

TO LET UNIT B4

MODERN INDUSTRIAL / WAREHOUSE ACCOMMODATION

8,067 SQ FT
(749.42 SQ M)

- > 7.5m eaves height
- > 1 level access loading door
- > Large dedicated rear yard
- > First Floor office accommodation
- > 29 car parking spaces
- > 4 EV charging spaces



STUART ROAD
INDUSTRIAL ESTATE

ALTRINCHAM WA14 5GJ



UNIT B4

AVAILABLE NOW
FULLY REFURBISHED



STUART ROAD

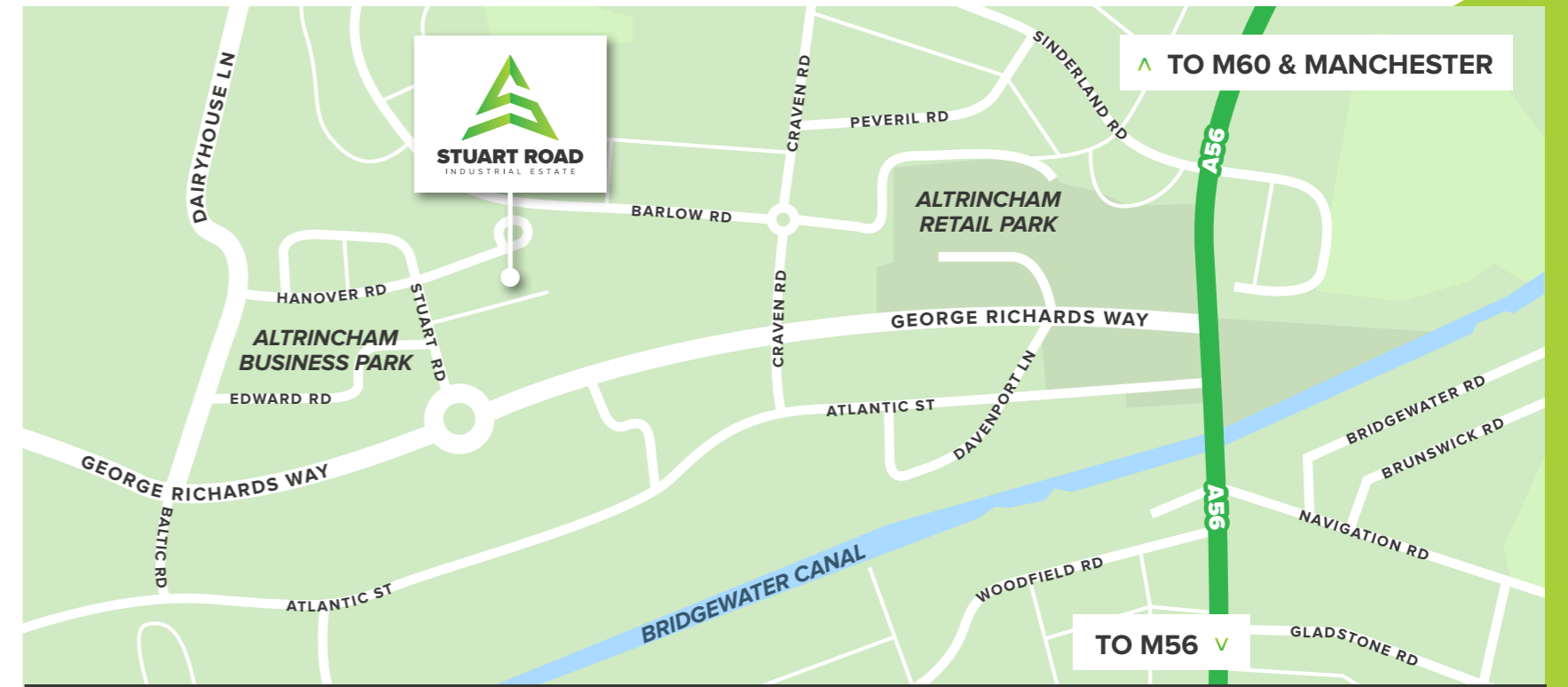
INDUSTRIAL ESTATE

LOCATION

Altrincham is an affluent South Manchester town situated within the Metropolitan Borough of Trafford. Altrincham has a resident population of 40,000 and a catchment of 411,000 people living within a 6.2 miles radius and 1.8 million people living within a 12 miles radius. The town is situated 8 miles south west of Manchester city centre, 189 miles northwest of London and 76 miles north of Birmingham.

