



**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**

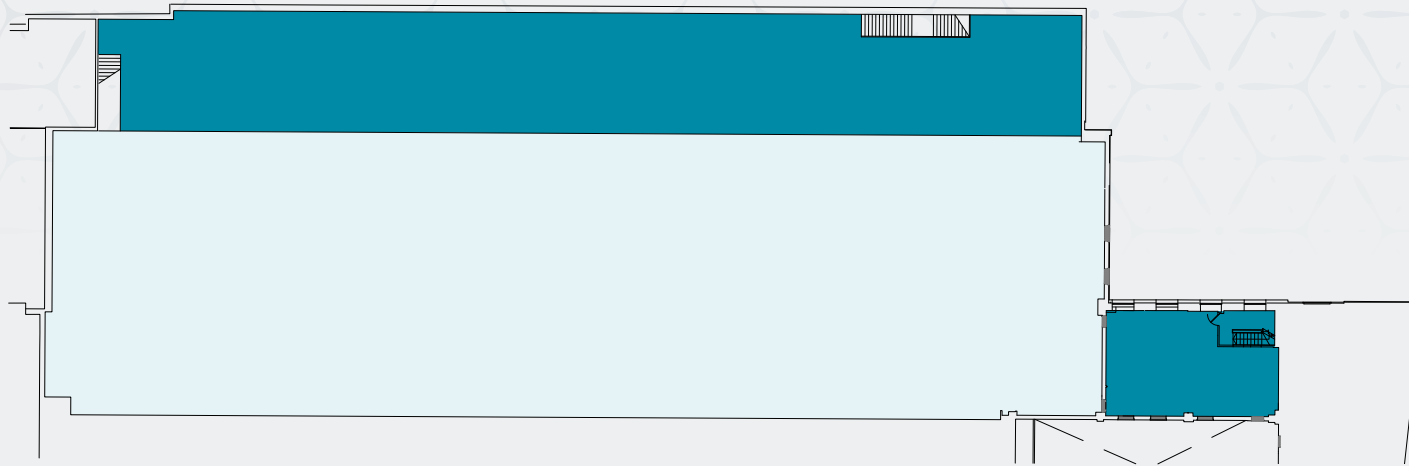
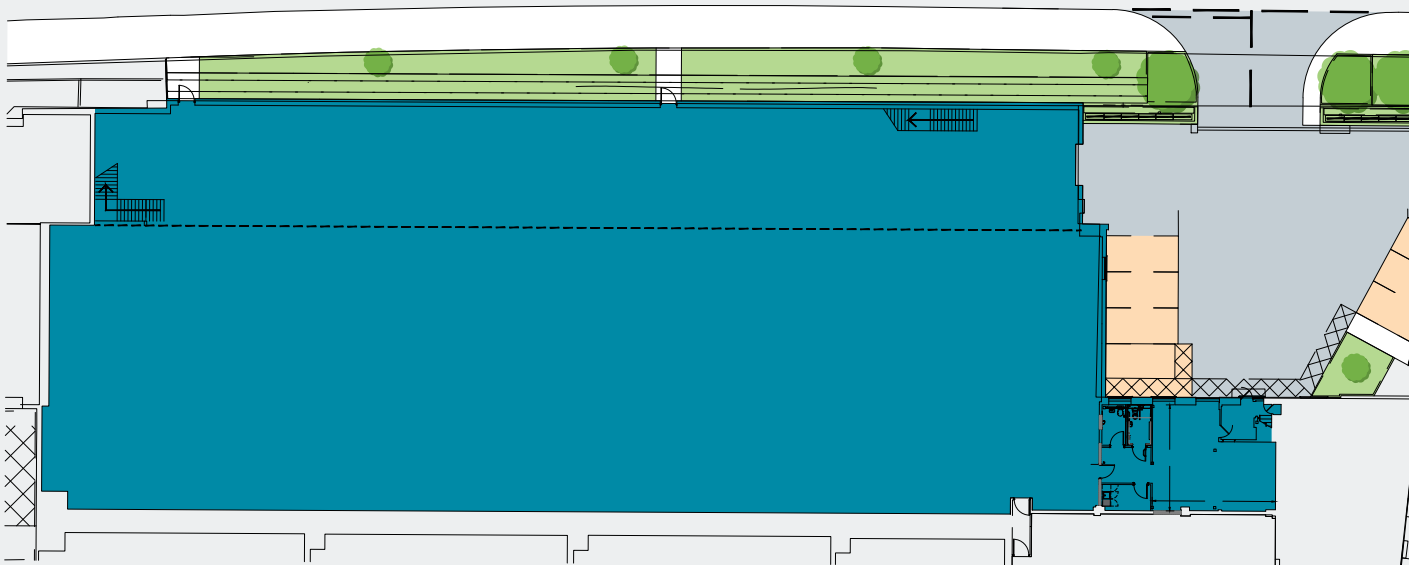


**FIRST FLOOR OFFICE  
ACCOMMODATION**



**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
<b>TOTAL</b>	<b>28,640</b>	<b>2,777</b>

## 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.



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