

LOGICOR PARK

ALTRINCHAM

New warehouse / industrial units

Unit 1 - 21,414 sq ft

Unit 2 - 15,602 sq ft

Unit 3 - Let

Available now



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LOGICORPARKALTRINCHAM.CO.UK



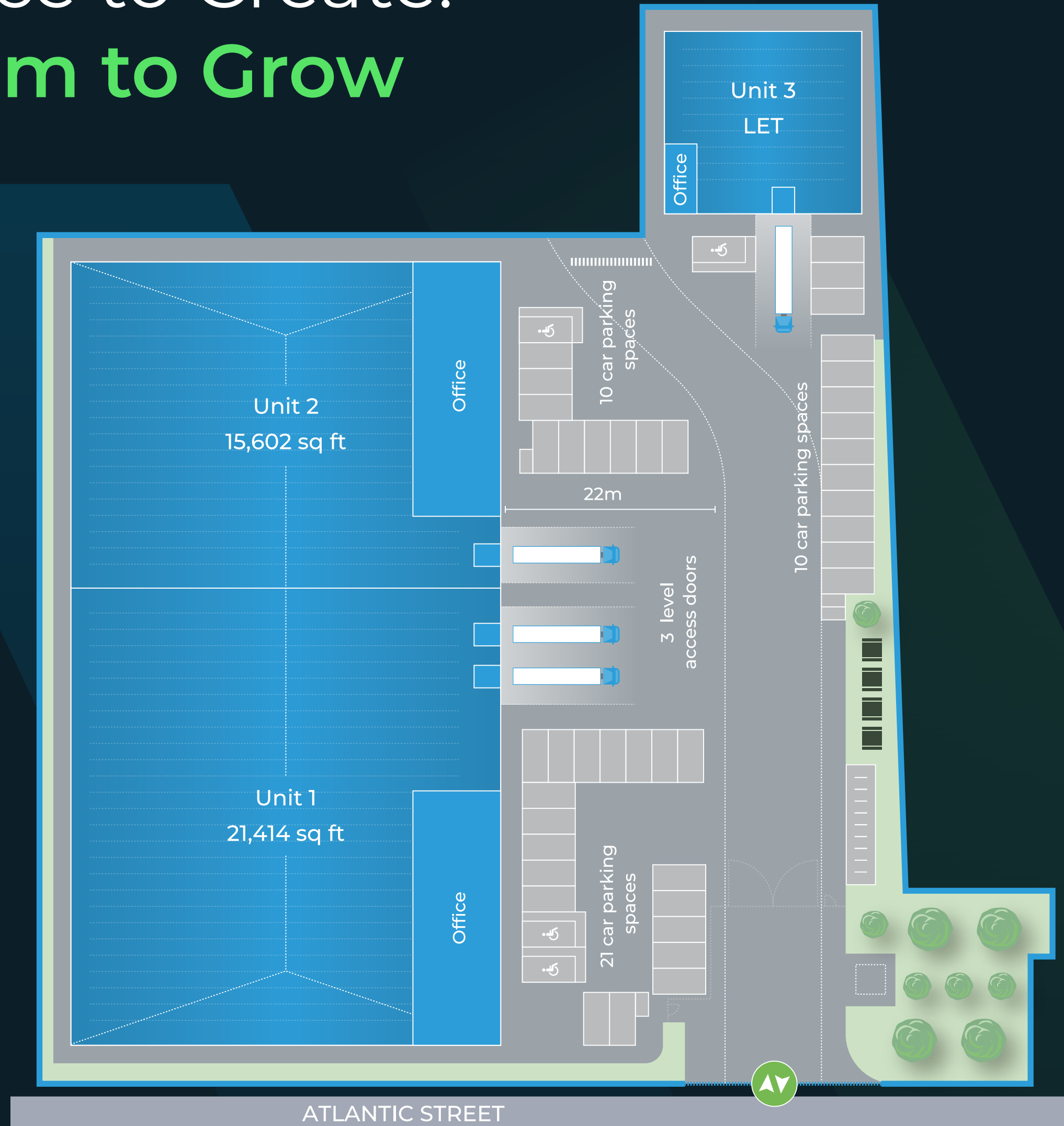
Your Business, In Good Company



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



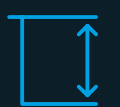
Fitted offices



22m gated yard



Up to 148Kva power secured



Up to 8.5m haunch height



4 total level access doors



45 total car parking spaces

	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		
Total	LET	LET



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.

