

**UNIT
5-7**

Century Park, Pacific Road, Altrincham, WA14 5BJ

B8

0161 375 6000
www.b8re.com

TO LET

14,074 SQ FT (1,308 SQ M)



UNDERGOING EXTENSIVE REFURBISHMENT

LOCATION

The unit is situated within the established industrial area of Broadheath and can be accessed off Atlantic Street, forming part of Century Park.

Altrincham town center is approximately 1 mile away and Manchester city center is approximately 8 miles north.

The unit is easily accessible to Manchester Airport with motorway links to Junction 7 of the M56 and Junction 19 of the M6 motorway all close in distance.

DESCRIPTION

End terrace modern unit benefitting from the following specification:-

- Steel portal frame construction
- 2no. level loading doors
- LED lighting throughout the warehouse
- 5.85m eaves height
- 3 phase electricity
- Two storey partitioned offices.
- Kitchen / Canteen area
- 25 allocated car parking spaces
- Mezzanine floor in the warehouse (can be removed)

ACCOMMODATION

We have measured the property in accordance with RICS Property Measurement 2nd Edition and calculate the property to extend to the following Cross Internal Area as defined by The Code of Measuring Practice 6th Edition:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	883.31	9,508
GROUND FLOOR OFFICES / WELFARE	217.85	2,345
FIRST FLOOR OFFICES	206.33	2,221
TOTAL	1,307.49	14,074





WA14 5BJ

RENT

Available upon request

TENURE

Available on a leasehold basis

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information please contact:-

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