



ATLANTIC TRADE PARK

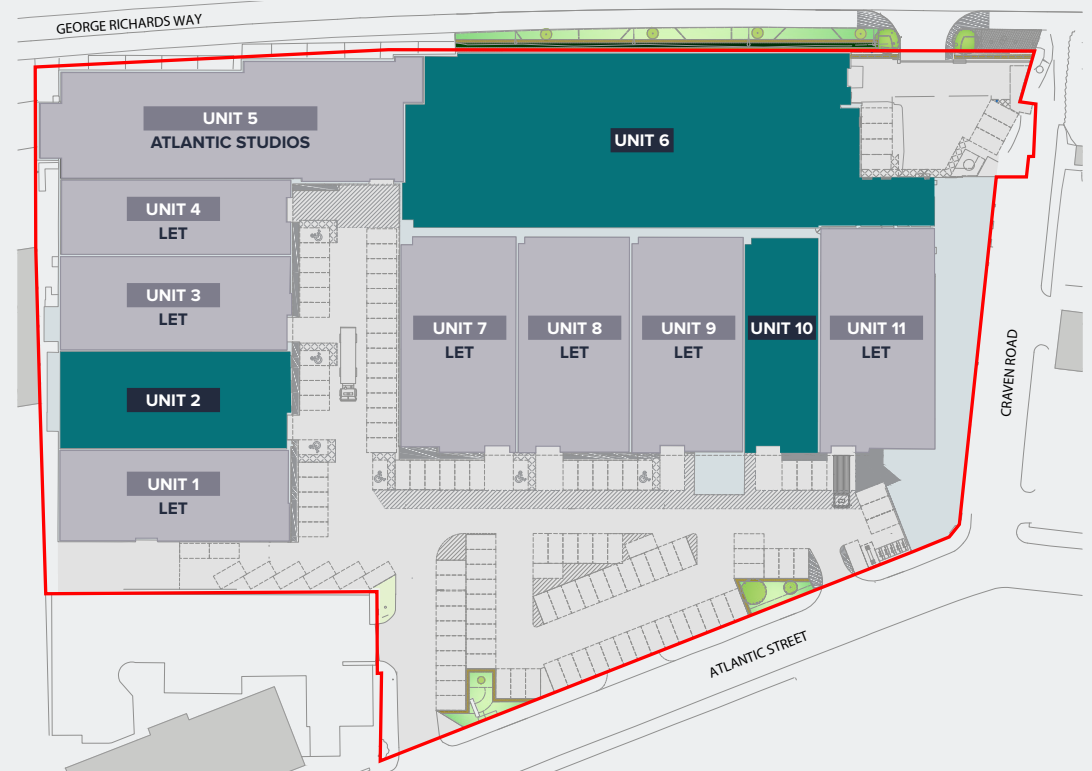
TRADE/ INDUSTRIAL UNITS

ATLANTIC STREET | ALTRINCHAM | WA14 5DD

TO LET

From
800 to 23,000 sq ft
(74.3 to 2,136.7 sq m)





DESCRIPTION

Highly prominent trade scheme with approximately 4,500 vehicle movements on Atlantic Street a day.

SPECIFICATION



Newly refurbished



8m to 12m eaves



Steel portal frame



New electric roller shutter loading doors



New LED lighting



New kitchen



Office & WCs



132 estate car parking spaces



EPC B

AVAILABILITY

| UNIT 10 | SQ FT | SQ M |
|--------------------|--------------|------------|
| Ground Floor | 4,369 | 406 |
| TOTAL | 4,369 | 406 |
| Car parking spaces | | 8 |

| UNIT 2 | SQ FT | SQ M |
|--------------------|--------------|------------|
| Ground Floor | 6,197 | 576 |
| First Floor Office | 628 | 58 |
| TOTAL | 6,825 | 634 |
| Car parking spaces | | 12 |

| UNIT 6 | SQ FT | SQ M |
|--------------------|---------------|--------------|
| Ground Floor | 22,560 | 2,096 |
| First Floor Office | 936 | 87 |
| TOTAL | 23,496 | 2,183 |
| Mezzanine | 5,834 | 542 |
| Car parking spaces | | Minimum 7 |

| ATLANTIC STUDIOS | SQ FT | SQ M |
|------------------|--------------|------------|
| Studio 1 | 845 | 79 |
| Studio 6 | 841 | 78 |
| Studio 7 | 316 | 29 |
| Studio 8 | 905 | 84 |
| TOTAL | 2,907 | 270 |



UNIT 10



UNIT 2



UNIT 10



UNIT 6



UNIT 2



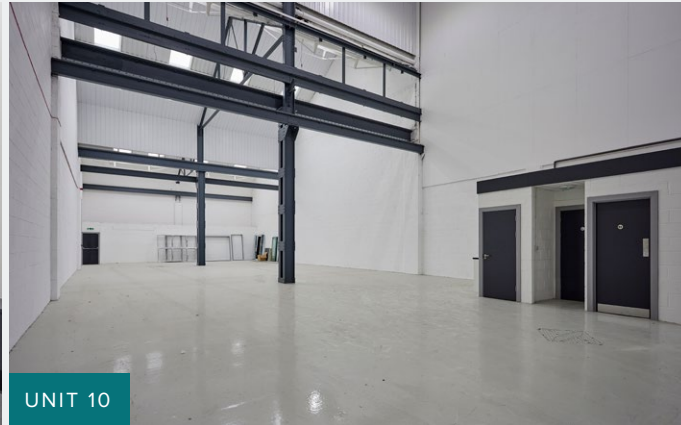
UNIT 10



UNIT 2



UNIT 10



UNIT 10



UNIT 2



UNIT 2



VIEW
GOOGLE MAPS

WHAT3WORDS
FRAME.SPEECH.LEFT

LOCATION

Atlantic Trade Park is located on Atlantic Street, Altrincham's principle commercial location, situated only 1.7 miles 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.



**M56
Junction 7**
Car
2.8 miles
7 mins



**Navigation
Road**
Metrolink
1.2 miles
5 mins



**Altrincham
Interchange**
Train
1.5 mile
7 mins



**George
Richards Way**
Bus Stop
2 mins
walk



VIEWINGS

Strictly by appointment only
through the joint agents.



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