



Unit C2, Broadheath Networkcentre, Atlantic Street, Altrincham, WA14 5EW

High quality new industrial / trade unit

Summary

Tenure	To Let
Available Size	6,031 sq ft / 560.30 sq m
Rent	£67,008 per annum passing rent
Rateable Value	£68,500
EPC Rating	A (24)

Key Points

- Prime South Manchester location
- Fully enclosed and secure gated estate
- Floor loading of 50Kn/m2
- Jct 7 M56 7 mins drive
- End terrace unit
- Dedicated parking
- LED lighting

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Summary

Available Size	6,031 sq ft
Passing Rent	£67,008 per annum
Rateable Value	£68,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (24)

Location

The unit is located on Broadheath Networkcentre which is a brand-new multi-unit industrial estate situated fronting Atlantic Street offering easy access to Manchester Road (A56) which is a main arterial route between Manchester and Altrincham town centre. This in turn provides direct access to both Junction 7 of the M56 which is 2.5 miles to the southwest and Junction 7 of the M60 which is 4.3 miles to the northwest. The surrounding area is predominately made up of industrial units and is the home to many local and multi-national occupiers.

Description

The property comprises a new end terrace industrial unit, which is of steel portal frame construction with profile metal clad elevations under a pitched profile metal clad roof which incorporates 10% roof lights. The warehouse is accessed via an electrically operated drive-in roller shutter door, the unit benefits from an eaves height of 6m and there is lighting via LED lighting. Along the side elevation is first floor office accommodation which is in cellular configuration. Externally there is dedicated parking outside the unit with additional communal parking available on the estate. The estate is secure with fencing and gated entrance.

Accommodation

The accommodation comprises the following areas:

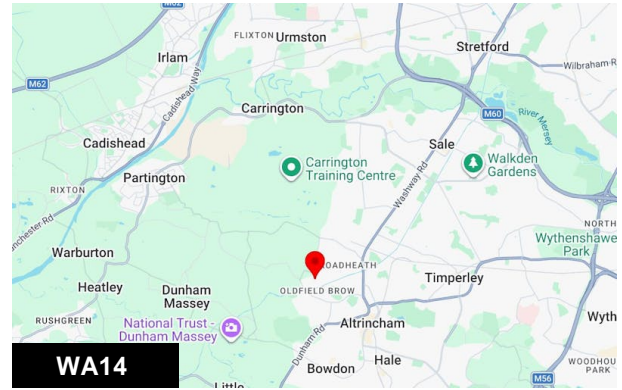
Name	sq ft	sq m
Ground - Warehouse	3,937	365.76
Ground - Office / Reception	423	39.30
1st - Office	1,671	155.24
Total	6,031	560.30

Terms

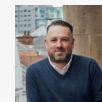
The property is available by way of an assignment or sublease of our clients existing lease. The current lease expires December 2029 (with a break option in December 2027) and at a passing rental of £67,008 pa / £11.11 psf. Alternatively the landlord may give consideration on a new long term lease at a rent to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



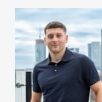
Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 13/05/2026