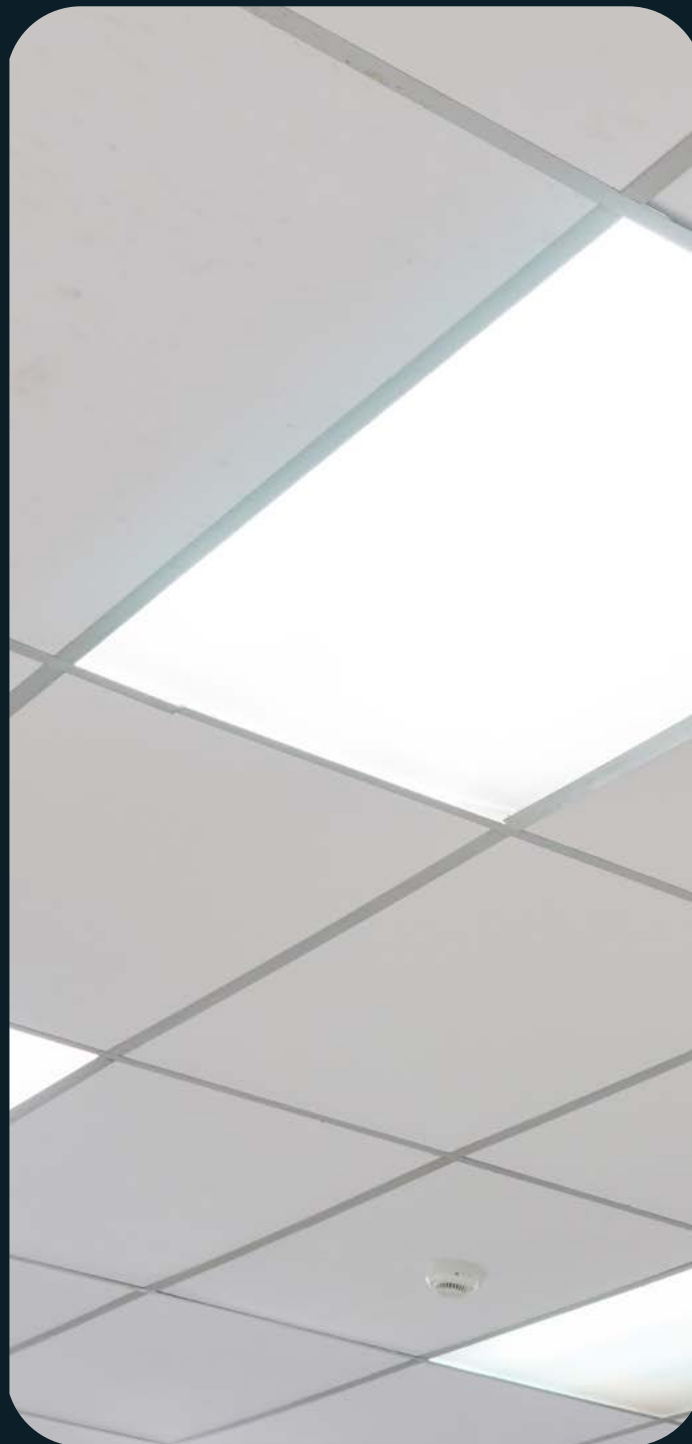
Solar PV panels



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

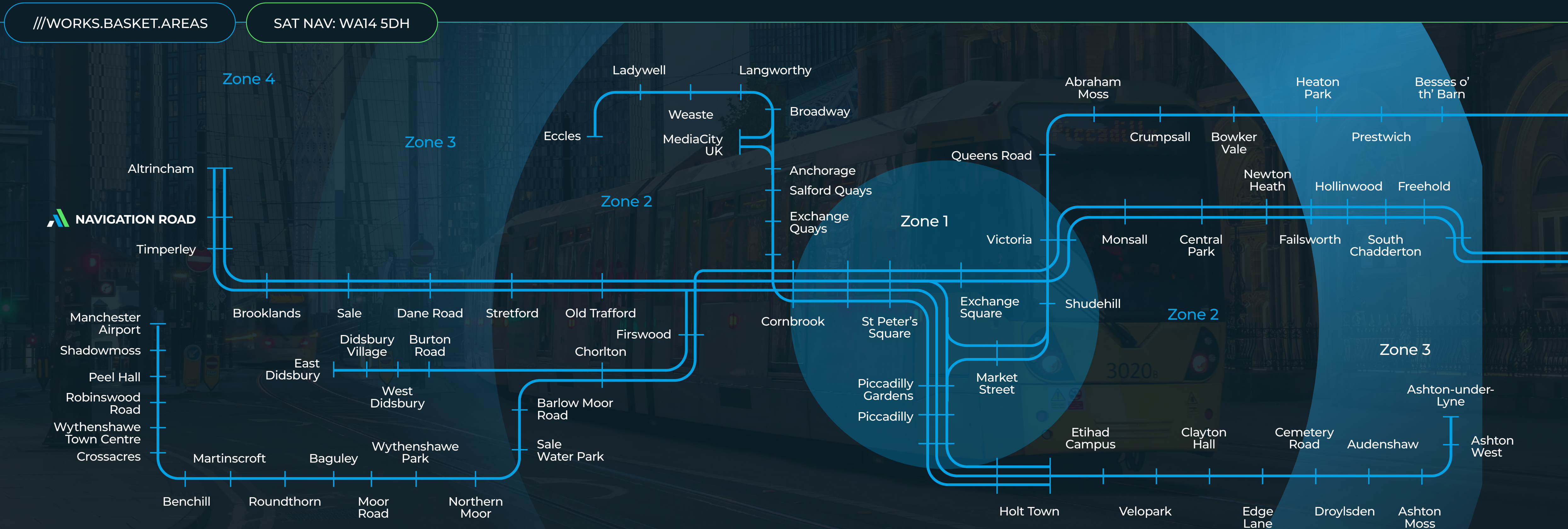




Plug into Manchester's Connectivity

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

