

TO LET



WAREHOUSE UNIT

682.16 SQ M (7,343 SQ FT)

Unit 8
Atlantic Street
Altrincham
WA14 5ES

- 3.5 miles from Junction 7 of M60 Motorway
- Economic rent

LOCATION

The premises are located on the south side of Atlantic Street, in a long established commercial location approximately 1.5 miles north-west of Altrincham town centre. The site is approx. 0.6 miles from Manchester Road (A56), which connects with Junction 7 of the M56, 4 miles to the south and Junction 7 of the M60, 3.5 miles north east.

DESCRIPTION

The property comprises a self contained warehouse unit, originally forming part of a larger manufacturing facility. The unit is of steel portal frame construction with brick/blockwork elevations, beneath a pitched steel sheet roof incorporating translucent roof panels. The front of unit is steel clad and there is roller shutter loading door access. The unit has an eaves height 3.6m with 5.75m to the apex.

ACCOMMODATION

The property has been measured on a gross internal basis in accordance with the RICS Property Measurement 2nd Edition the areas are as follows:

	Ft ²	M ²
Warehouse	7,343	682.16

LEASE

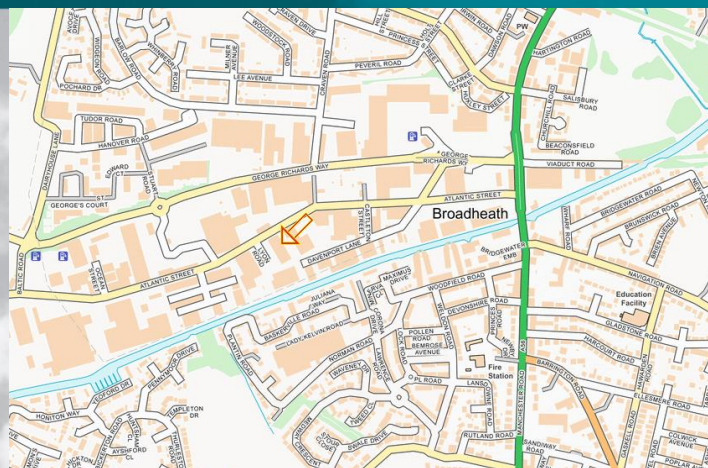
The unit is available on a new lease on effective full repairing and insuring terms for a term of years to be agreed at **£31,500 per annum exclusive**.

SERVICE CHARGE

The landlord will levy a service charge as a contribution towards the external maintenance of the units, buildings insurance and maintenance of the common parts.

BUSINESS RATES

The property has a Rateable Value of £34,750 as of April 2026. The Rates Payable are £15,012pa (2026/27) 43.2p/£.



EPC

Available on request.

VAT

Rents will be liable for VAT at the prevailing rate.

VIEWING

By appointment with the joint agents:-

WT Gunson
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