

LOGICOR PARK

ALTRINCHAM

New warehouse / industrial units

Unit 1 - 21,414 sq ft

Unit 2 - 15,602 sq ft

Unit 3 - Let

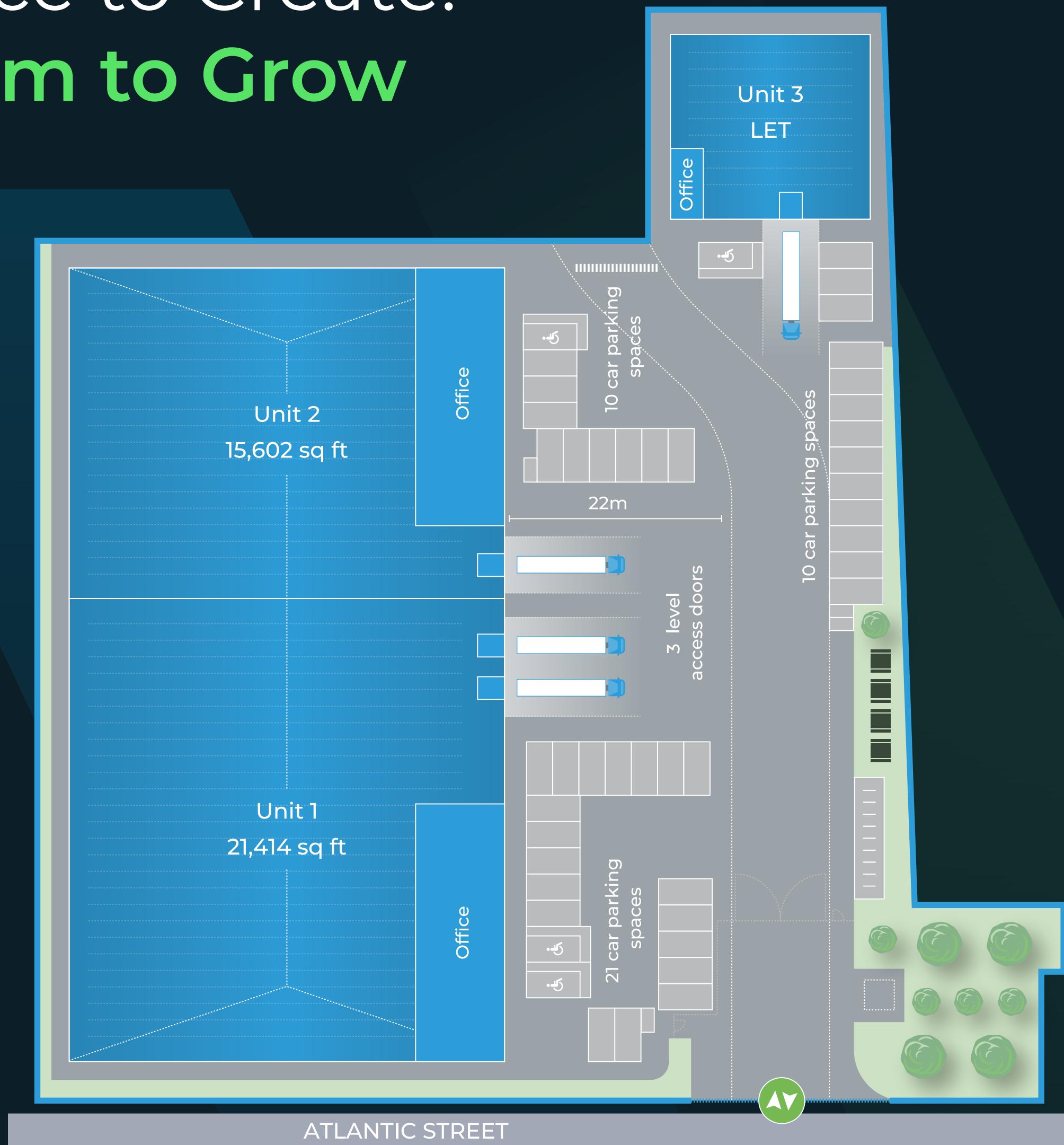
Available now



Your Business, In Good Company



Space to Create. Room to Grow



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

Icons representing building features:

- EPC 'A+' (Flower)
- 15% roof lights (Sun)
- Individual unit solar installation (Solar panel)
- BREEAM 'Very good' (Globe)
- Planning consent E(g)(iii), B2 and B8 (Document)
- EV charging (EV plug)
- Up to 8.5m haunch height (Up arrow)
- Fitted offices (Laptop)
- 22m gated yard (Yard)
- Up to 148Kva power secured (Lightning bolt)
- 45 total car parking spaces (Car)
- 3 level access doors (Door)
- Grassland area with picnic benches (Leaf)
- 16 cycle spaces (Bicycle)

