

M7 Real Estate

Broadheath

networkcentre

Atlantic Street, Altrincham WA14 5EW



Prime South
Manchester location



High quality new
build units



Level access
loading doors



Units can be combined
to suit requirements

To let

New industrial / warehouse units
from 2,080 – 36,295 sq ft

UNITS AVAILABLE IMMEDIATELY





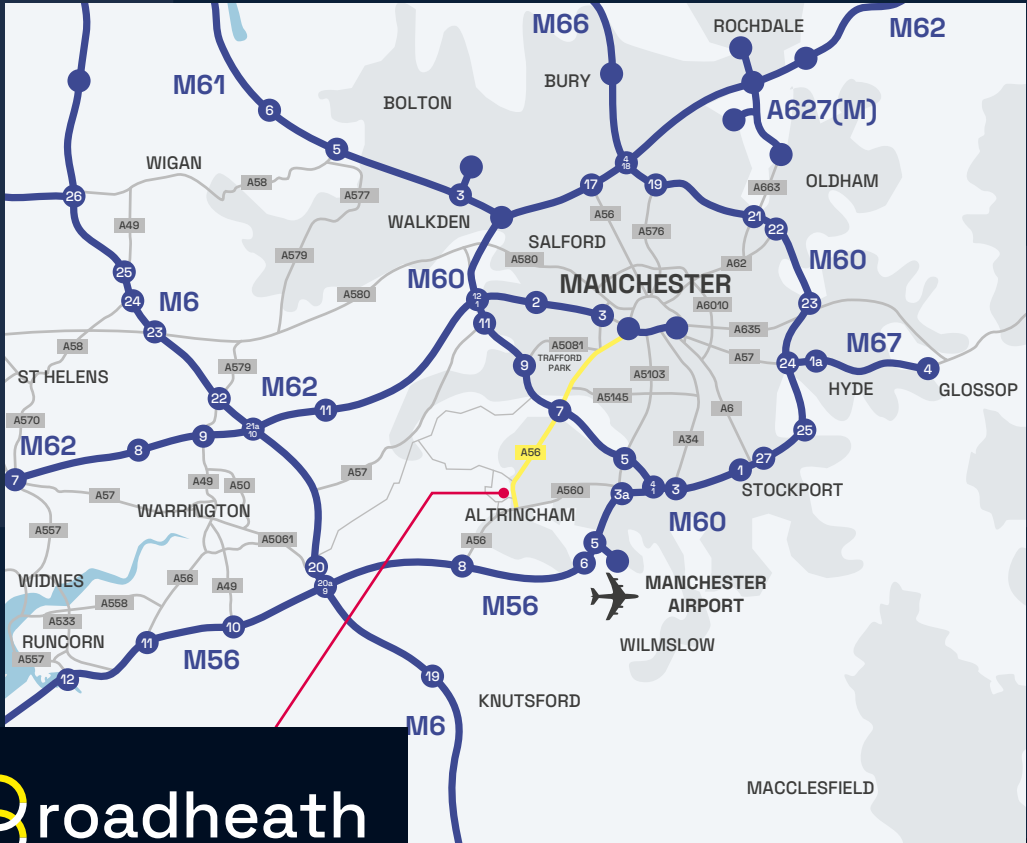
A new multi-let industrial estate comprising 206,121 sq ft high-quality accommodation

Broadheath Networkcentre is a brand new multi-let industrial estate comprising 206,121 sq ft high-quality accommodation.