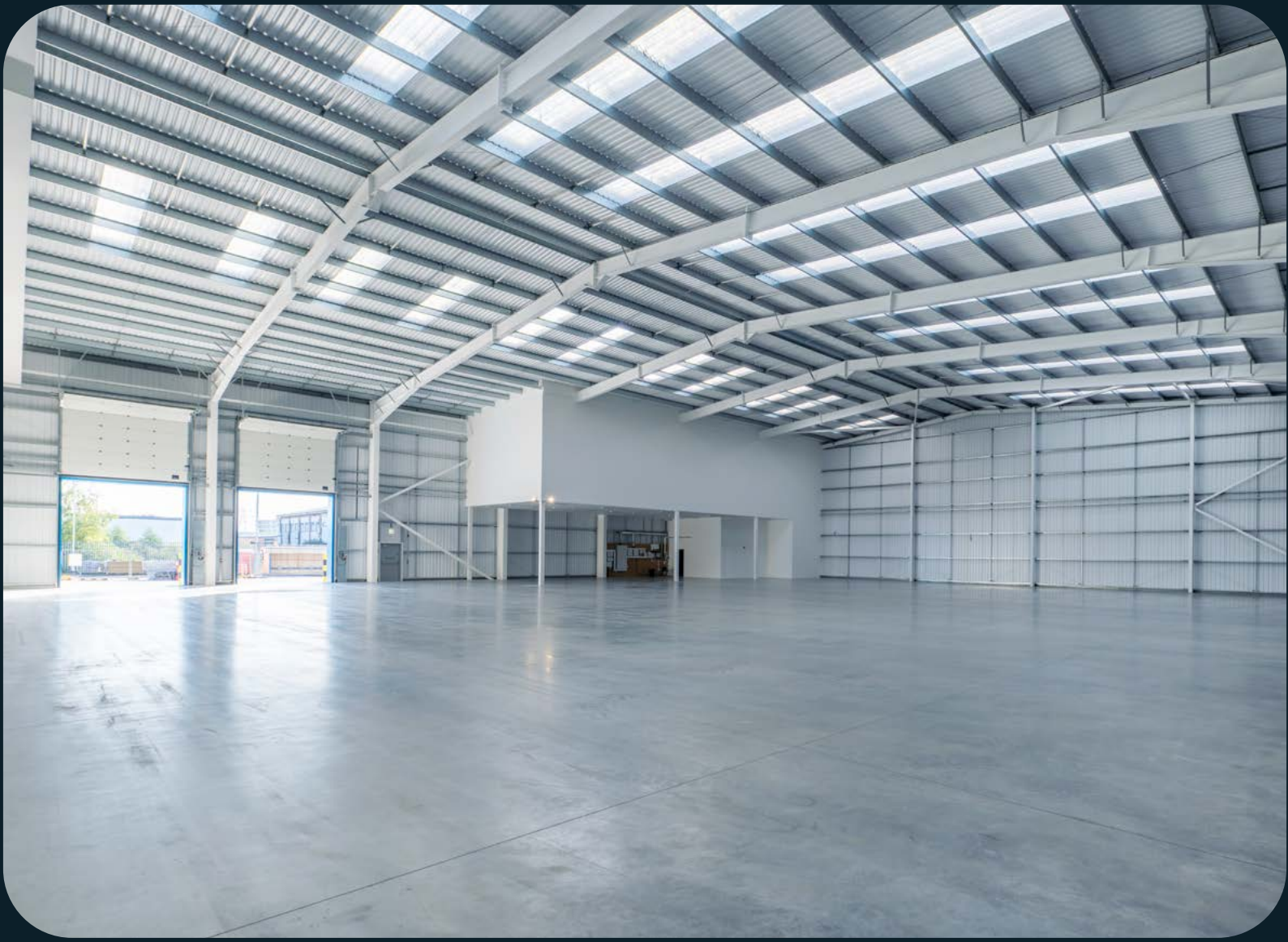


Total population of 7.6 million people

7%



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



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