The town enjoys excellent road communications through its proximity to Junction 8 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 connects to the national motorway network via Junction 20 of the M6 (8 miles to the south west).

The town has a thriving commercial centre and excellent transport links being the terminus of the Metrolink Light Rapid Transport System linking to Manchester City Centre (30 mins). Manchester Airport, which is the largest airport in the UK outside London, is only 5.3 miles to the south east.



SITUATION

Stuart Road Industrial Estate is located within Altrincham Business Park to the north west of the town centre, in the Broadheath area. The primary access to the estate is via George Richards Way which links directly with the A56, Manchester Road. Altrincham Business Park is part of an established industrial, office and retail warehouse area concentrated along George Richards Way in Broadheath. Other occupiers on neighbouring schemes include Plumbase, Howden Joinery, Bizspace, PTS, Crown Decorator Centre, B&Q, Staples, MFI, Homebase, Cotton Traders and Travis Perkins.



HOME

LOCATION

AERIAL

DESCRIPTION

ACCOMMODATION

FURTHER INFO



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[HOME](#)

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STUART ROAD

INDUSTRIAL ESTATE

DESCRIPTION

The units were developed in the early 2000s and comprise two terraced modern warehouse units with high quality integrated office accommodation. The units are of steel portal frame construction with insulated metal profile roofs and part cavity brick / part steel frame cladding. The site has barrier entry points and has full security with additional CCTV.



SPECIFICATION

The units have the following specification:



7.5m - 8m Eaves



Full height drive in loading door



Internal Sodium lighting / External security lighting



Designated parking and vehicle turning areas



Security fencing



Full concrete loading yards



Ancillary offices to part ground and part first floor fitted to a modern specification including suspended ceilings, carpet tiles, perimeter trunking and aluminium double glazing.

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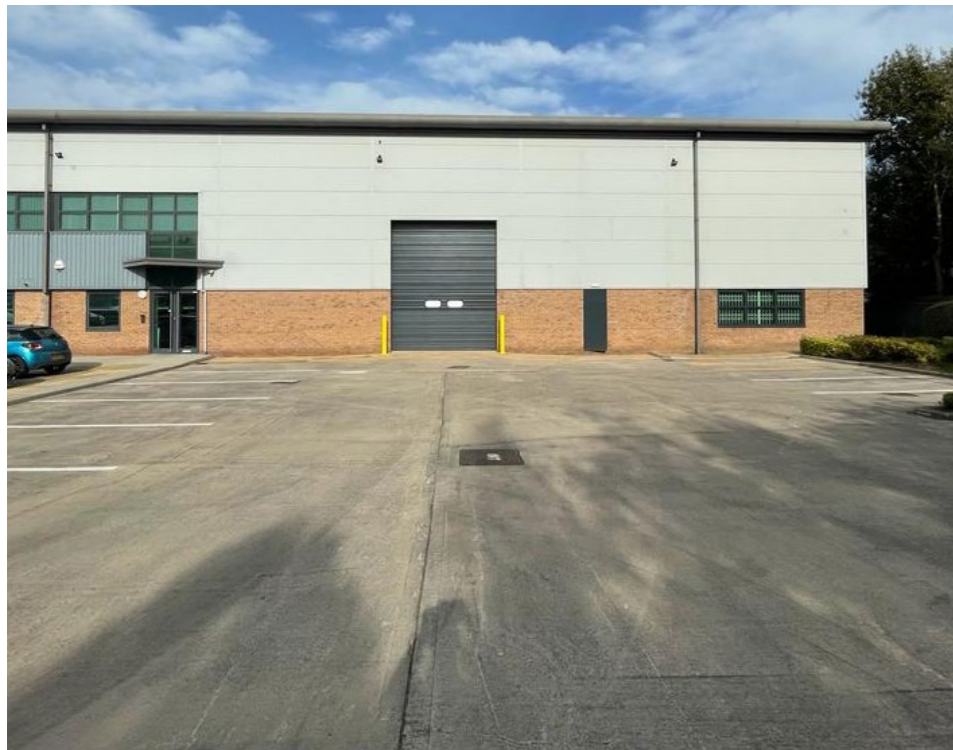
ACCOMMODATION

Unit B4 is currently available to let and has the following accommodation:

Unit B4	SQ M	SQ FT
Ground Floor (Warehouse/Office)	607.47	6,539
First Floor (Office)	141.95	1,528
Total	749.42	8,067

SITE

The site provides an area of approximately **5.73 acres (2.32 hectares)** which represents a site cover of approximately 37%.



