



# FOR SALE/MAY LET

**UNIT 7C LYON ROAD, ATLANTIC STREET,  
ALTRINCHAM, WA14 5EF**



## **Extended warehouse and offices on self contained site**

- 17,665 sq ft ( sq m) approx.including offices and mezzanine
- Rare freehold opportunity
- Extended office accommodation to a high standard
- Eaves 4.62 m
- Feature front elevation including reception area
- Access to three sides
- Enclosed yard/ car parking
- Vacant possession available from December 2018

Centurion House, 129 Deansgate,  
Manchester M3 3WR

[www.tfcproperty.com](http://www.tfcproperty.com)

**Tel: 0161 234 0777**



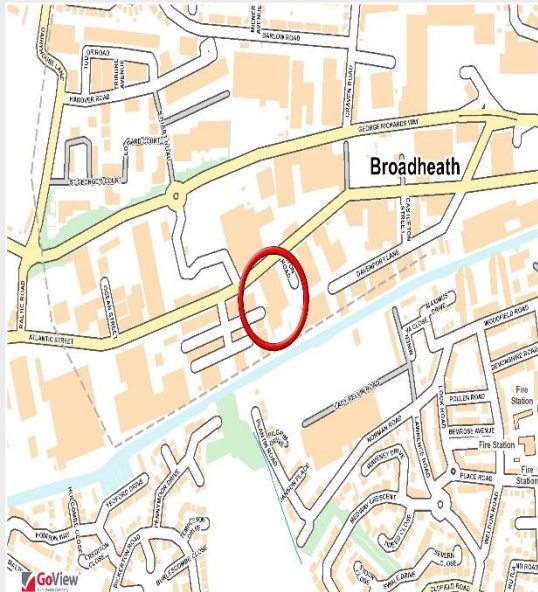
**Commercial Property**  
Advisers and Agents



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**0161 234 0777**

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**LOCATION**

The subject property is situated at the head of Lyon Road, off Atlantic Street in Altrincham in an area of mixed commercial uses. Access to the A56 a principal route to Manchester City Centre is approximately 0.5 miles away which in turn provides access to the M60 Orbital motorway and thereafter the regional motorway network.

**DESCRIPTION**

The subject property comprises an extended end of terrace industrial unit. The building is of portal frame construction having brick elevations which have been clad to the front underneath a pitched corrugated asbestos roof incorporating translucent roof lights eaves height is to approx. 4.62 metres

Internally the warehouse provides for a stores and workshop areas, whilst there are extended two storey offices to the front elevation which incorporate a range of private and communal offices as well a kitchen areas, WC facilities and meeting rooms. There are extensive mezzanines within the warehouse which also provide for further office accommodation, storage and canteen facilities. Heating in the warehouse element is via gas blower heaters whilst lighting is via sodium spotlights. The offices benefit from a gas fired heating system complimented by wall mounted radiators. There is partial air-condition provided by wall mounted and ceiling cassettes. Lighting in the offices is via strip fluorescent tubes and spotlights.

**ACCOMMODATION**

Measured on a gross internal basis the accommodation provides the following areas: -

Description	Gross Internal Floor Areas	
	Sq M	Sq Ft
Warehouse	820.27	8,829
Ground Floor Offices	323.37	3,481
First floor offices	271.4	2,921
Mezzanine	226.13	2,434
<b>Total</b>	<b>1,641.17</b>	<b>17,665</b>
<b>Car Spaces</b>		<b>26</b>

**RATEABLE VALUE**

£55,000

**TENURE**

Freehold

**EPC**

Available upon request

**TERMS**

Our clients a seeking to dispose of their freehold interest although may consider renting the premises for a period of years to be agreed incorporating regular rent reviews.

**VAT**

Will be applied at the prevailing rate.

**PRICE/RENT**

On Application

**VIEWING**

Via the sole agents TFC on 0161 234 0777.



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