

ALTITUDE
ALTRINCHAM CHESHIRE

GEORGE RICHARDS WAY, ALTRINCHAM WA14 5ZR

TO LET

High quality industrial /
logistics warehouse

91,489 Sq Ft
(8,499 Sq M)

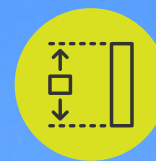
/ READY FOR IMMEDIATE OCCUPATION
/ **NEWLY REFURBISHED**



/ALTITUDE COMPRISES
A HIGH QUALITY
WAREHOUSE FACILITY
IN A PRIME SOUTH
MANCHESTER
LOCATION.



5 dock level
loading and **2 level**
access doors



10m eaves
height



Newly
refurbished
office space



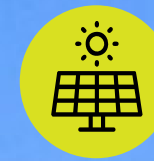
Dedicated car
parking with **4 EV**
charging spaces



52 metre
yard depth



EPC A
rating



PV array
on the roof



Self contained,
fully **secure**
gated entrance



500 kVA of
power



50KNM/2
Floor loading



LED lighting
throughout



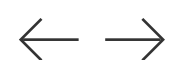
Shower
facilities



EV charging



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/ ACCOMMODATION

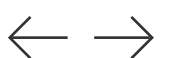
Warehouse	82,740 sq ft	7,687 sq m
Office	6,189 sq ft	575 sq m
Ancillary	2,560 sq ft	238 sq m
TOTAL	91,489 SQ FT	8,499 SQ M