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EPC

The unit has the following EPC rating:

Unit B4: C(56)

A full EPC report can be made available on request.

BUSINESS RATES

Interested parties should make their own enquiries directly to the rates department at Sale and Altrincham Council.

CONTACT

For further information, please contact one of the joint agents.

Mark Sillitoe
ms@willsill.co.uk

Paul Cook
paul.j.cook@cbre.com

Harry Parker
hp@willsill.co.uk

Henry Farr
Henry.Farr@cbre.com

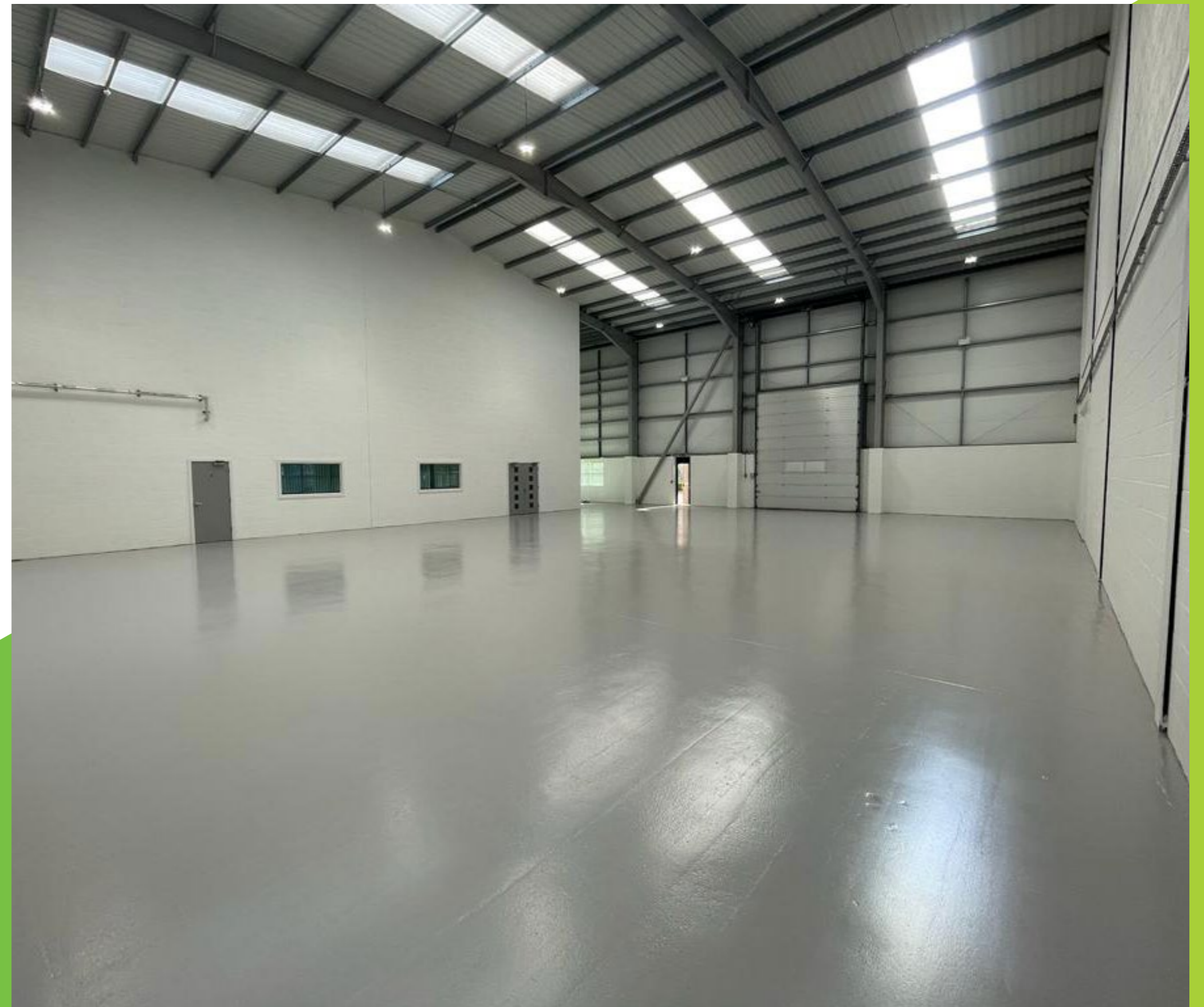


LEGAL COSTS

Each party to bear their own legal costs.

RENT

Upon application.



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