Built for, The Future

Solar PV panels



LED lighting

EV charging facilities

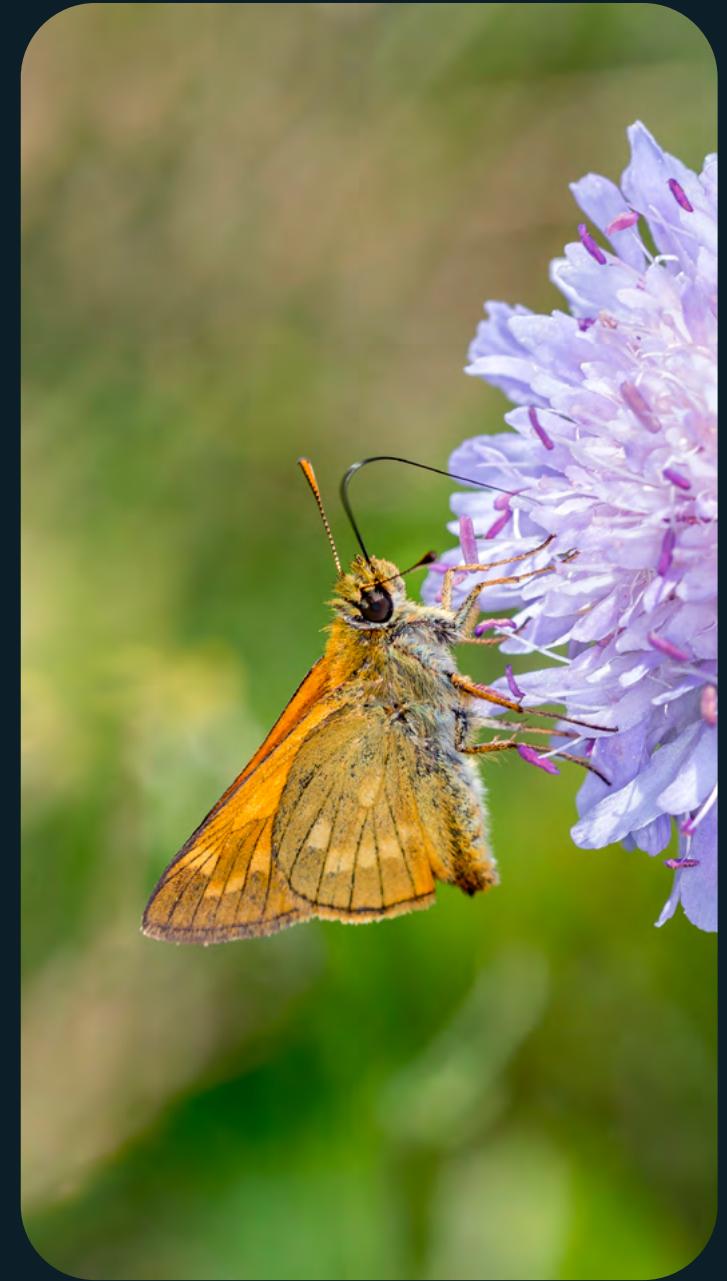


Roof lights



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

BREEAM Very Good & EPC A+



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



Outside amenity area

Secure cycle parking



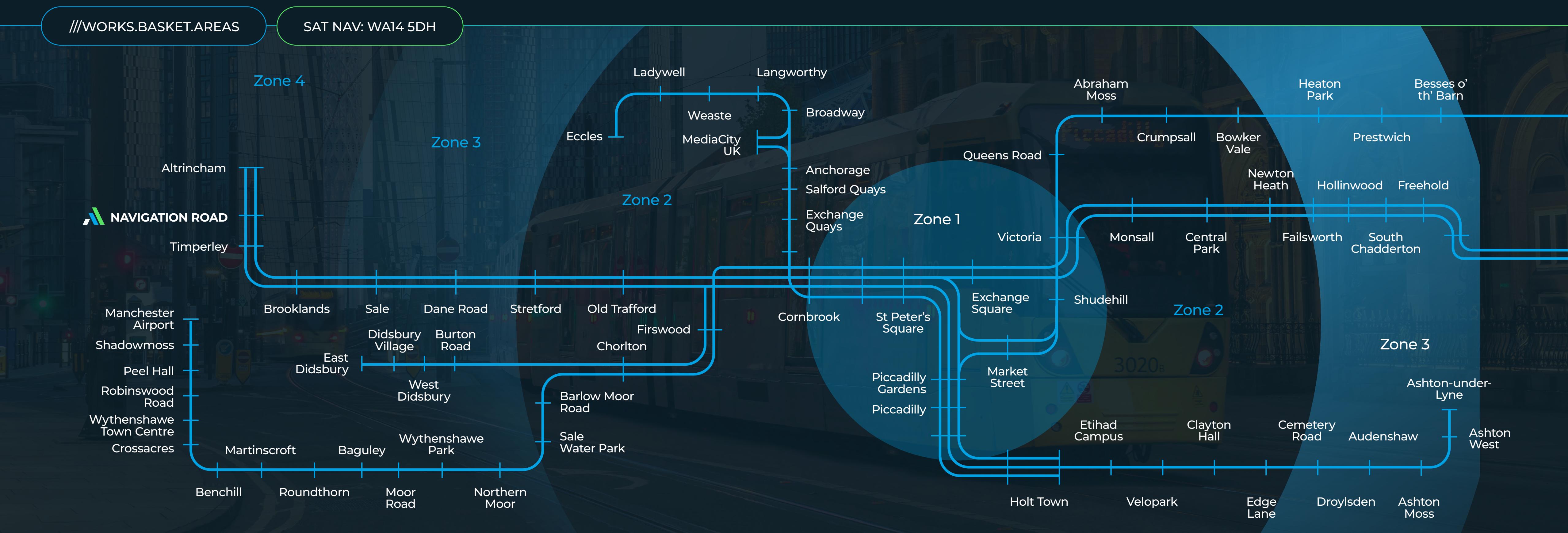
Well Connected, Locally and Beyond



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



