

**TO LET**

**STUDIO 6**  
**ATLANTIC TRADE PARK**  
**ALTRINCHAM, WA14 5DD**

**Newly refurbished studios available within Blue Chip Business Park, Altrincham's principle commercial location.**

Opportunity to secure a newly refurbished secure unit consisting of 841 sq ft, situated just outside Altrincham Town Centre.

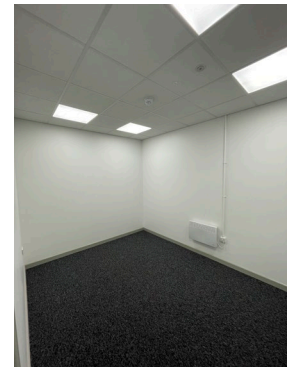
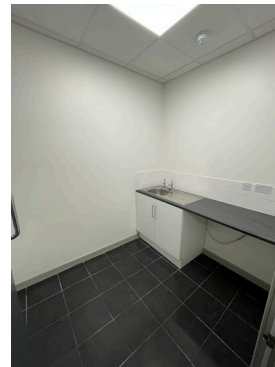
The accommodation forms part of a well-presented studio block offering a professional and efficient working environment suitable for a range of occupiers.

**KEY FEATURES**

- Fully refurbished
- Level access door.
- Office space
- Kitchen area
- Shared parking
- Excellent location close to Altrincham Town Centre
- Combinable with Studio 8 (Up to 1,746 sq. ft)

Unit	SQ FT	SQ M
Studio 6	841	78.13

The units have been measured on a GIA basis



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# STUDIO 6

## ATLANTIC TRADE PARK

### ALTRINCHAM, WA14 5DD

#### LOCATION

Blue Chip Business Park is located on Atlantic Street, Altrincham's principle commercial location, situated to the north west of the Town Centre. The property benefits from excellent surrounding amenity, being situated adjacent to Altrincham Retail Park at the junction of Atlantic Street and the A56.

Atlantic Street is served by a number of public transport options including the 19, 245 and 347 bus routes. The Metrolink is located a 20 walk away from the site and provides regular services to and from Manchester City Centre.

#### DESCRIPTION

The studio has access to a shared level access door which leads into a shared corridor. The studios are then accessed through their own roller shutter and personnel door. Each studio also benefits from a small kitchen, toilet and shared car parking..

Transport	Distance
Altrincham Town Centre	<b>1.7 miles</b>
J7 M56	<b>2.8 miles</b>
J7 M60	<b>3.6 miles</b>
J4 M56	<b>4.8 miles</b>
Manchester Airport	<b>6 miles</b>
Manchester City Centre	<b>8 miles</b>

Source: Google Maps

#### RENT

On application.

#### VAT

All outgoing are subject to VAT

#### RATEABLE VALUE

Interested parties should enquire with the Local Authority for Information.

#### EPC

The property has an EPC rating of B-45

#### SERVICE CHARGE

On application.



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