

TO LET UNIT B3

MODERN INDUSTRIAL / WAREHOUSE ACCOMMODATION

11,576 SQ FT
(1,075.4 SQ M)

- > 7.6m to the underside of the haunch
- > 2 level access loading doors
- > Ground and first floor office accommodation
- > 22 car parking spaces
- > 2 EV charging spaces

ENTER



STUART ROAD
INDUSTRIAL ESTATE

ALTRINCHAM WA14 5GJ

UNDER
REFURBISHMENT





STUART ROAD

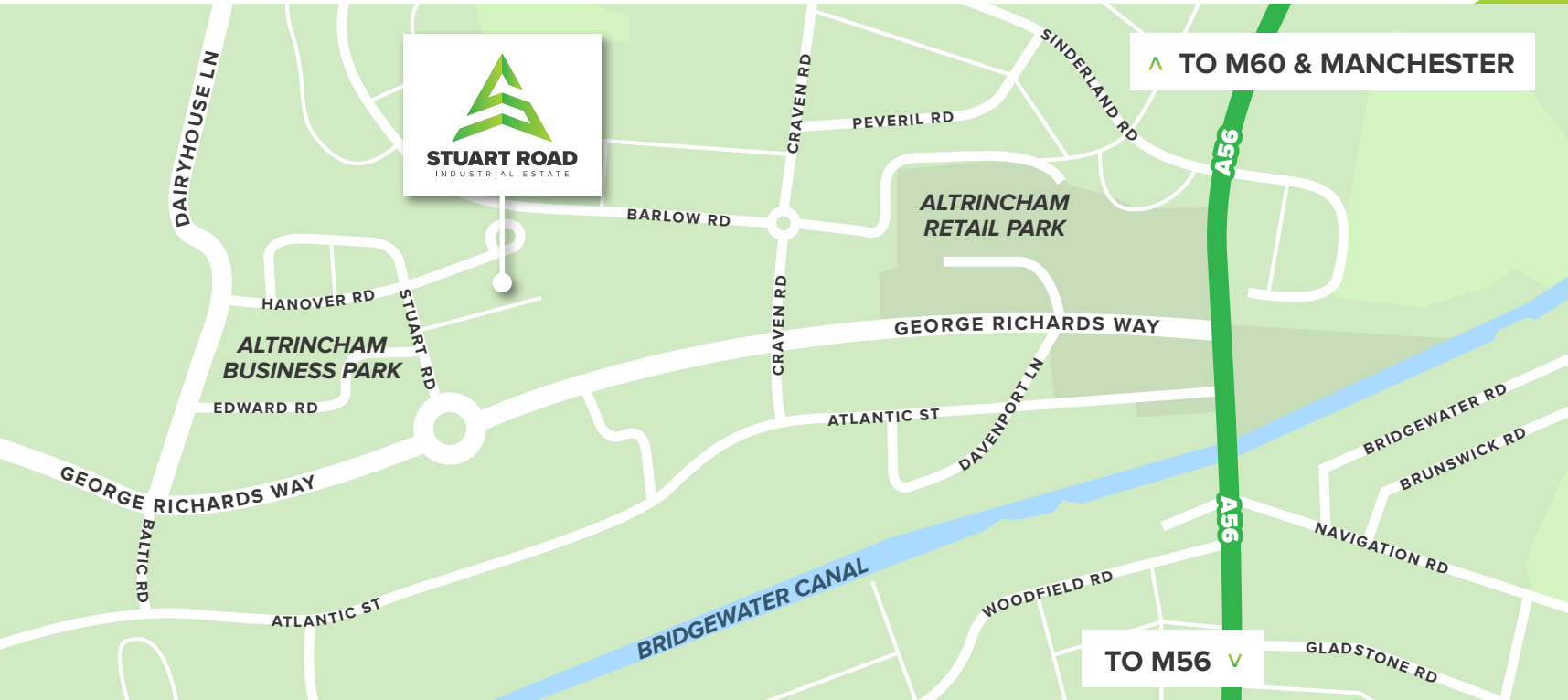
INDUSTRIAL ESTATE

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.



SITUATION

Stuart Road Industrial Estate is located within Altrincham Business Park to the north west of the town centre, in the Broadheath area. The primary access to the estate is via George Richards Way which links directly with the A56, Manchester Road. Altrincham Business Park is part of an established industrial, office and retail warehouse area concentrated along George Richards Way in Broadheath. Other occupiers on neighbouring schemes include Plumbase, Howden Joinery, Bizspace, PTS, Crown Decorator Centre, B&Q, Staples, MFI, Homebase, Cotton Traders and Travis Perkins.



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STUART ROAD

INDUSTRIAL ESTATE

DESCRIPTION

The units were developed in the early 2000s and comprise two terraced modern warehouse units with high quality integrated office accommodation. The units are of steel portal frame construction with insulated metal profile roofs and part cavity brick / part steel frame cladding. The site has barrier entry points and has full security with additional CCTV.



