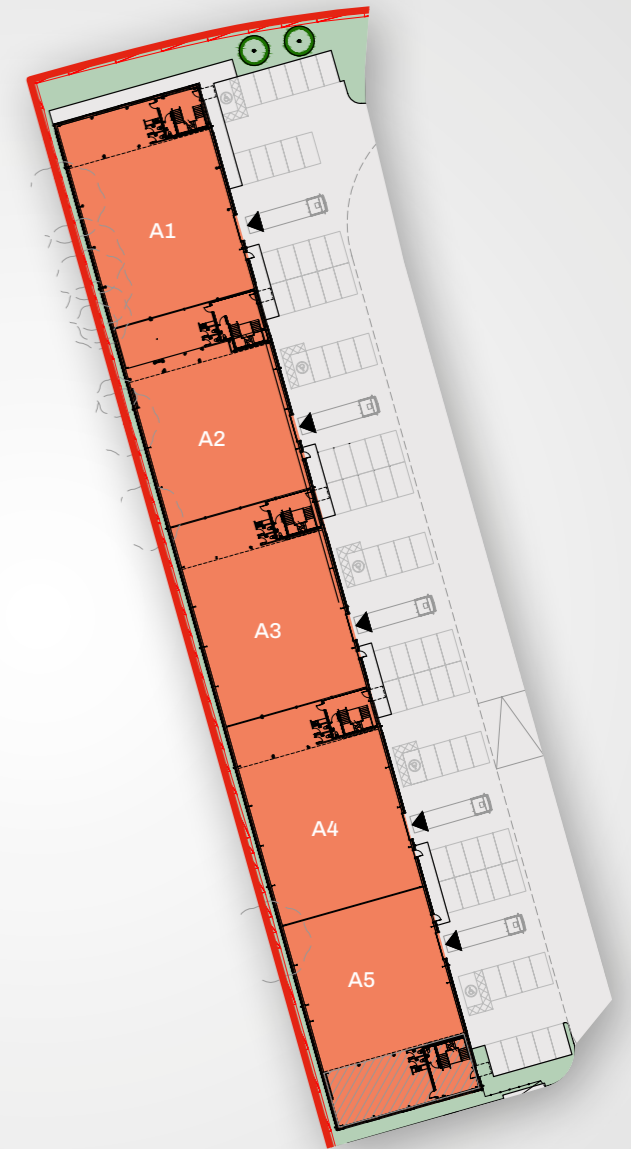
Altrincham is an affluent South Manchester town situated within the Metropolitan Borough of Trafford. Altrincham has a resident population of 40,000 and a catchment of 411,000 people living within a 6.2 miles radius and 1.8 million people living within a 12 miles radius. The town is situated 8 miles 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.

Unit		Sq Ft	Sq M	Car Parking Spaces (acc)
A1	GF	7,147	664	
	FF	1,420	132	
	TOTAL	8,567	796	17 (1)
A2	GF	7,007	651	
	FF	1,759	163	
	TOTAL	8,766	814	15 (1)
A3	GF	7,018	652	
	FF	1,422	132	
	TOTAL	8,440	784	15 (1)
A4	GF	7,018	652	
	FF	1,422	132	
	TOTAL	8,440	784	15 (1)
A5	GF	7,104	660	
	FF	1,907	177	
	TOTAL	9,011	837	15 (1)

AVAILABLE SUMMER 2023



FURTHER INFORMATION

For further information please contact:



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On behalf of



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