

ALTRINCHAM 26

&

ALTRINCHAM 38

George Richards Way, Altrincham, WA14 5GL

TO LET

BRAND NEW INDUSTRIAL / WAREHOUSE UNITS

26,085 SQ FT

&

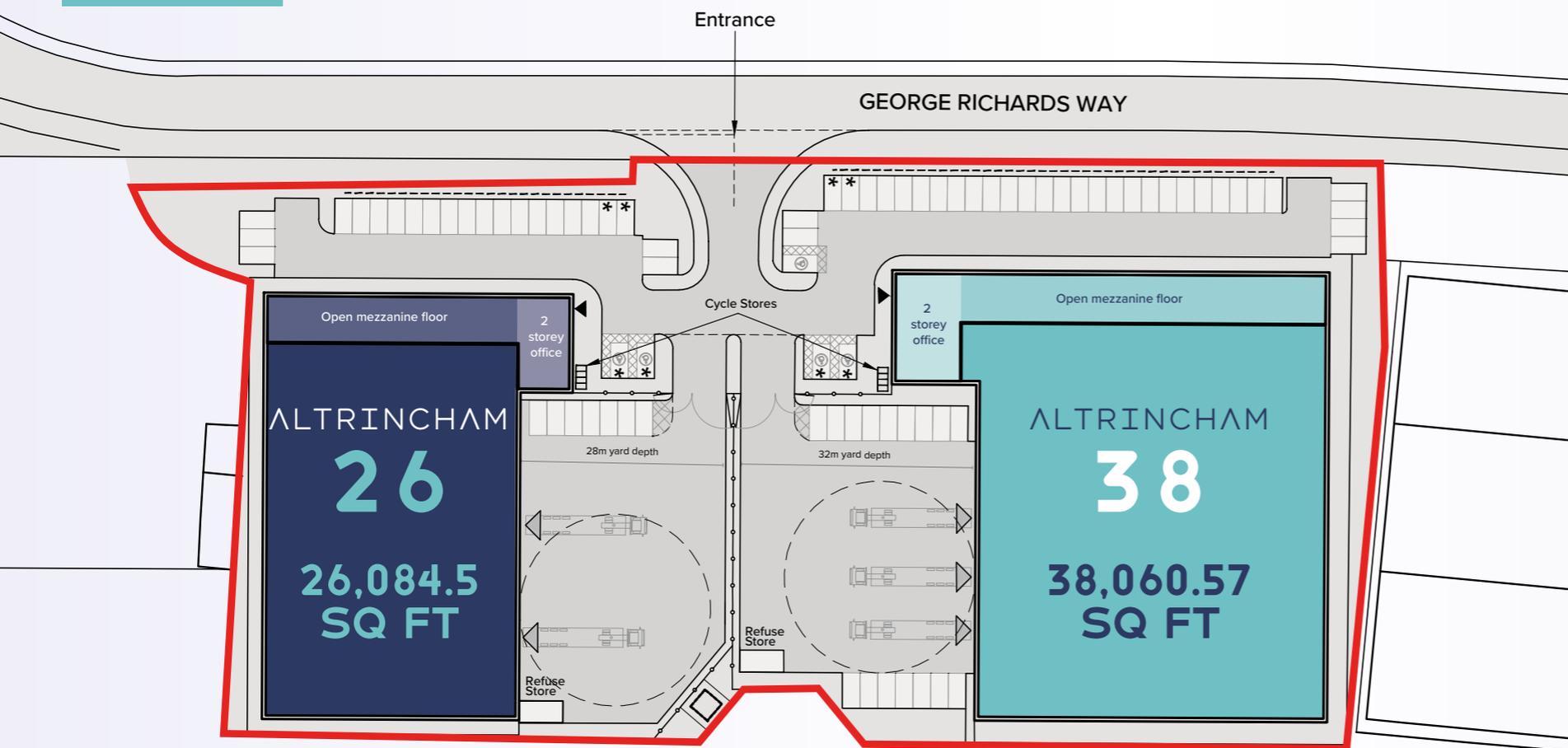
38,061 SQ FT



TWO BRAND NEW HIGH SPECIFICATION
DETACHED INDUSTRIAL / WAREHOUSE UNITS



THE SITE



ALTRINCHAM 26	Sq M	Sq Ft
Ground Floor Warehouse	1,998.0	21,506.35
Ground Floor Office	102.21	1,100.17
First Floor Office	104.21	1,121.69
Mezzanine	281.91	2,356.30
Total	2,423.33	26,084.50

- 8m to underside of haunch
- 28m yard depth
- Open mezzanine
- 27 car parking spaces (incl. 2 accessible)
- Two storey offices
- 2 level access doors
- 37.5 Kn/m² floor loading
- 6 EV charging spaces (incl. 2 accessible)

