

Unit 2, Century Park.

Pacific Road, Broadheath, Altrincham, WA14 5BJ

RPS Regional
Property
Solutions



To Let

4,736 sq ft
(439.99 sq m)

£37,500 per annum

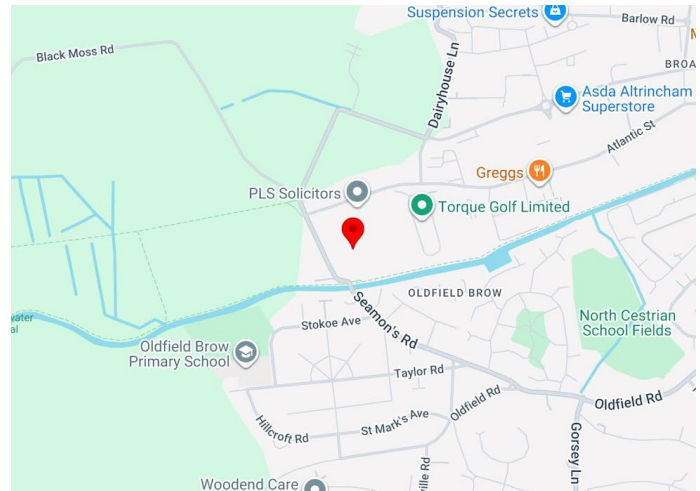
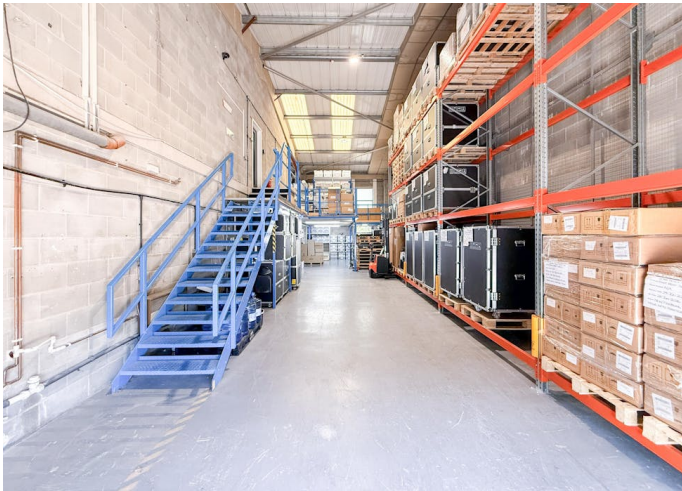
Modern hybrid warehouse
and office unit

- High specification office fit out with AC
- 1 x roller shutter door
- 6m eaves
- 5 parking bays and loading area
- Mezzanine level providing additional light storage space

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Summary

Available Size	4,736 sq ft / 439.99 sq m
Rent	£37,500 per annum
Estate Charge	£978 per annum
EPC	C

Description

Century Park is a well-established business location on the western side of Altrincham, benefiting from excellent road connectivity via the A56 and M56, which provide direct links to Manchester Airport and the wider motorway network.

Altrincham town centre, with its extensive retail and leisure amenities, is easily accessible, while the Metrolink provides quick connections to Manchester city centre. The development combines strong transport links with a highly accessible and convenient setting for modern businesses.

The property comprises a versatile hybrid unit offering flexible accommodation, including a mezzanine level. High-quality office space is provided across both the ground and first floors, finished to a modern specification throughout. The premises benefit from two ground-floor WCs, gas central heating, and provide an adaptable layout suitable for a range of business occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor Warehouse	1,553	144.28	Available
Unit - Ground Floor Office	910	84.54	Available
Unit - First Floor Office	910	84.54	Available
Unit - Mezzanine	1,363	126.63	Available
Total	4,736	439.99	

Lease

The property is available by way of a new full repairing and insuring lease for a term of years to be negotiated.

Utilities

The property benefits from mains Water, Gas and Electricity.

Legal Costs

Each party will be responsible for the payment of their own legal costs incurred in this matter

Business Rates

The property attracts a Rateable Value of £32,500.

VAT

The property is not VAT elected.

All enquiries

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