

TO LET

Modern Warehouse Facility

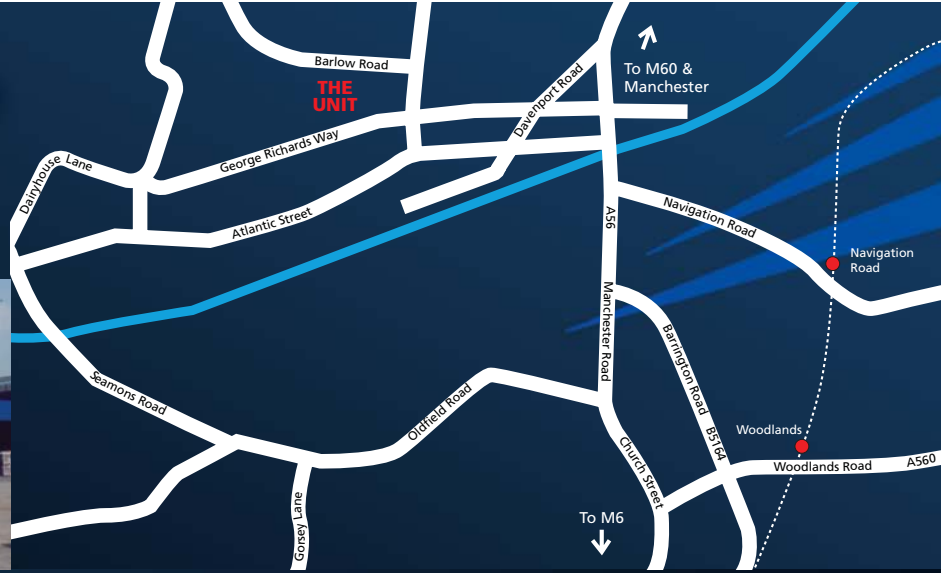


George Richards Way
Altrincham
South Manchester

94,504 Sq Ft 8,779 sq m

On 4.9 acres (2ha) approx

George Richards Way Altrincham South Manchester



Location

The property is situated in a prominent position fronting George Richards Way, which runs parallel to Atlantic Street, Altrincham in an established commercial centre. The building is situated within the Broadheath industrial area which has in recent times seen a change from an industrial environment to become an important retail centre providing a wide range of amenities.

The building benefits from excellent motorway access via the M60 (junction 7) and is also only a short drive from both Trafford Park and Manchester City Centre.

The property also benefits from excellent access to Manchester International Airport which is approximately 5 miles to the west of the property.

Description

The property comprises a modern and substantial warehouse facility which benefits from high quality office accommodation and is situated within a secure and landscaped environment.

The building is of steel portal frame construction and benefits from the following specification.

Specification

- Gas fired heating
- Pendant lighting
- Mezzanine storage
- Fully fitted office accommodation at ground and first floor with air conditioning, WC's and lift access.
- 5 loading doors under canopy.
- Large concreted service yard plus a dedicated car park of approximately 128 car parking spaces.
- Fully secured with palisade fencing
- Eaves height of 10.1m approx
- Spinkler system
- Constructed 1999



Accommodation

	Sq ft	Sq m
Warehouse	73,520	6,830
Mezzanine	3,978	370
Ground Floor Office / Ancillary	10,492	975
First Floor Office	6,514	605
Total	94,504	8,779

The property is situated on a site of 1.98 hectares approximately (4.89 acres) approx

Tenure

The property is available by way of sub-letting or an assignment of our clients existing lease which is a 15 year lease, expiring 24th May 2014.

The current passing rental is £410,000 per annum.

VAT

VAT will be charged where applicable at the prevailing rate.

Viewing

For further information please contact agents;

WHR Property Consultants

0161 228 1001

Contact: Gary Chapman/Mike Rooney



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