ALTRINCHAM 38	Sq M	Sq Ft
Ground Floor Warehouse	2,921.85	31,450.55
Ground Floor Office	133.54	1,437.45
First Floor Office	134.37	1,446.34
Mezzanine	346.18	3,726.23
Total	3,535.95	38,060.57

- 10m to underside of haunch
- 32m yard depth
- Open mezzanine
- 37 car parking spaces (inc 2 accessible)
- Two storey offices
- 3 level access doors
- 50kN/m² floor loading
- 8 EV charging spaces (incl 2 accessible)



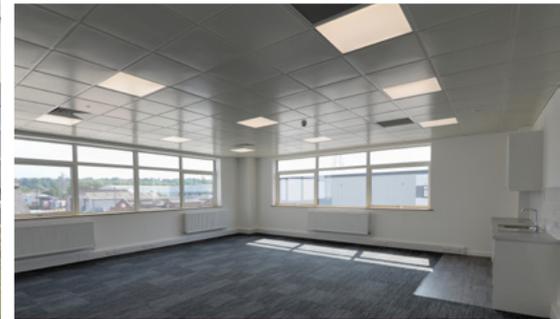
BOTH UNITS ARE SUPPLIED WITH SOLAR PV ROOF PANELS

The roof panels are to be far in excess of minimum regulatory requirements, and designed for whole building (including core) cover. Peak output of 33kWp and 17 kWp.

BREEAM: VERY GOOD



*Infrastructure in place for additional EV charging spaces.



ALTRINCHAM 26

ALTRINCHAM 38



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.



DRIVE TIMES

	MILES	MINS
Altrincham Town Centre	1.7	7
J7 M56	2.8	7
J7 M60	3.6	13
J4 M56	4.8	16
Manchester Airport	6	16
Trafford Park	7.8	20
Manchester City Centre	8.2	28



ALTRINCHAM 26

ALTRINCHAM 38



THE TOWN ENJOYS EXCELLENT ROAD COMMUNICATIONS THROUGH ITS PROXIMITY TO JUNCTION 7/8 OF THE M56

PUBLIC TRANSPORT



Navigation Road Metrolink
1.2 miles / 5 mins



Altrincham Interchange
1.5 mile / 7 mins



George Richards Way Bus Stop
2 mins walk



SITUATION

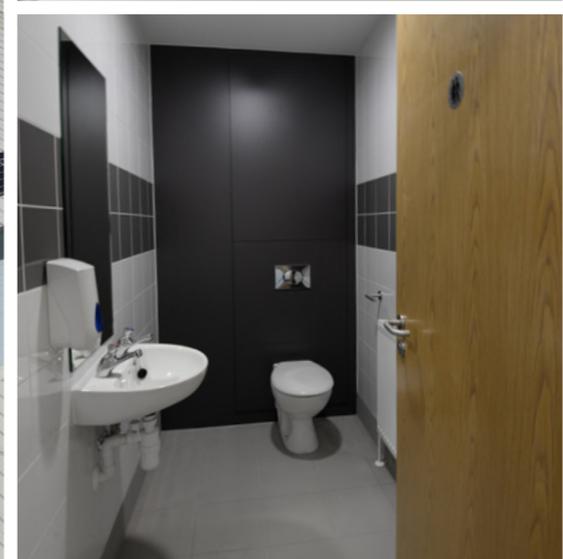
THE UNITS ARE PROMINENTLY LOCATED OFF GEORGE RICHARDS WAY, TO THE NORTH EAST OF ALTRINCHAM TOWN CENTRE AND THE WEST OF ALTRINCHAM RETAIL PARK.



THE AREA IS A POPULAR & THRIVING BUSINESS AND RETAIL LOCATION WITH A WIDE RANGE OF LOCAL AMENITIES, PROVIDING A FANTASTIC TRADING LOCATION FOR OCCUPIERS.



HIGH SPECIFICATION FEATURES





FURTHER INFORMATION

TERMS

The units are available to let on terms to be agreed.

BUSINESS RATES

We recommend interested parties make their own enquiries to the local authority.

EPC

The units have an energy performance certificate rating of 'A'.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.

For further information please contact the joint agents:

Steve Capper

T +44 161 233 5616
M +44 7825 862 770
steve.capper@cbre.com

Will Kenyon

T +44 161 375 6000
M +44 7802 869279
will@b8re.com

Paul Cook

T +44 161 233 5619
M +44 7793 119 221
paul.j.cook@cbre.com

CBRE

+44 (0)161 455 7666
www.cbre.co.uk

B8

0161 375 6000
www.b8re.com

On the instructions of



ALTRINCHAM 26

&

ALTRINCHAM 38



Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. June 2024. Designed and produced by Richard Barber & Co. 0161 833 0555. www.richardbarber.co.uk