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# MODERN SELF-CONTAINED INDUSTRIAL UNIT FOR SALE

7a & 7b Lyon Industrial Estate, Atlantic Street, Broadheath, Altrincham, WA14 5EQ



25,748 sq ft  
2,392 sq m



# 7a & 7b

Lyon Industrial Estate,  
Atlantic Street,  
Broadheath  
Altrincham,  
WA14 5EQ

- Self contained
- 5.7m eaves
- Ground floor offices
- Mezzanine storage area
- 1 electric roller shutter door
- Dedicated car parking
- Close access to both the M60 (J7) and M56 (J3) motorways



# Property Overview:



## Description

The unit is of steel portal frame construction and has an eaves height of 5.7 meters under a pitched metal clad roof with part clad and part brickwork walls. Access to the unit is via one level access loading door and 2 personnel doors including a dedicated entrance to the office.

## Location

The unit is situated in one of South Manchester's busiest commercial hubs, surrounded by national retailers, trade counters, and logistics companies. It provides occupiers with excellent visibility and convenience due to its close proximity to Atlantic Street, Altrincham Retail Park, and the A560.

## Accommodation

Name	Sq ft	Sq m
Ground Floor	17,488	1,625
Mezzanine	8,260	767
<b>Total</b>	<b>25,748</b>	<b>2,392</b>



# Sales Contact

## Tenure

The property is available on a freehold basis.



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## Bradley Norton

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## Viewings

By appointment only

## Price

Price upon application

## Max Seed

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## Business Rates

Available upon request

## EPC

Available upon request



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