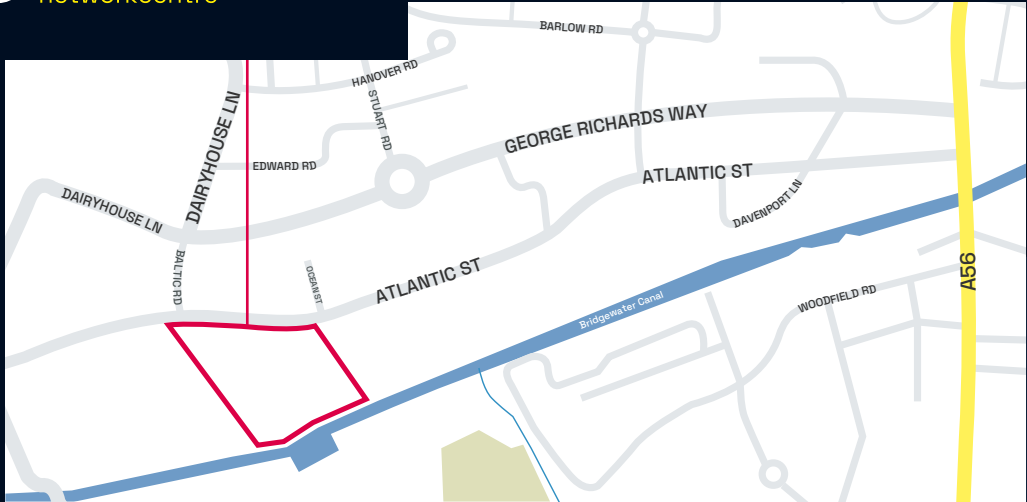
There is current availability within Blocks C and D, with sizes ranging from 2,080 – 36,295 sq ft with an option to combine units to suit requirements



Broadheath
networkcentre



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Location

Broadheath Network Centre, Altrincham is ideally situated fronting Atlantic Street offering easy access to the A56 a main arterial route between Manchester and Altrincham town centre.

This in turn offers excellent road communications through its proximity to Junction 7 of the M56 (2.5 miles to the South West) and Junction 7 of the M60 motorway (4.3 miles to the North West) which in turn connects to the national motorway network via Junction 20 of the M6.

The estate offers excellent transport links via train, bus and Metrolink making it easy for the local and regional workforce. Manchester City Centre lies only 30 minutes drive way and Altrincham town centre with a few minutes.

The surrounding estate is a thriving commercial centre and home to many local and multi national occupiers.



Established Trade Counter Location



Excellent transport communications



**J7 M56 7 mins drive
J7 M60 13 mins drive**



**Manchester Airport
15 mins drive**



Situated 8 miles south west of Manchester City Centre

Drive times

Altrincham Town Centre	1.7 miles	7 mins
J7 M56	2.8 miles	7 mins
J7 M60	3.6 miles	13 mins
Manchester Airport	5 miles	15 mins
J4 M56	4.8 miles	16 mins
Trafford Park	7.8 miles	20 mins
Manchester City Centre	8.2 miles	28 mins
Liverpool Airport	27 miles	39 mins
Liverpool City Centre	27 miles	42 mins
Chester	31 miles	44 mins



Situation

Broadheath Networkcentre is prominently situated with excellent frontage onto Atlantic Street, a highly successful, thriving and very sought after commercial location offering a mix of industrial, trade, office and retail use.

This is the principal commercial location within South West Manchester, benefitting from immediate access to the A56, linking Manchester City Centre with the M56 Motorway and also quick access to Manchester Airport.

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360 virtual
tour



Manchester City Centre

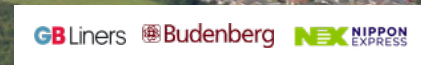
Manchester Airport ➤



A56 Manchester Rd



To Altrincham
Town Centre, ➤
J7 M56 and M6



George Richards Way

Atlantic St



Broadhead
networkcentre

Specification

The development of the estate was completed in February 2024 and features a well configured scheme with 25 units ranging from 2,080 – 36,296 sq ft, across 3 terraces, and 2 detached units. Units typically provide the following specification:

There is current availability within Blocks C and D, with sizes ranging from 2,080 – 36,295 sq ft.



