

TO LET

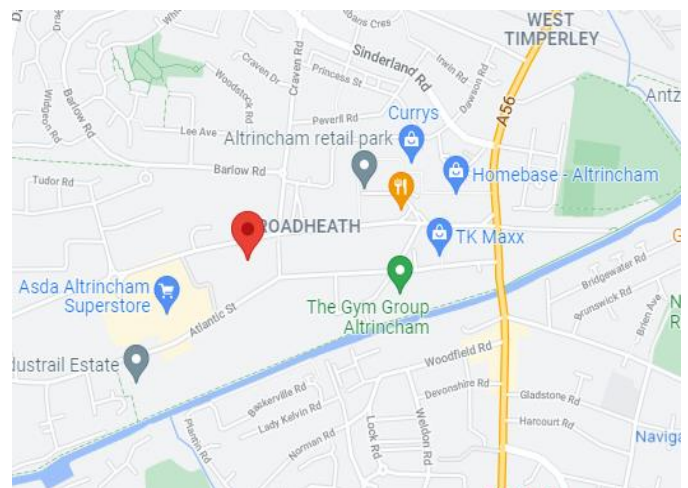
Unit 2, Blue Chip Business Park,
Atlantic Street, Altrincham, WA14
5DY



**Terraced Trade Counter unit
7,338 sqft (681.7 sqm)**

Property Highlights

- 5.7m eaves
- Brick Construction
- Single roller shutter door
- Office accommodation
- 13 dedicated parking spaces
- Prominent location on Atlantic Street



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Location

Blue Chip Business Park is situated on Atlantic Street, Altrincham's principle commercial location situated to the north west of the town centre. The property benefits from excellent surrounding amenity being situated adjacent to Altrincham Retail Park at the junction of Atlantic Street and the A56

Transport	Distance
Junction 7 of M60 Orbital Motorway	3 miles south
Junction 3 of M56 Motorway	3 miles east
Manchester International Airport	5 miles east
Metrolink to Manchester City Centre	25 mins travel time

Source: Google Maps

Description

The unit, which is to be refurbished, offers 7,338 sq ft of industrial space and is of brick construction with an eaves height of 5.7m, roller shutter access, first floor office/canteen and car parking to the front of the unit.

Accommodation

Unit 2	Sqft	Sqm
Warehouse	6,164	572.7
Ground Floor Office	1,174	109.1
Total	7,338	681.8

Rent

On Application

Rateable Value

We are advised by the Valuation Office Agency that the premises are assessed for rating purposes at £39,750. Interested parties should enquire with the Local Authority for further information.

Service Charge

£0.60 psf

EPC

Upon Application

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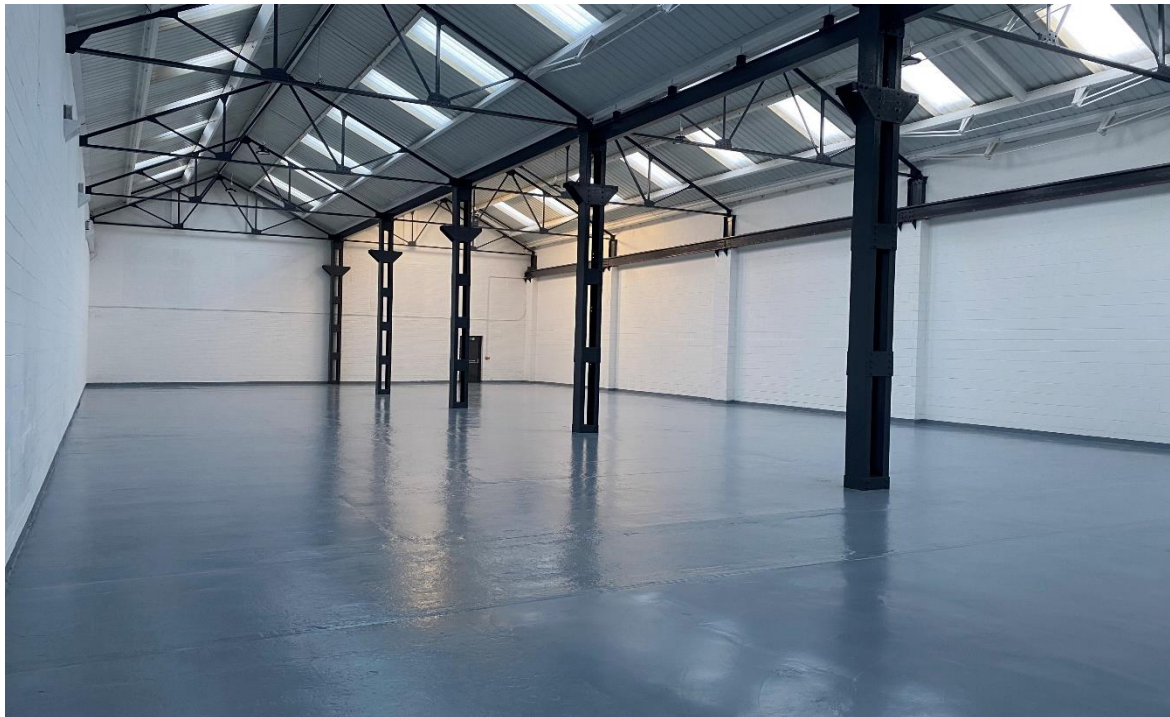
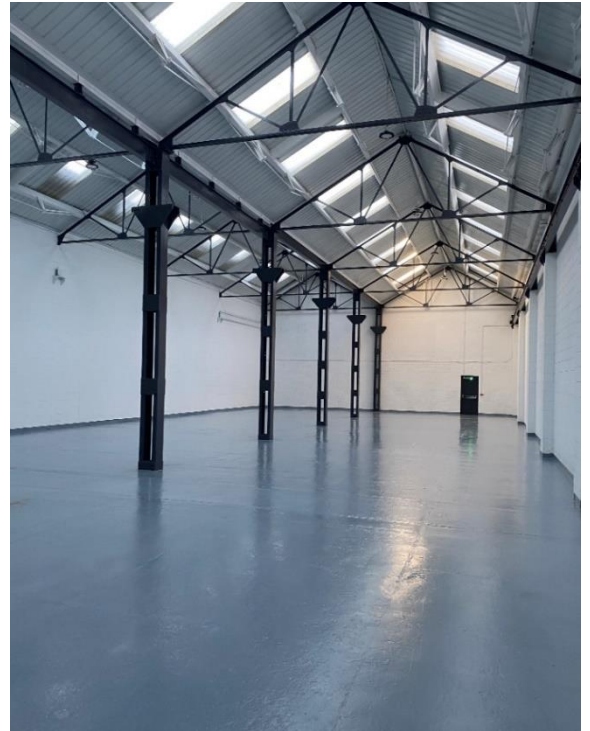
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