

TO LET



INDUSTRIAL PREMISES – 20,250 sq.ft plus canopied covered loading (additional 4,779 sq.ft)

**Units 10 & 11,
North Quays Business Park,
Atlantic Street, Altrincham
WA14 5EW**

- Demised parking
- Established industrial location
- B2 & B8 consent
- Available immediately

LOCATION

The premises are located off Atlantic Street, an established commercial area approximately 1.5 miles north-west of Altrincham town centre. The site is 0.6 miles from Manchester Road (A56), which connects with the M56 (junction 7) and M60 (junction 7).

Atlantic Street is becoming increasingly established as an industrial location, with Network Space on site delivering Broadheath Networkcentre (206,000sq.ft., with 41,500sq.ft. pre-let to Maersk), and Quorum delivering 62,000sq.ft on George Richards Way which is expected to PC in August 2023.

Notable nearby occupiers include Asda, CEF, HSS Hire and Edmundson Electrical.

DESCRIPTION

Unit 10 comprises a double bay warehouse of traditional portal frame construction beneath a single-skin roof (incorporating rooflights). The unit is accessed by way of a number of sliding doors to the side elevation. Internally, the unit is subdivided in places with block and stud partitions. The units benefit from approx. 3.5m to the eaves, with approx. 6m to the apex. Three phase power is available.

Unit 11 (canopy) has planning consent to be infilled with profile clad elevations to the front and rear, including two loading doors to the front elevation, or alternatively can be utilised as covered loading. The eaves height of the canopy is 4.76m.

A demised parking area will be provided to the front of the canopy.

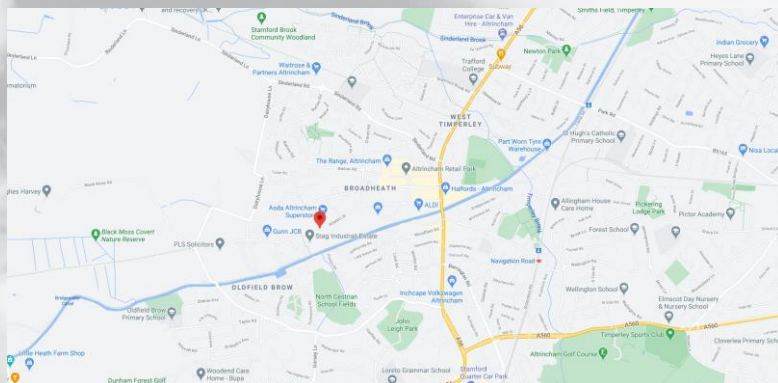
ACCOMMODATION

The property has been measured to Gross Internal Area in accordance with the RICS Property Measurement 2nd Edition the areas are as follows:

	m ²	ft ²
Unit 10	1,881.27	20,250
Unit 11 (Ground)	444.01	4,779
Unit 11 (First – Office)	42	452
Total	2,367.28	25,481

LEASE

A new lease on effective full repairing and insuring terms for a term of years to be agreed at an annual rent of **£65,000 exclusive**.



SITE HOURS

Site opening hours are 0700 – 1900 Monday to Saturday; 0930-1630 Sunday.

BUSINESS RATES

To be confirmed upon reassessment by the VOA.

SERVICE CHARGE

The landlord will levy a service charge as a contribution towards the external maintenance of the units, buildings insurance and maintenance of the common parts. Service charge is currently budgeted at £12,086.07 (s/c year June 2022 – 2023) and buildings insurance is £TBC per sq/ft.

CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.

EPC

Energy Performance Certificates will be provided.

VAT

Rents will be liable for VAT at the prevailing rate.

VIEWING

By appointment with the sole agents,

WT Gunson:

Matt Styles
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Date of preparation: March 2023

