



## Atlantic Business Centre, Atlantic Street, Altrincham, Manchester, WA14 5NQ

Large multi use commercial premises available with flexible terms

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	3,520 sq ft / 327.02 sq m
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	E (124)

### Key Points

- High ceilings
- Secure premises
- Flexible lease terms
- Open plan layout
- Office attachment
- Suitable for storage/workshop/office

Description

Atlantic Business Centre in Altrincham provides a range of space to rent, including offices, workshops, industrial units and storage units. It also provides several support services such as meeting rooms, mailboxes and virtual offices.

Location

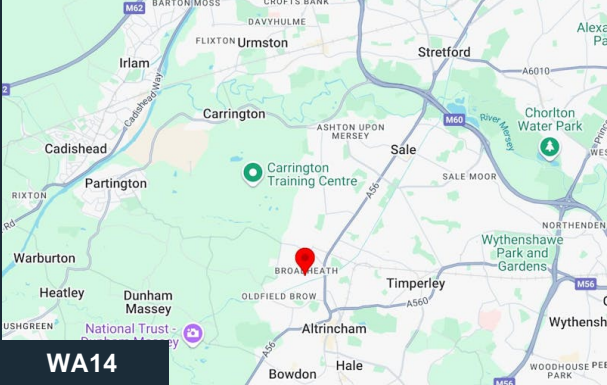
The Centre is located in the area of Broadheath, close to the retail area, with Aldi, B&Q, McDonalds and Pizza Hut amongst the shops nearby. With a WA14 postcode, it's well placed to the north of Altrincham town centre.

- Road: close to the A56, linking up with the M60 to the north and the M56 to the south.
- Rail: closest stations are Navigation Road (rail and tram) 0.7 miles away and Altrincham, 0.9 miles away.
- Bus: bus 263 stops nearby.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Warehouse/Storage	3,520	327.02
Total		3,520	327.02



Viewing & Further Information



**Steven Gifford-Dixon**  
07779 263 914  
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# Energy performance certificate (EPC)

Atlantic Business Centre  
Atlantic Street  
ALTRINCHAM  
WA14 5NQ

Energy rating

**E**

Valid until:

**5 August 2034**

Certificate  
number:

**3536-6013-0570-3491-5771**

Property type

Offices and Workshop Businesses

Total floor area

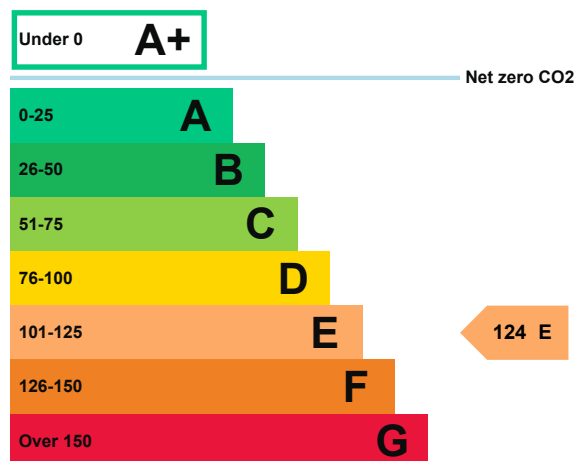
6,538 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**13 A**

If typical of the existing stock

**53 C**

# Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	28.71
Primary energy use (kWh/m2 per year)	204

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4123-5873-9707-0029-1147\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you’re unhappy about your property’s energy assessment or certificate, you can complain to the assessor who created it.

Assessor’s name	Joseph Lund
Telephone	01865 865 403
Email	<a href="mailto:joe@carbonprofile.co.uk">joe@carbonprofile.co.uk</a>

### Contacting the accreditation scheme

If you’re still unhappy after contacting the assessor, you should contact the assessor’s accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor’s ID	EES/024073
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Carbon Profile
Employer address	Exchange House 314 Midsummer Blvd Milton Keynes MK9 2UB
Assessor’s declaration	The assessor is not related to the owner of the property.
Date of assessment	24 August 2022
Date of certificate	6 August 2024