Steel portal frame construction



Floor loading of 50Kn/m2



Dedicated tarmac car parking



Electric roller shutter doors



Feature metal clad elevations



Pitched insulated metal clad roofs incorporating 10% translucent roof lighting



28-40m deep concrete yard areas



Fully enclosed, secure gated Estate



Eaves height
Units A, B, G: 10.0m
Units C1-C15: 4.8m
Units D1-D5: 6.8m
Units E, F: 8.0m



BREEAM Very Good



EPC ratings of A



Electric vehicle charging



Partially glazed frontages

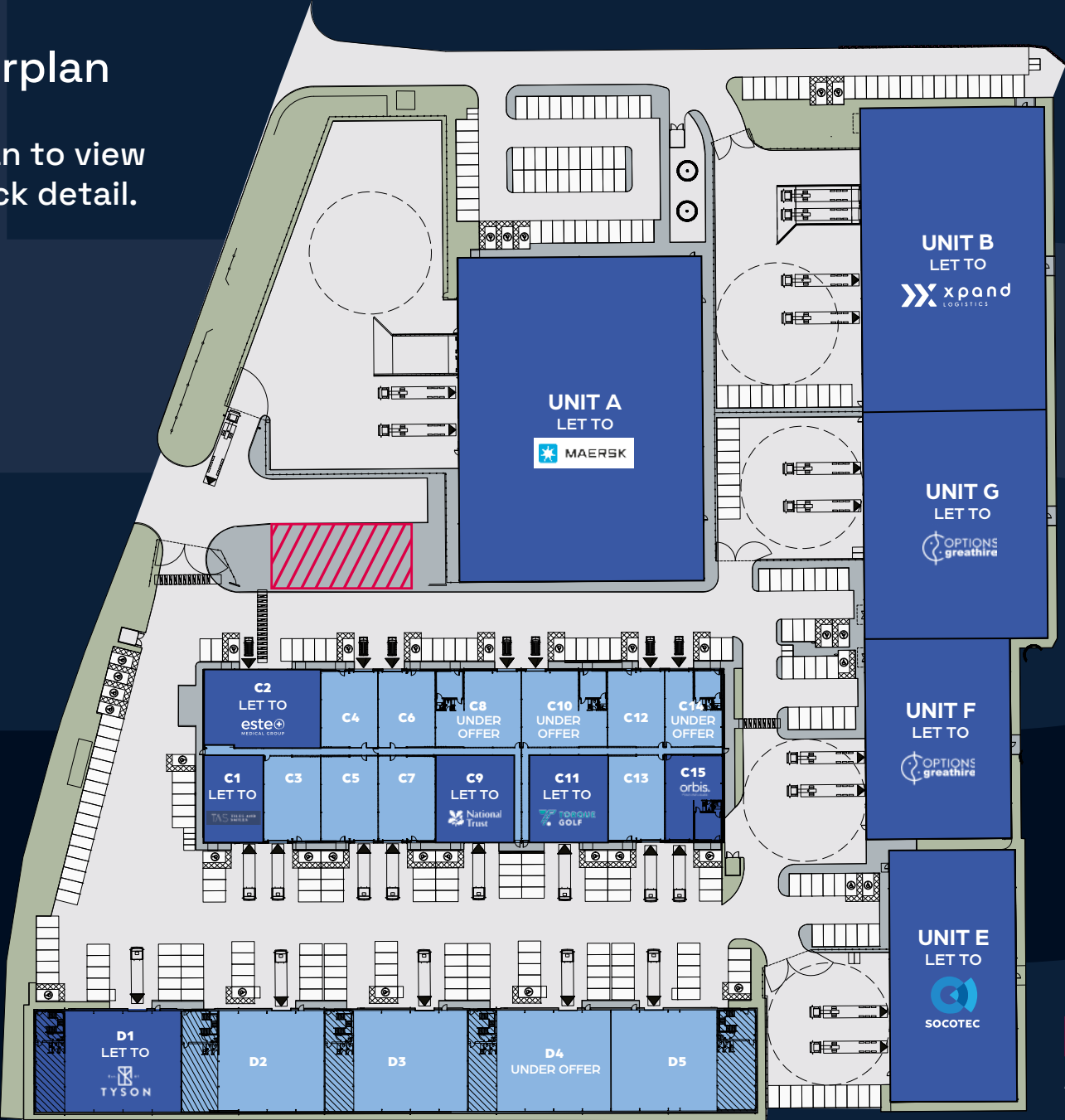


First floor office accommodation (all units except C Units)



Masterplan

Click plan to view unit block detail.



