



15,495 Sq Ft (1,439.49 Sq M)

- Self contained site
- 5m eaves
- 2 full height loading doors
- 19 parking spaces
- 2 Storey Offices
- Modern Extension

# 15,495 Sq Ft (1,439.49 Sq M)

## Location

The property is located on Atlantic Street in Altrincham, one of the key industrial areas in Altrincham. The area is home to trade, warehousing and plant hire occupiers including JCB, Maersk, Screwfix, City Electrical Factors, Plumbase and Clifton Trade Bathrooms.

The A56 / Manchester Road is 1 mile to the east of the property, which leads directly into Manchester City Centre, located 7 miles to the North. Atlantic Street is also well connected to the M56 with J7 7 miles to the south, leading onto the M6 which provides access to the M6 both north and southbound. The M60 orbital motorway is accessed via the A56 and provides easy access to the wider Northern motorway network.

## Description

Arctic House is a prominent Industrial / Warehouse facility on the busy Atlantic Street in Broadheath, Altrincham. The property is of a steel portal frame construction with insulated steel cladding. The property was recently extended to provide a further 7,300 sqft of good quality, modern accommodation with 2 full height loading doors, 5m eaves and two storey offices.

Externally, the site is self contained with a secure yard and 19 parking spaces.

## Terms

The premises are immediately available by way of a new full repairing and insuring lease. A sale of the property will also be considered.

## VAT

All figures are quoted exclusive of VAT at the prevailing rate.

## Rateable Value

The Rateable Value for the property is £xxxx and the current Rates Payable for the property are £xxxx

## EPC Rating

EPC Available upon request



## Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

## Legal Costs

Each party to bear their own legal costs in the transaction.

## Further Information

For further information please contact the sole agents CPP Jack Sullivan  
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