



ATLANTIC
TRADE PARK

INDUSTRIAL & TRADE COUNTER UNITS

ATLANTIC STREET | ALTRINCHAM | WA14 5DD

TO LET

UNIT 2
6,825 SQFT (634 SQM)

UNIT 10
4,369 SQFT (405.9 SQM)

BUSINESS CENTRE
841-2644 SQFT (78.1-245.6 SQM)



LOCATION

Atlantic Trade 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.



[VIEW GOOGLE MAPS](#)

[WHAT3WORDS FRAME.SPEECH.LEFT](#)

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

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

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





AVAILABILITY

BUSINESS CENTRE

841 - 2,644 sq ft (78.1 - 245.6 sq m)

Atlantic Trade Park offers a number of small units ranging from 841 sqft to 2,644 sq ft.

Each suite has access to a shared level access door which leads into a shared corridor. The suites are then accessed through their own roller shutter and personnel door. Each suite also benefits from a small kitchen, toilet and shared car parking.

SUITE	SQ FT	SQ M
3	2,644	245.6
4	1,331	123.6
6	841	78.1

UNIT 2

6,825 sq ft (634 sq m)

The unit has recently been refurbished and benefits from electric roller shutter doors, LED Lighting and new electrical and mechanical services.

The unit also benefits from modern office accommodation and a new kitchen.

FLOOR	SQ FT	SQ M
Ground Floor	6,197	575.7
First Floor Offices	628	58.3

UNIT 10

4,369 sq ft (405.9 sq m)

The unit has recently been refurbished and benefits from electric roller shutter doors, LED Lighting and new electrical and mechanical services.

The unit also benefits from modern office accommodation and a new kitchen.

UNIT	SQ FT	SQ M
10	4,369	405.9



VIEWINGS

Strictly by appointment only through the joint agents.



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TERMS

On application.

VAT

All terms are subject to VAT.

EPC

Available upon request.

SERVICE CHARGE

Available upon request.

BUSINESS RATES

Interested parties should enquiry with the Local Authority for further information.

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