SPECIFICATION

The units have the following specification:



7.6m to the underside of the haunch



2 full height drive in loading doors



LED lighting to offices, warehouse & external security lighting



22 Car parking spaces



Security fencing



2 EV charging spaces



Ancillary offices to part ground and part first floor fitted to a modern specification including suspended ceilings, carpet tiles, perimeter trunking and aluminium double glazing.

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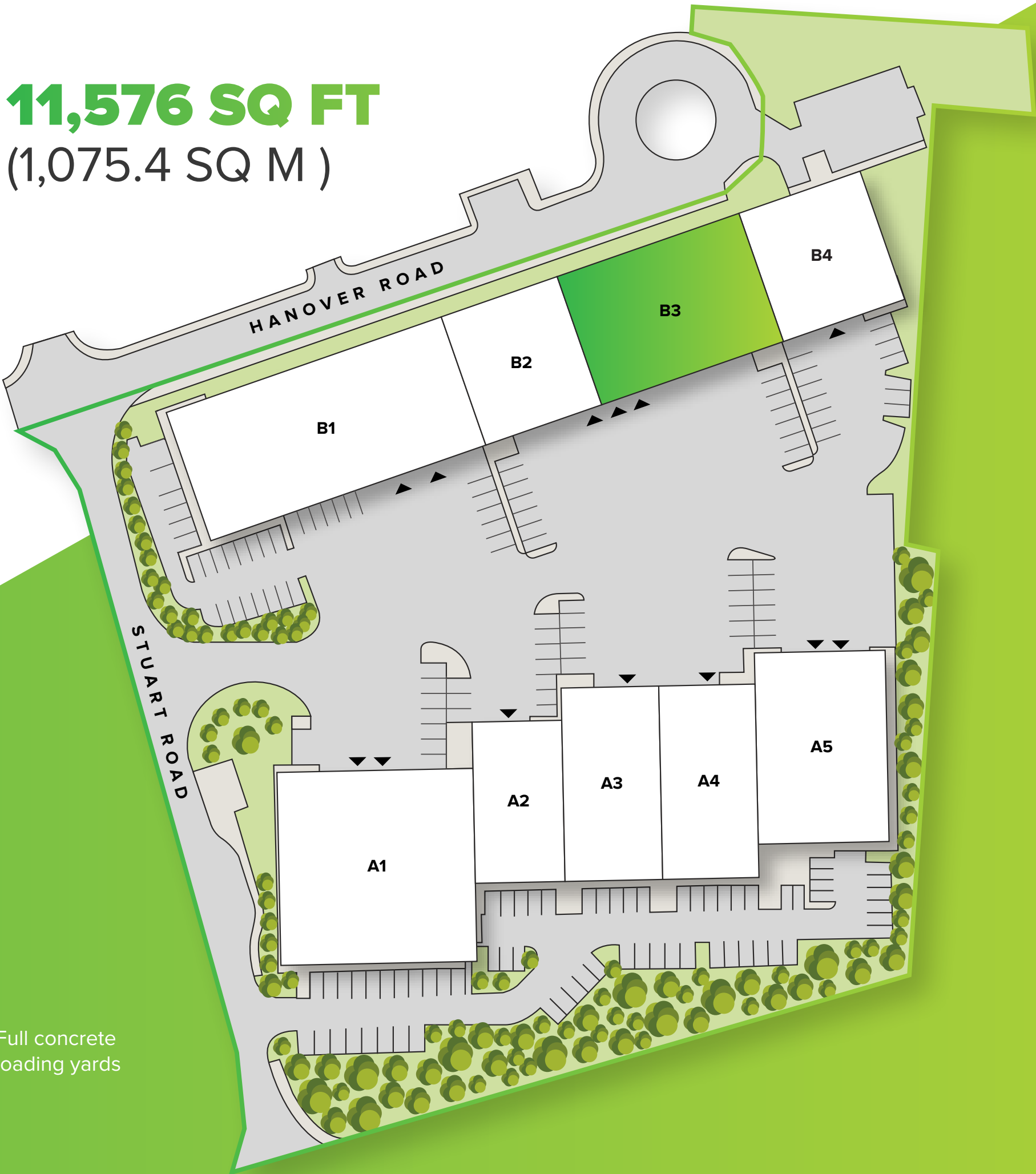
ACCOMMODATION

Unit B3 is currently available to let and has the following accommodation:

Unit B3	SQ M	SQ FT
Warehouse	764.4	8,228
Ground Floor Office	155.5	1,674
First Floor Office	155.5	1,674
Total	1,075.4	11,576



11,576 SQ FT
(1,075.4 SQ M)



Full concrete
loading yards



STUART ROAD

INDUSTRIAL ESTATE

EPC

A full EPC is available upon request.

BUSINESS RATES

Interested parties should make their own enquiries directly to the rates department at Sale and Altrincham Council.

LEGAL COSTS

Each party to bear their own legal costs.

RENT

Upon application.

CONTACT

For further information, please contact one of the joint agents.

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HOME

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