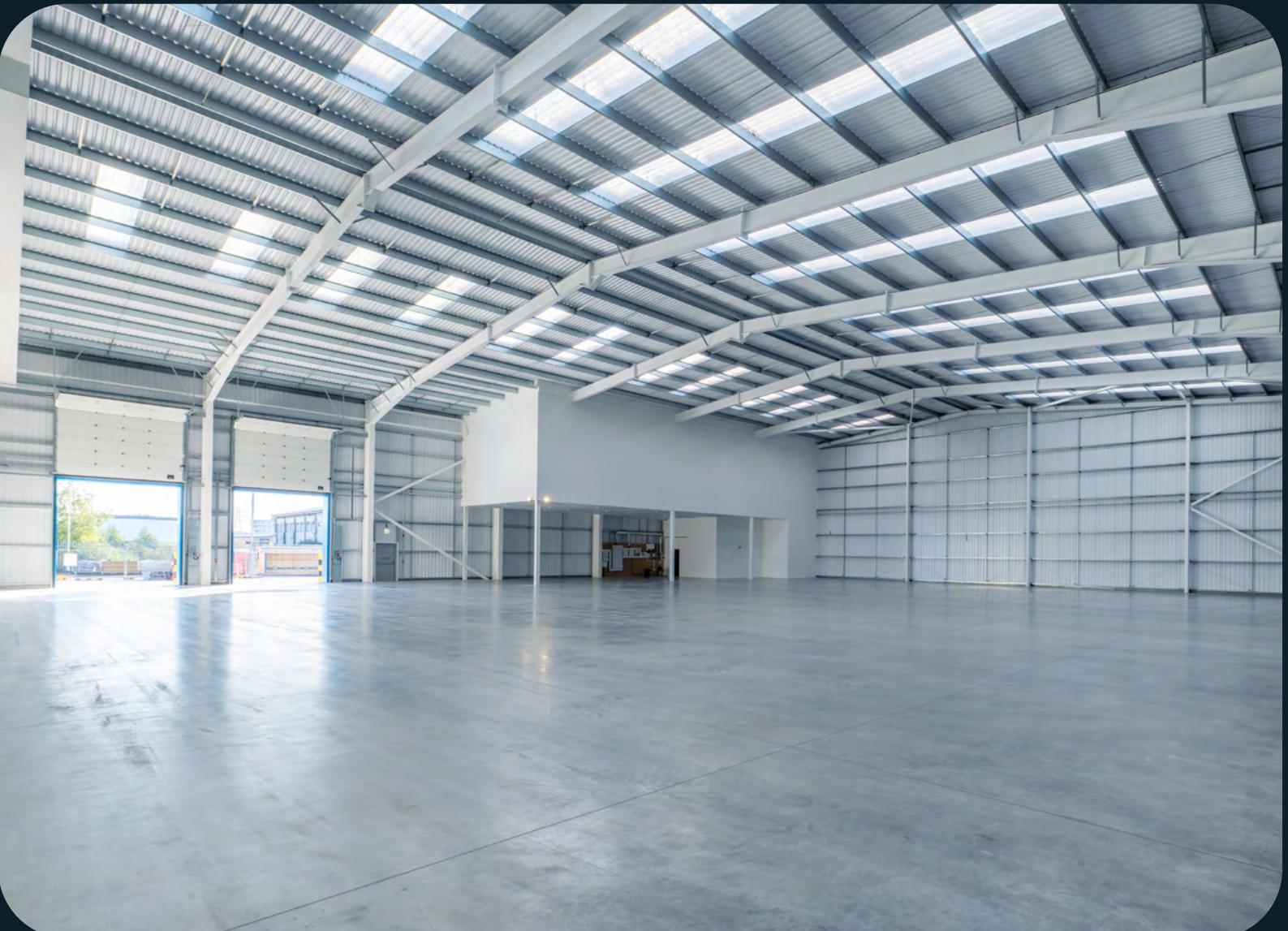
Total population of 7.6
million people

7%



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





Please contact us for
further information:



Adam Marshall
adam_marshall@sw.co.uk
+44 (0) 161 259 7027

Paul Nolan
paul@nolanredshaw.co.uk
+44 (0) 7711 788 325

Will Kenyon
will@b8re.com
+44 (0) 7802 869 279

David Murray
david_murray@sw.co.uk
+44 (0) 7831 673 756

Jonathan Pickles
jonathan@nolanredshaw.co.uk
+44 (0) 7469 153 718

