

LOGICOR PARK

**ALTRINCHAM**

New warehouse / industrial units

Unit 1 - 21,414 sq ft

Unit 2 - 15,602 sq ft

Unit 3 - Let

Available now



///WORKS.BASKET.AREAS

LOGICORPARKALTRINCHAM.CO.UK





# Your Business, In Good Company



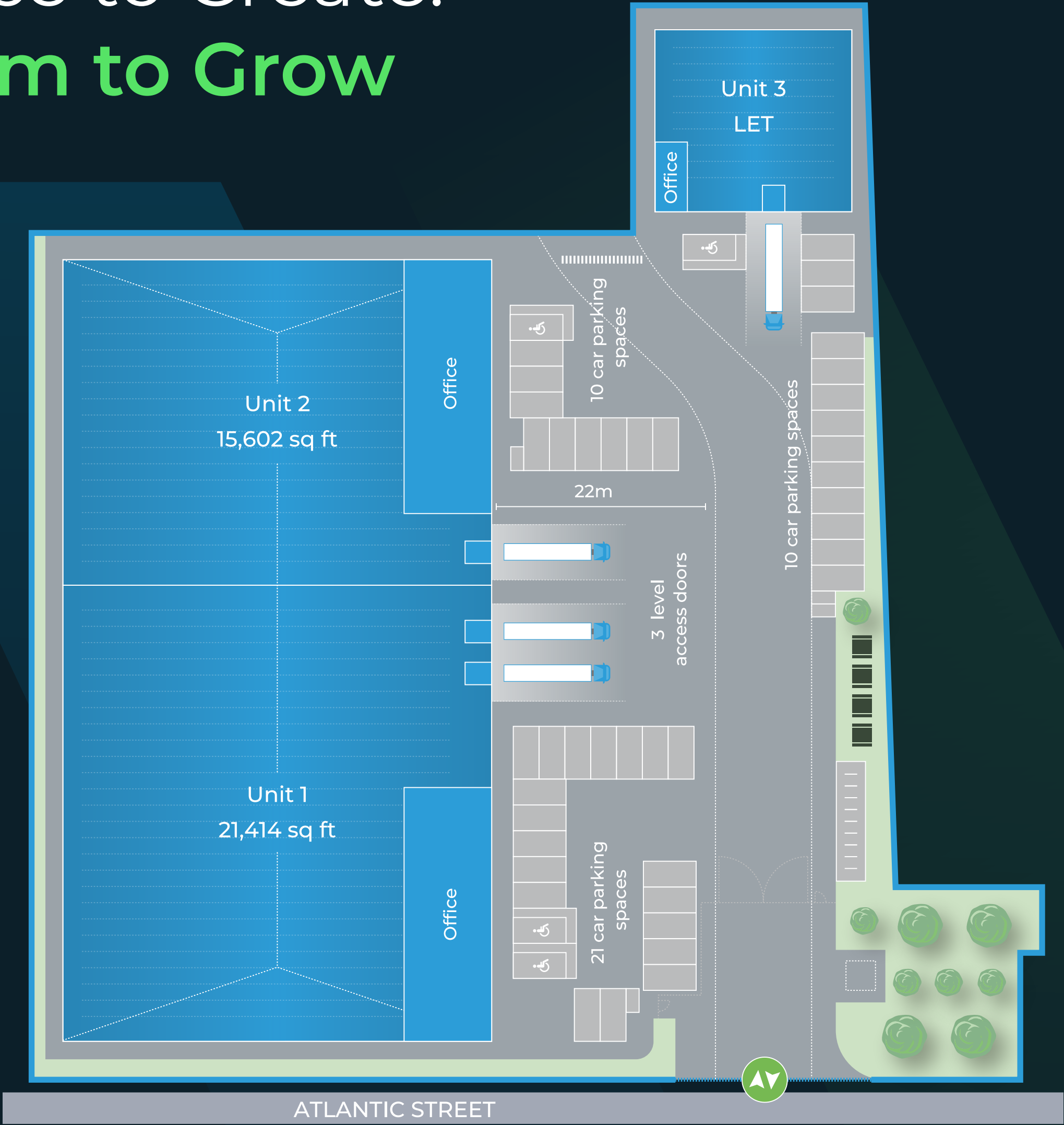
Surrounded by national retailers, trade counters and logistics operators, the scheme sits in one of South Manchester's most active commercial hubs. With easy access to Altrincham Retail Park, Atlantic Street and the A560, it offers strong visibility and convenience for occupiers.





