



FOR SALE/TO LET

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



Warehouse and offices on self contained site

- 14,000 sq ft (1,300.77sq m) approx.including high quality offices
- 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

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



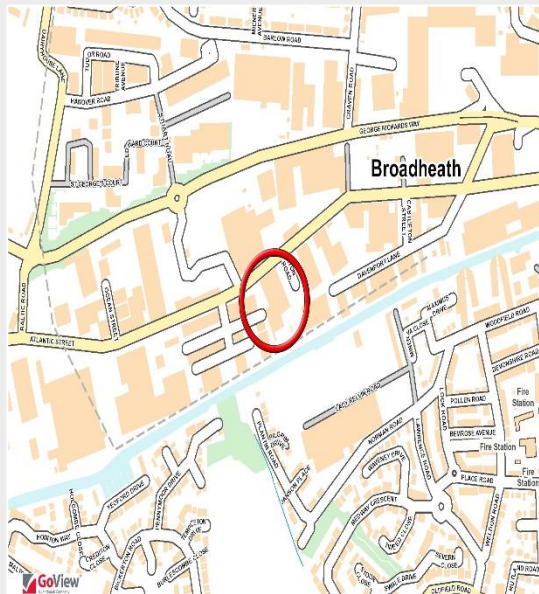
Commercial Property
Advisers and Agents



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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 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, whilst there are 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.

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.

Externally there is a yard which can accommodate up to 26 cars. There is also a below ground diesel pump.

ACCOMMODATION

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

Description	Sq M	Sq Ft
Warehouse	922.6	9,931
Ground Floor Offices	201.04	2,164
First Floor Offices	177.13	1,907
Total	1,300.77	14,002

RATEABLE VALUE

£55,000

TENURE

Freehold

EPC

Available upon request

TERMS

Our clients a seeking to dispose of their freehold interest or will alternatively 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

£1.2 million or £90,000 per annum excl.

VIEWING

Via the sole agents TFC on 0161 234 0777.



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