



BLUE CHIP **BUSINESS CENTRE**

ATLANTIC STREET, ALTRINCHAM **WA14 5DD**

INDUSTRIAL PROPERTY **TO LET**

SUITE 1 845 SQ FT (78.5 SQ M)

SUITE 4 1,331 SQ FT (123.6 SQ M)

UNIT 4 6,074 SQ FT (564 SQ M)

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AERIAL

LOCATION

DESCRIPTION

FURTHER INFORMATION



TO MANCHESTER

ALTRINCHAM
RETAIL PARK

TO ALTRINCHAM
TOWN CENTRE

BLUE CHIP
BUSINESS CENTRE

GEFCO

ASDA

ALTRINCHAM BUSINESS PARK

ASDA Petrol

CROWN
DECORATING CENTRES

CEP

eurocell

JCB

DAIRYHOUSE LANE

ATLANTIC ST

CENTURY
PARK

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The property is located just off Atlantic Street in Altrincham. Altrincham town centre is just 1 mile to the south, with Manchester City centre 7.5 miles to the north.

Junction 7 of the M60 is 3.4 miles to the north of the Business Centre, with Junction 7 of the M56 3 miles to the south.

The unit is served by a number of public transport options including the 19, 245 and 347 bus routes, as well as being a 20 minute walk from Altrincham Interchange.





THE TOWN ENJOYS EXCELLENT ROAD COMMUNICATIONS THROUGH ITS PROXIMITY TO JUNCTION 8 OF THE M56

DRIVE TIMES

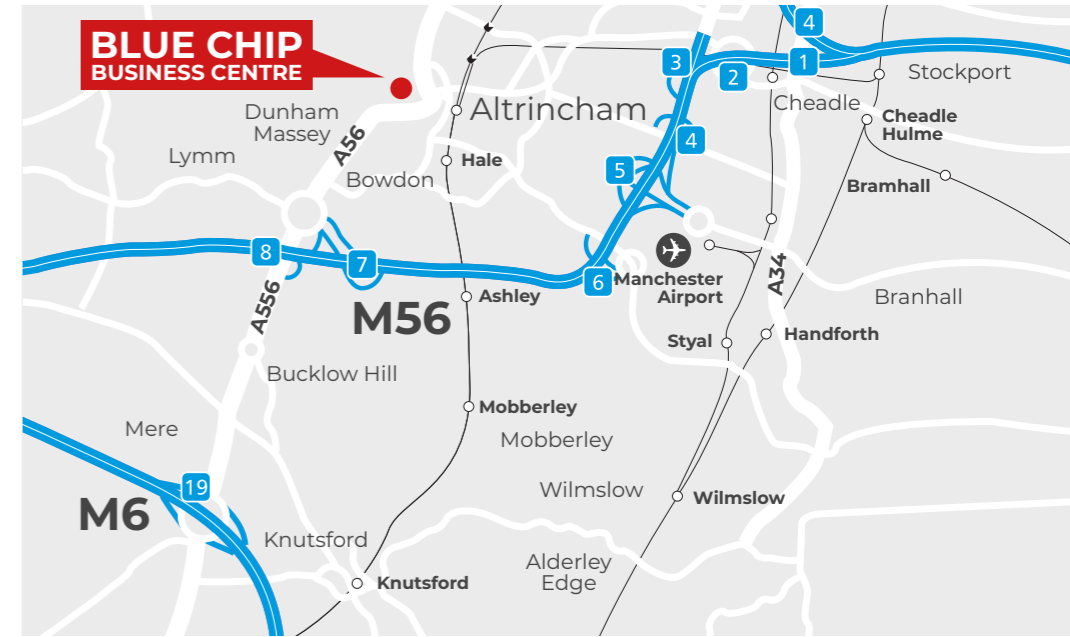
	MILES	MINS
Altrincham Town Centre	1.7	7
J7 M56	2.8	7
J7 M60	3.6	13
J4 M56	4.8	16
Manchester Airport	6	16
Trafford Park	7.8	20
Manchester City Centre	8.2	28

PUBLIC TRANSPORT

 **Navigation Road Metrolink**
1.2 miles / 5 mins

 **Altrincham Interchange**
1.5 mile / 7 mins

 **George Richards Way Bus Stop**
2 mins walk



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SUITE 1 845 SQ FT (78.5 SQ M)

The suite is located at Blue Chip Business Centre in Broadheath, Altrincham. The suite is 845 sq ft and is accessed through a shared reception.

The centre is shared by one level access door, leading into a shared corridor to which the suite is off. The suite benefits from a level access door, small kitchen and toilet and shared parking.



Suite	Sq Ft	SqM
1	845	78.5

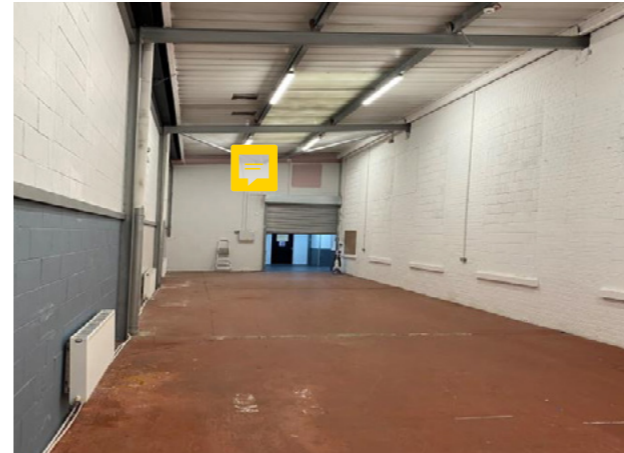
RATEABLE VALUE

We are advised by the Valuation Office Agency that the premises are assessed for rating purposes at £4,200. Interested parties should enquire with the Local Authority for further information. The suite benefits from Small Business rate relief.

SUITE 4 1,331 SQ FT (123.6 SQ M)

The suite is located at Blue Chip Business Centre in Broadheath, Altrincham. The suite is 1,331 sq ft and is accessed through a shared reception.

The centre is shared by one level access door, leading into a shared corridor to which the suite is off. The suite benefits from a level access door, small kitchen and toilet and shared parking.



Suite	Sq Ft	SqM
4	1,331	123.6

RATEABLE VALUE

We are advised by the Valuation Office Agency that the premises are assessed for rating purposes at £6,200. Interested parties should enquire with the Local Authority for further information. The suite benefits from Small Business rate relief.

UNIT 4 6,074 SQ FT (564 SQ M)

The unit, which is to be refurbished, offers 6,074 sq ft of industrial space and is of brick construction with an eaves height of 57 m.

Offering roller shutter access, first floor office canteen and car parking to the front of the unit.



Unit	Sq Ft	SqM
4	6,074	564

RATEABLE VALUE

Interested parties should enquire with the Local Authority for further information.

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RENT

Suite 1 £10,805 per annum.
Suite 4 £7,300 per annum.
Unit 4 Upon application.

TERMS

On application.

ENERGY PERFORMANCE RATING

Available upon request.

VAT

All terms are subject to VAT.

SERVICE CHARGE

Available upon request.

VIEWINGS

Strictly by appointment only through the joint agents.



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