

# ATLANTIC TRADE PARK

## TRADE/ INDUSTRIAL UNITS

ATLANTIC STREET | ALTRINCHAM | WA14 5DD

# TO LET

FROM  
**841 TO 23,496 SQ FT**  
(78 TO 2,183 SQ M)





## DESCRIPTION

Highly prominent trade scheme with approximately 4,500 vehicle movements on Atlantic Street a day.

## SPECIFICATION



Newly refurbished



8m to 12m eaves



Steel portal frame



New electric roller shutter loading doors



New LED lighting



New kitchen



Office & WCs



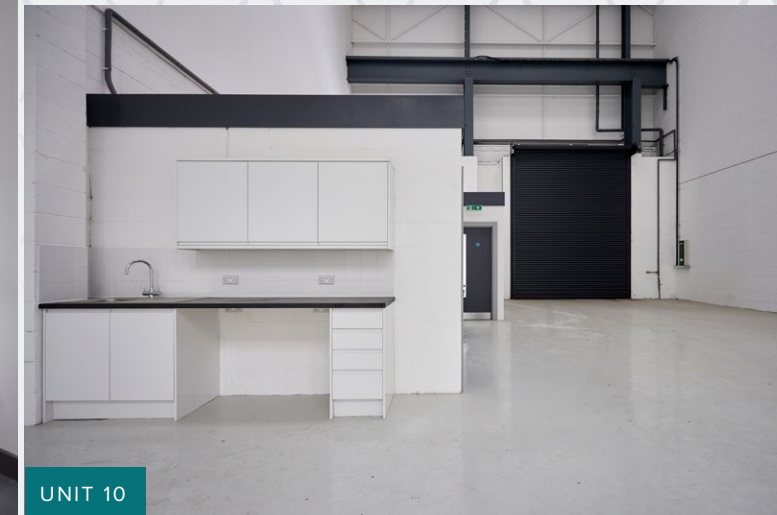
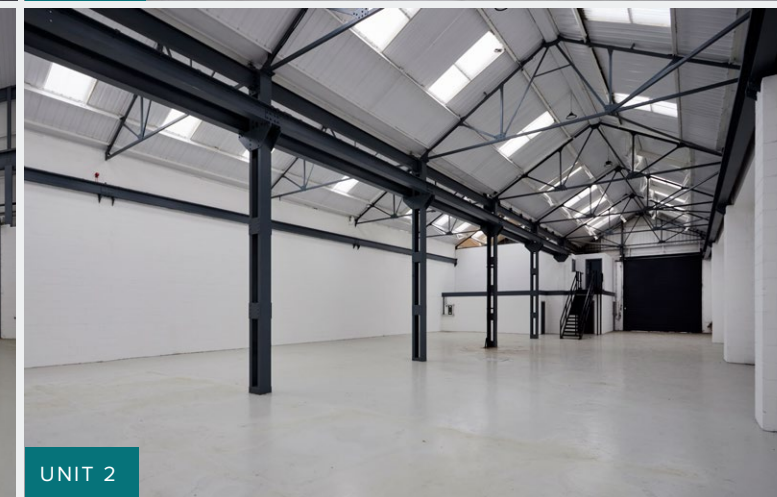
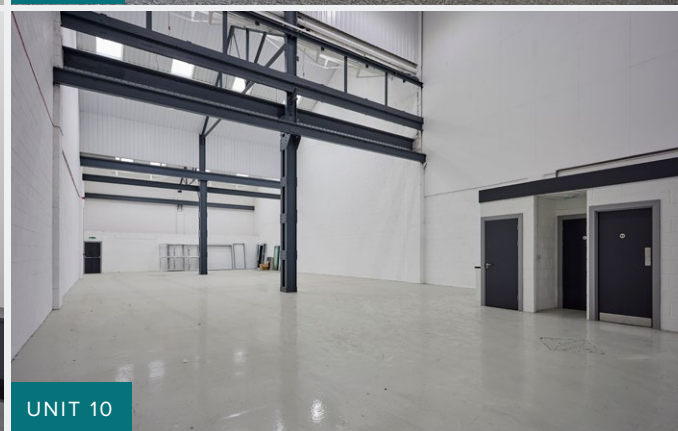
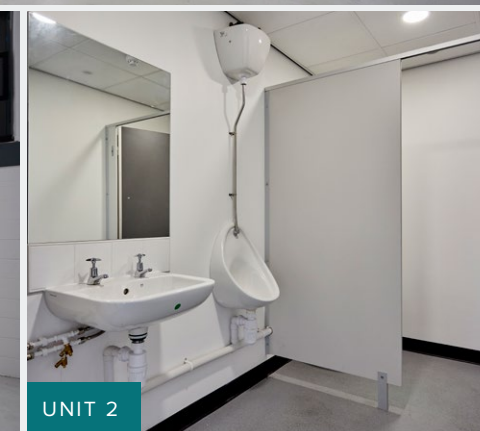
132 estate car parking spaces



EPC B

## AVAILABILITY

| UNIT 2             | SQ FT        | SQ M       | UNIT 5 ATLANTIC STUDIOS | SQ FT        | SQ M       | UNIT 6 - U/O       | SQ FT         | SQ M         | UNIT 8             | SQ FT        | SQ M         | UNIT 10 - U/O      | SQ FT        | SQ M       |
|--------------------|--------------|------------|-------------------------|--------------|------------|--------------------|---------------|--------------|--------------------|--------------|--------------|--------------------|--------------|------------|
| Ground Floor       | 6,197        | 576        | Studio 1                | 845          | 79         | Ground Floor       | 22,560        | 2,096        | Ground Floor       | 6,659        | 618.6        | Ground Floor       | 4,369        | 406        |
| First Floor Office | 628          | 58         | Studio 6                | 841          | 78         | First Floor Office | 936           | 87           | First Floor Office | 643          | 59.7         | <b>TOTAL</b>       | <b>4,369</b> | <b>406</b> |
| <b>TOTAL</b>       | <b>6,825</b> | <b>634</b> | Studio 7                | 316          | 29         | <b>TOTAL</b>       | <b>23,496</b> | <b>2,183</b> | <b>TOTAL</b>       | <b>7,302</b> | <b>678.3</b> | Car parking spaces |              | 8          |
| Car parking spaces |              | 12         | Studio 8                | 905          | 84         | Mezzanine          | 5,834         | 542          | Car parking spaces |              | 13           |                    |              |            |
|                    |              |            | <b>TOTAL</b>            | <b>2,907</b> | <b>270</b> | Car parking spaces |               | Minimum 7    |                    |              |              |                    |              |            |





VIEW  
GOOGLE MAPS



WHAT3WORDS  
FRAME.SPEECH.LEFT

## LOCATION

Atlantic Trade Park is located on Atlantic Street, Altrincham's principle commercial location, situated only 1.7 miles 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.



**M56**  
Junction 7  
Car  
2.8 miles  
7 mins



**Navigation**  
Road  
Metrolink  
1.2 miles  
5 mins



**Altrincham**  
Interchange  
Train  
1.5 mile  
7 mins



**George**  
Richards Way  
Bus Stop  
2 mins  
walk



## VIEWINGS

Strictly by appointment only  
through the joint agents.



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