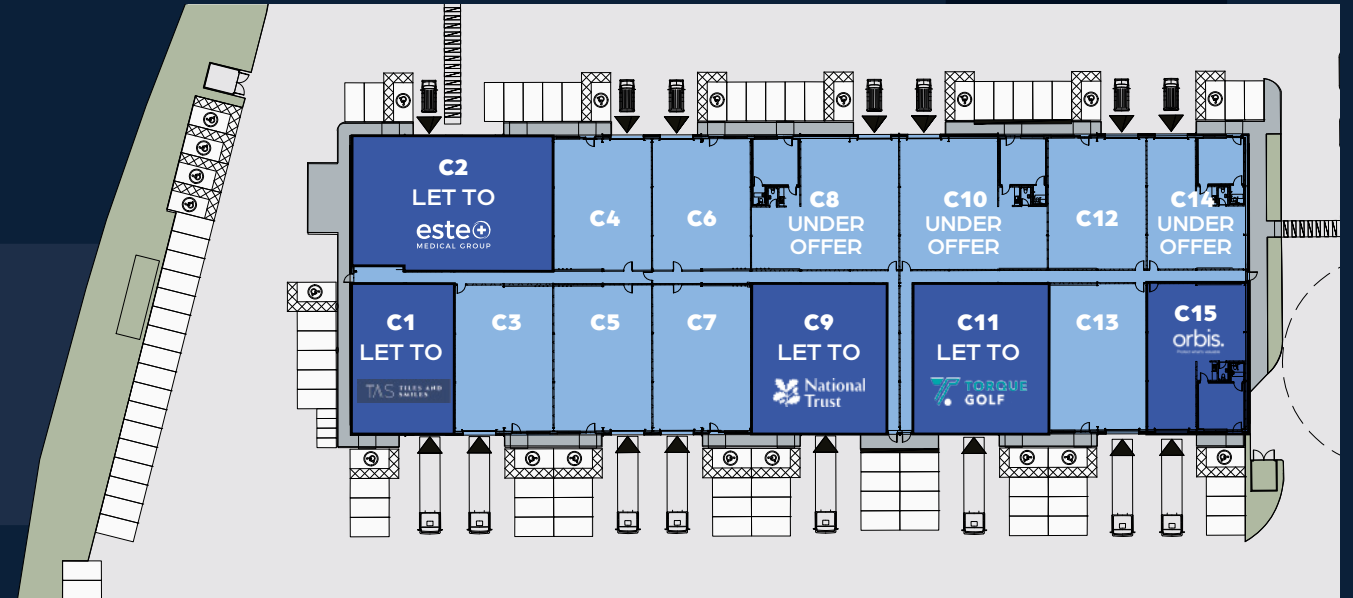
There is current availability within Blocks C and D, with sizes ranging from 2,080 sq ft - 9,472 sq ft.

Unit		Sq Ft	Sq M
A	Maersk		
B	Xpand Logistics		
C1	Tiles and Smiles Ltd		
C2	Este Medical		
C3	TO LET	2,426	225.4
C4	TO LET	2,187	203.2
C5	TO LET	2,427	225.5
C6	TO LET	2,186	203.1
C7	TO LET	2,428	225.6
C8	UNDER OFFER	3,287	305.3
C9	National Trust		
C10	UNDER OFFER	3,283	305.0
C11	Torque Golf		
C12	TO LET	2,192	203.6
C13	TO LET	2,429	225.7
C14	UNDER OFFER	2,080	193.2
C15	Orbis Security		

Unit		Sq Ft	Sq M
D1	Tyson Lighting		
D2	Warehouse	7,298	678.0
D2	First Floor Offices	1,936	179.9
D2	TOTAL TO LET	9,234	857.9
D3	Warehouse	7,301	678.3
D3	First Floor Offices	1,493	138.7
D3	TOTAL TO LET	8,794	817.0
D4	Warehouse	7,299	678.1
D4	First Floor Offices	1,496	139.0
D4	UNDER OFFER	8,795	817.1
D5	Warehouse	7,446	691.8
D5	First Floor Offices	2,026	188.2
D5	TOTAL TO LET	9,472	880.0
E	Socotec		
F	Options Greathire		
G	Options Greathire		