# Space to Create.

## Room to Grow



EPC  
'A+'



15% roof  
lights



Individual unit solar  
installation



BREEAM  
'Very good'



16 cycle  
spaces



Grassland area with  
picnic benches



EV  
charging



Planning consent  
E(g)(iii), B2 and B8



Fitted  
offices



22m  
gated yard



Up to 148Kva  
power secured



Up to 8.5m  
haunch height



4 total level  
access doors



45 total car  
parking spaces

Unit 1	Sq Ft	Sq M
Warehouse	19,402	1,803
First floor Offices	2,012	187
<b>Total</b>	<b>21,414</b>	<b>1,990</b>
Unit 2	Sq Ft	Sq M
Warehouse	13,644	1,268
First floor Offices	1,958	182
<b>Total</b>	<b>15,602</b>	<b>1,450</b>
Unit 3	Sq Ft	Sq M
<b>Total</b>	<b>LET</b>	<b>LET</b>





# Built for, The Future

Logicor is committed to sustainable future proofed development. The building will benefit from a market leading specification.

The amount of solar estimated that the solar panels will produce at its peak:  
Unit 1: 45kW, Unit 2: 35kW, Unit 3: 10kW.

Solar PV panels



EV charging facilities



LED lighting



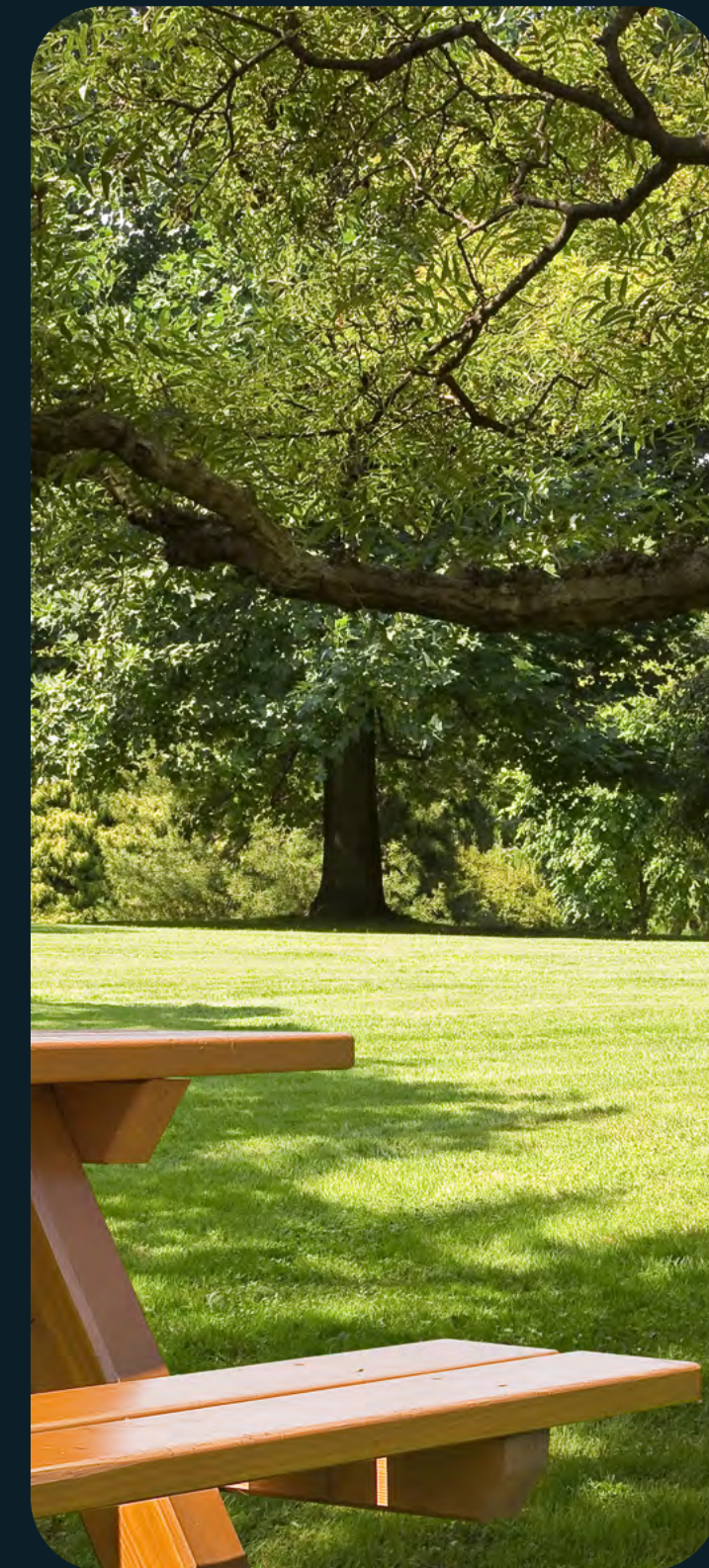
Roof lights



BREEAM Very Good & EPC A+



Outside amenity area






Secure cycle parking







