



## 2,836 sqft (263.47sqm) Industrial unit Property Highlights

- Popular Trade location
- Level loading
- Dedicated loading and parking
- Steel Portal frame construction
- To be refurbished



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## Location

Stag Industrial Estate is prominently situated on Atlantic Street, one of the main employment areas in Altrincham.

The estate sits opposite the ASDA superstore and Altrincham town centre lies within 1.5 miles to the south accessed via the A56 (Manchester Road)

Transport	Distance
Junction 7 of M60 Orbital Motorway	3 miles south
Junction 3 of M56 Motorway	3 miles east
Manchester International Airport	5 miles east
Metrolink to Manchester City Centre	25 mins travel time

Source: Google Maps

## Description

The unit is of steel portal frame construction and a eaves height of approximately 5m under a pitched metal clad roof and 10% roof lights. Below are part clad and part blockwork walls with access to 1 level access loading doors. Internally, the property benefits from office accommodation to the front as well as welfare facilities. Externally, there is a dedicated yard and loading area.

## Accommodation

Unit	Sqft	Sqm
Warehouse	2,836	263.47

## Rent

On Application

## Rateable Value

We are advised by the Valuation Office Agency that the premises are assessed for rating purposes at £20,750. Interested parties should enquire with the Local Authority for further information.

## Service Charge

On application

## EPC

On Request

## VAT

All outgoings are subject to VAT.

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