



ATLANTIC
TRADE PARK

22,806 SQ FT WAREHOUSE

**WITH ADDITIONAL
5,834 SQ FT OF MEZZANINE**
(AVAILABLE AT NO EXTRA COST)

TO LET

UNIT 6
ATLANTIC STREET
ALTRINCHAM
WA14 5DD



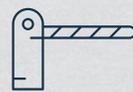
**1 ROLLER
SHUTTER DOOR**



C.6M EAVES



GATED YARD



**FIRST FLOOR OFFICE
ACCOMMODATION**

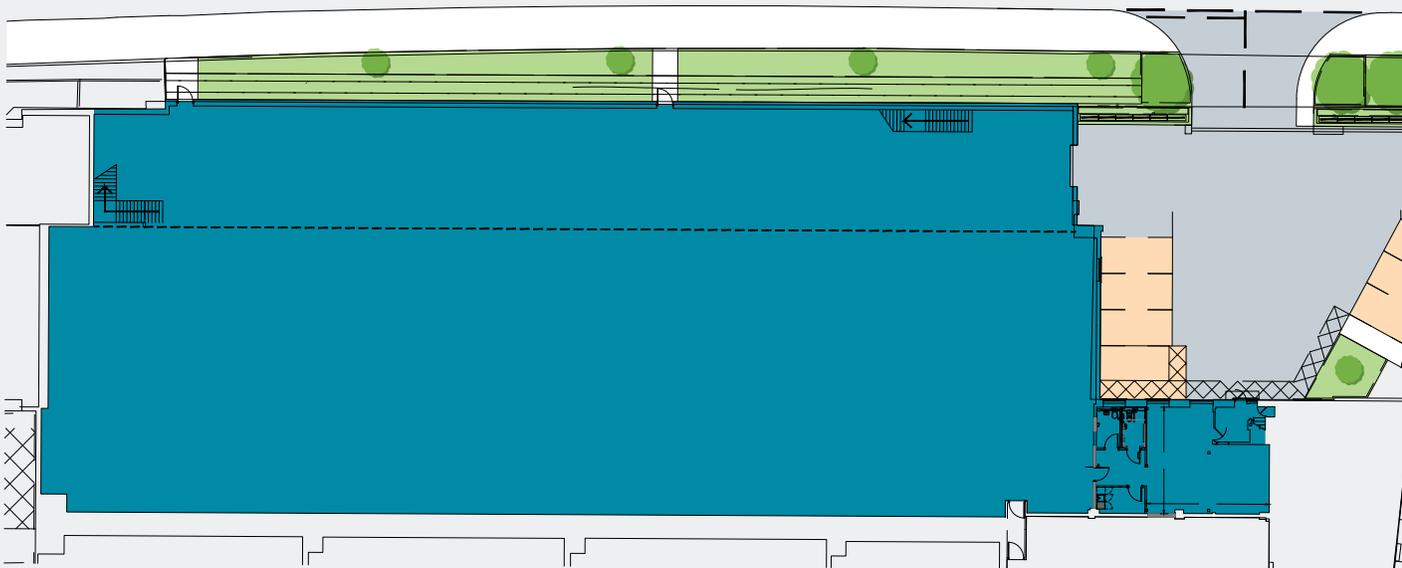


**8+
PARKING SPACES**





PROPOSED FIRST FLOOR/MAZZANINE LAYOUT



PROPOSED GROUND FLOOR PLAN



UNIT 6	SQ FT	SQ M
Ground Floor Warehouse	21,300	2,096
Ground Floor Office	570	53
Mezzanine	5,834	542
First Floor Office	936	86
TOTAL	28,640	2,777

LOCATION

Blue Chip Business Park is located on Atlantic Street, Altrincham's principle commercial location, situated to the north west of the town centre. The property benefits from excellent surrounding amenity, being situated adjacent to Altrincham Retail Park at the junction of Atlantic Street and the A56.

Atlantic Street is served by a number of public transport options including the 19, 245 and 347 bus routes. The metrolink is located a 20 walk away from the site and provides regular services to and from Manchester City centre.

DRIVETIMES

	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

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

PUBLIC TRANSPORT



Navigation Road
Metrolink
1.2 miles
5 mins



Altrincham Interchange
Train
1.5 mile
7 mins



George Richards Way
Bus Stop
2 mins
walk

 **VIEW**
GOOGLE MAPS



WHAT3WORDS
FRAME.SPEECH.LEFT



VIEWINGS

Strictly by appointment only through the joint agents.



0161 235 8998

cushmanwakefield.co.uk

LAURENCE DAVIES

07835 410942

laurence.davies@cushwake.com

JACK SULLIVAN

07824 442173

jack.a.sullivan@cushwake.com



0161 401 50 60

JOSEPH WILSHAW

07917 647 213

joseph.wilshaw@rwvcs.co.uk

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