# Well Connected, Locally and Beyond

		Distance	Drive		Distance	Drive
Manchester		6 Miles	14 Mins	A56	0.8 Miles	3 Mins
Manchester		9 Miles	22 Mins	M56	3 Miles	10 Mins
John Lennon		28 Miles	35 Mins	M60 J7	4 Miles	11 Mins
Liverpool		35 Miles	48 Mins	M6 J12	8 Miles	13 Mins
Birmingham		76 Miles	1 Hr 20	M1 J36	44 Mins	1 Hr 5



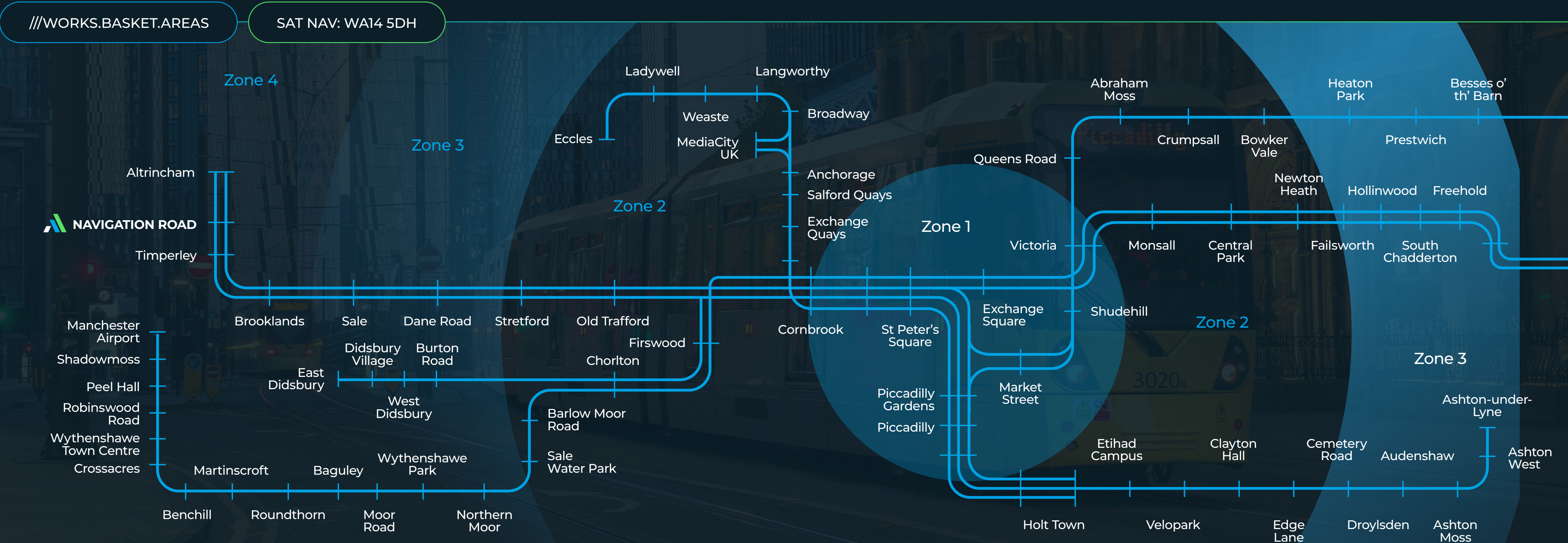




# Plug into Manchester's Connectivity

Altrincham is a thriving, affluent town in South Manchester's Trafford borough, home to 40,000 residents and reaching 1.8 million people within a 12-mile radius. With a busy commercial centre and excellent transport

links, including a direct 30-minute Metrolink to Manchester city centre and Manchester Airport just 5.3 miles away, Altrincham offers the ideal mix of business, connectivity, and lifestyle.







# Join a Community of Local Talent

27%



Average wages 27% lower  
than London

4



4 Universities within the  
local catchment area

3.78 Mil



3.78 million people  
economically active

7.6 Mil



Total population of 7.6  
million people

7%



Over 7% of residents work in  
manufacturing, transport,  
and storage







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