

Oakfield Trading Estate.

Unit 4, Altrincham, WA15 8EJ

RPS Regional
Property
Solutions



To Let

1,780 sq ft
(165.37 sq m)

A former industrial warehouse transformed into a modern workspace, nestled in the heart of Altrincham.

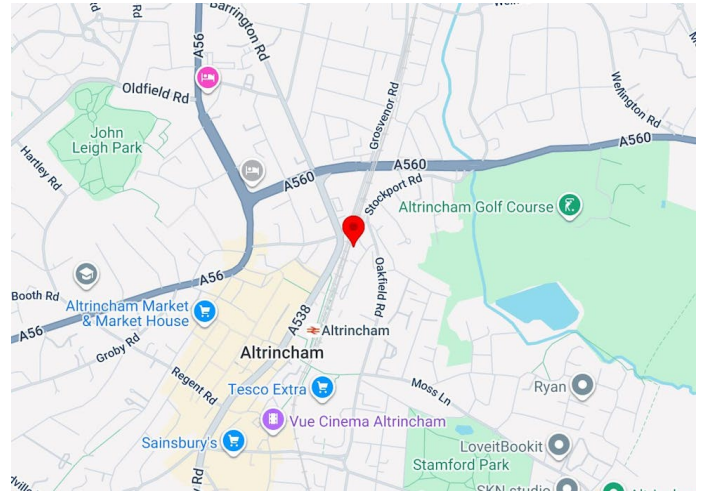
- Adjacent to the Metro Rail Link
- Walking distance to Altrincham Town Centre
- Currently fitted out for showroom / office space
- Suitable for a variety of businesses
- On-site parking

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0161 927 7824

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Summary

Available Size	1,780 sq ft / 165.37 sq m
EPC	C

Description

The property is situated in Oakfield Trading Estate, a central location close to the Altrincham interchange and all the town centre's amenities. Manchester Airport is within a 10-minute drive via the M56 and Manchester city centre is within a 25-minute drive. The M60 orbital is four miles east.

The development comprises 10 single-storey warehouse units constructed with steel portal frames under insulated plastic-coated sheeting, incorporating approximately 15% translucent lighting. Internally, the property benefits from an office fit-out throughout, featuring a principal open-plan configuration on the ground and mezzanine levels, with several private meeting rooms located on the ground floor. The property is centrally heated and features air conditioning, as well as two large motorised remote-controlled skylights.

Car parking spaces are directly in front of the unit, where approximately up to six parking spaces can be found.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor	1,200	111.48	Available
Unit - Mezzanine	580	53.88	Available
Total	1,780	165.36	

Rent

£23,000 per annum, exclusive of business rates, estates charge, all outgoings and building insurance costs.

Lease

The premises are offered by way of a full repairing and insuring under lease for a term expiring 12th November 2028.

Utilities

All outgoings to be the responsibility of the occupier and paid direct to suppliers.

Estates Charge

There is an estates charge in place for the property which the incoming tenant will be responsible for contributing towards.

Rates

The Rateable value is £17,000. The incoming tenant will be responsible for the payment of non-domestic business rates for the premises.

Legal Costs

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

VAT

Prices are quoted exclusive of, but maybe liable for VAT

All enquiries

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