/ GALLERY



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/LOCATION

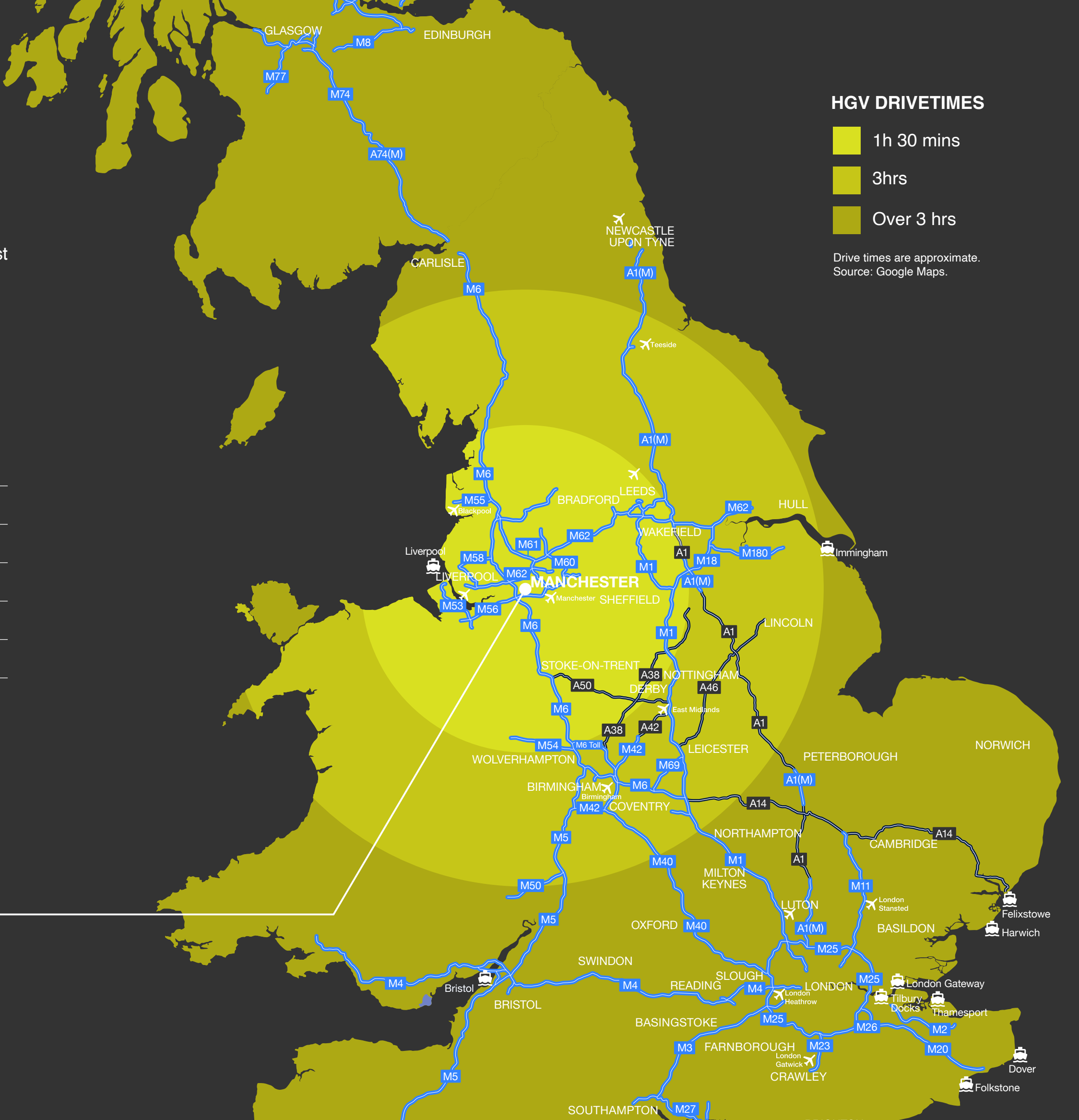
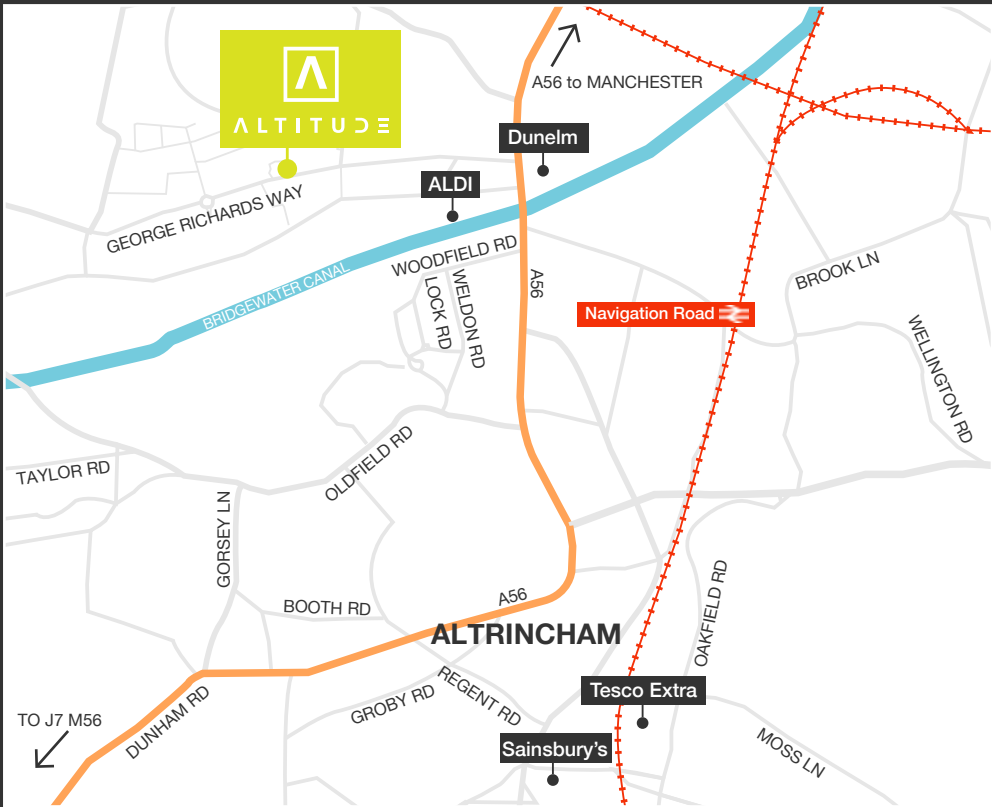
Altitude is located off George Richards Way in Broadheath, one of the main employment areas in Altrincham.

The property is positioned in a strategic location being 8 miles South West of Manchester city centre and just a few miles from Junction 7 of the M56 motorway, providing access via the new A556 link road onto Junction 19 of the M6 motorway.



DRIVE TIMES

Navigation Road Tram Stop	5 mins	1 mile
J7, M60	11 mins	3.4 miles
J7, M56	9 mins	3.4 miles
J19, M6	14 mins	7.8 miles
Manchester City Centre	24 mins	7.4 miles
Manchester Airport	22 mins	6 miles



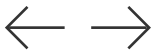
HGV DRIVETIMES

- 1h 30 mins
- 3hrs
- Over 3 hrs

Drive times are approximate.
Source: Google Maps.



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/ FURTHER INFORMATION

TERMS

The property is available by way of a new lease.

VAT

All rent and prices quoted are exclusive of, but liable to VAT.

EPC

EPC A. Further information available on request.

BUSINESS RATES

We recommend any interested parties make their own enquiries with the local borough council.

VIEWINGS

Strictly by appointment with joint agents.

B8

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Designed by:
Elaze
Marketing
0161 387 7252



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