

# FULLY REFURBISHED TRADE COUNTER / WAREHOUSE INDUSTRIAL UNIT TO LET



Stag Industrial Estate, Atlantic Street,  
Altrincham, WA14 5DW  
2,836 sq ft (263.47 sq m)



# PROPERTY SUMMARY

The building benefits from the following specification:

- Detached warehouse / trade counter units
- Popular trade location
- Steel portal frame construction
- Level loading
- On Site CCTV
- LED lighting
- External loading areas
- Dedicated parking



# LOCATION

Stag Industrial Estate is prominently situated on Atlantic Street, one of the main employment areas in Altrincham.

The estate sits opposite the ASDA Superstore and Altrincham Town Centre lies within 1.5 miles to the south reached via the A56 (Manchester Road).

# DESCRIPTION

The unit is of steel portal frame construction and an eaves height of c.5 meters under a pitched metal clad roof, which incorporates approximately 10% roof lights. Below are part clad and part blockwork walls to 2 meters with access to unit via 1 level loading door.

# ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and extends to the following gross internal floor areas:

	SQ FT	SQ M
Unit 4B	2,836	263.47



## TERMS

Available via way of a new full repairing and insuring lease. Further details available upon request.

## BUSINESS RATES

We recommend that interested parties contact the Local Authority for confirmation of the rates payable.

## EPC

The Energy Performance Certificate is available on request.

## VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.

## VIEWING / FURTHER INFORMATION

Strictly by appointment with joint agents Knight Frank and Cushman & Wakefield.



# Contact



For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

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## Anti-Money Laundering

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Date of Details: January 2025

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