Area not included in title

Units C1 - 15



For Indicative Purposes Only



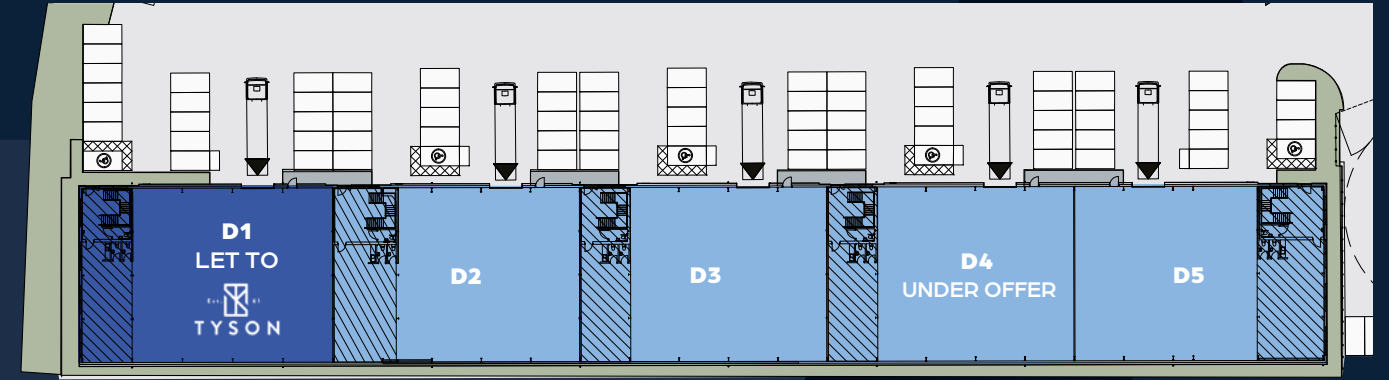
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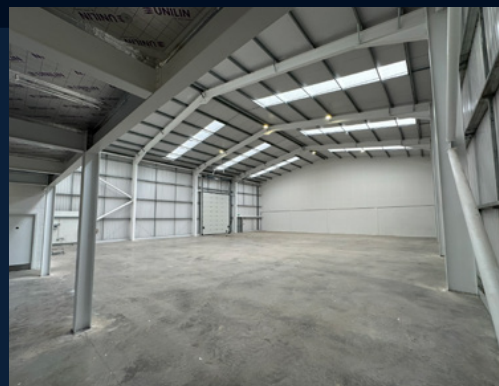
Trade / Industrial Units 2,077 - 4,200 sq ft

- High quality specification
- Amenity space provided
- Level access loading doors
- High quantity of parking for each unit
- Steel portal frame
- Overflow parking available
- Three phase power
- LED lighting
- Insulated cladding
- EPC A
- Units can combined
- Shell and fitted options available

Units D1-5



For Indicative Purposes Only



Availability

Unit		Sq Ft	Sq M
D1	Tyson Lighting		
D2	Warehouse	7,298	678.0
	First Floor Offices	1,936	179.9
	TOTAL TO LET	9,234	857.9
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	First Floor Offices	2,026	188.2
	TOTAL TO LET	9,472	880.0

Trade / Industrial Units 8,794 - 9,472 sq ft

- New Build Warehouse / Trade Units
- Warehouse and office WCS available
- 7.5m to eaves
- Electric roller shutter door and pedestrian access
- EV charge points to each unit
- 10% Roof lights
- Three phase power
- Insulated cladding
- EPC A
- First floor office accommodation, including additional kitchenette area
- LED lighting throughout offices and warehouse

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Units C1 - 15

Units D1 - 5



M7 Real Estate

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Broadheath networkcentre

Altrincham WA14 5EW

Terms

Units are available To Let for a term of years to be agreed.

EPC

The units have an EPC rating A.

VAT

Vat will be applicable on any transaction.

Legal Fees

Each party will be respible for their own legal fees on any transcation.

Further Information

For viewings or further information contact the agents:

Jonathan Williams

07870 183 405

jonathan.williams@savills.com

Anthony Mellor

07794 757 939

anthony@b8re.com

Will Kenyon

07802 869 279

will@b8re.com

