LOGICOR PARK

ALTRINCHAM

New warehouse / industrial units
Unit 1 - 21,414 sq ft
Unit 2 - 15,602 sq ft
Unit 3 - Let

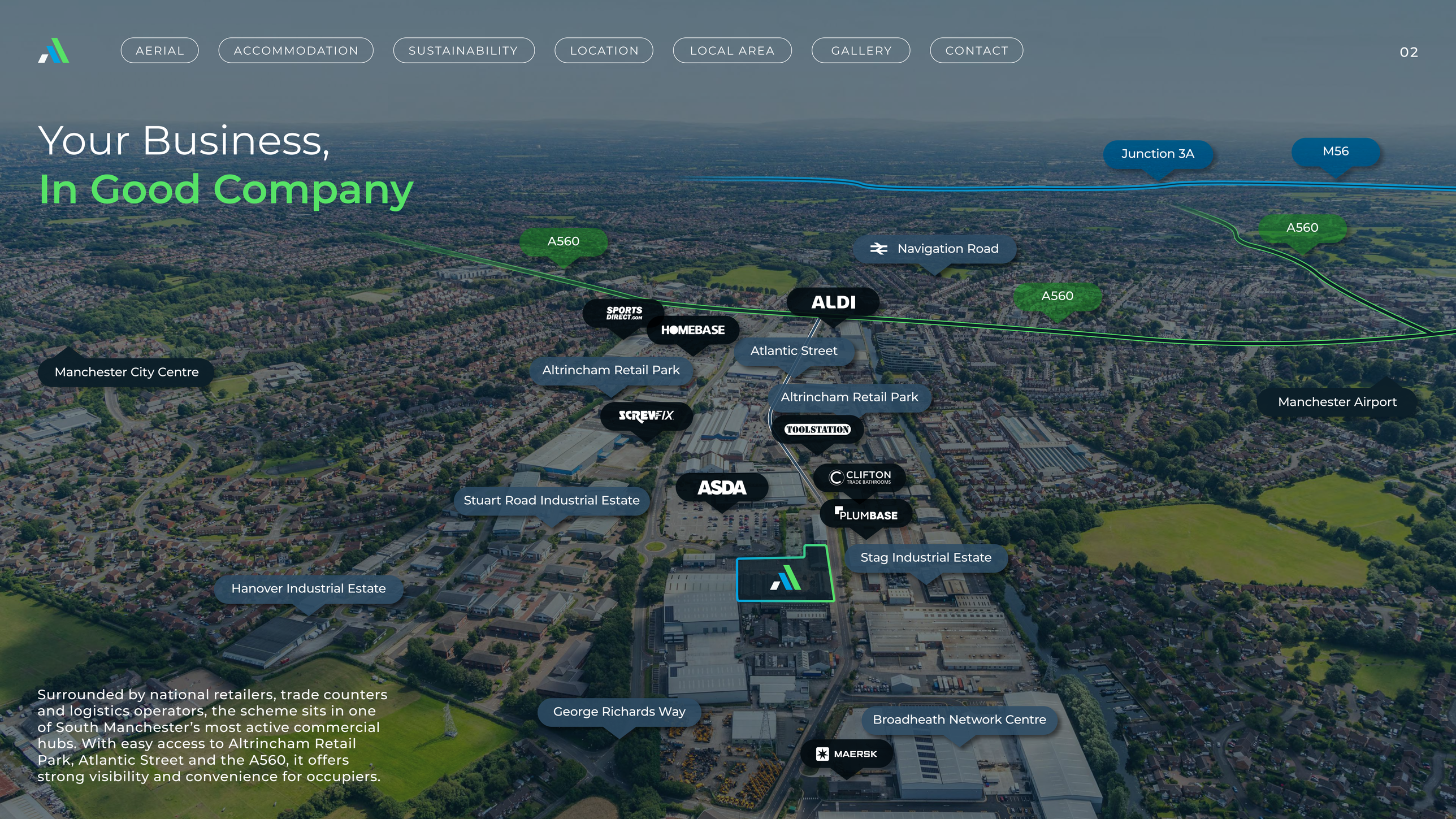
Available now



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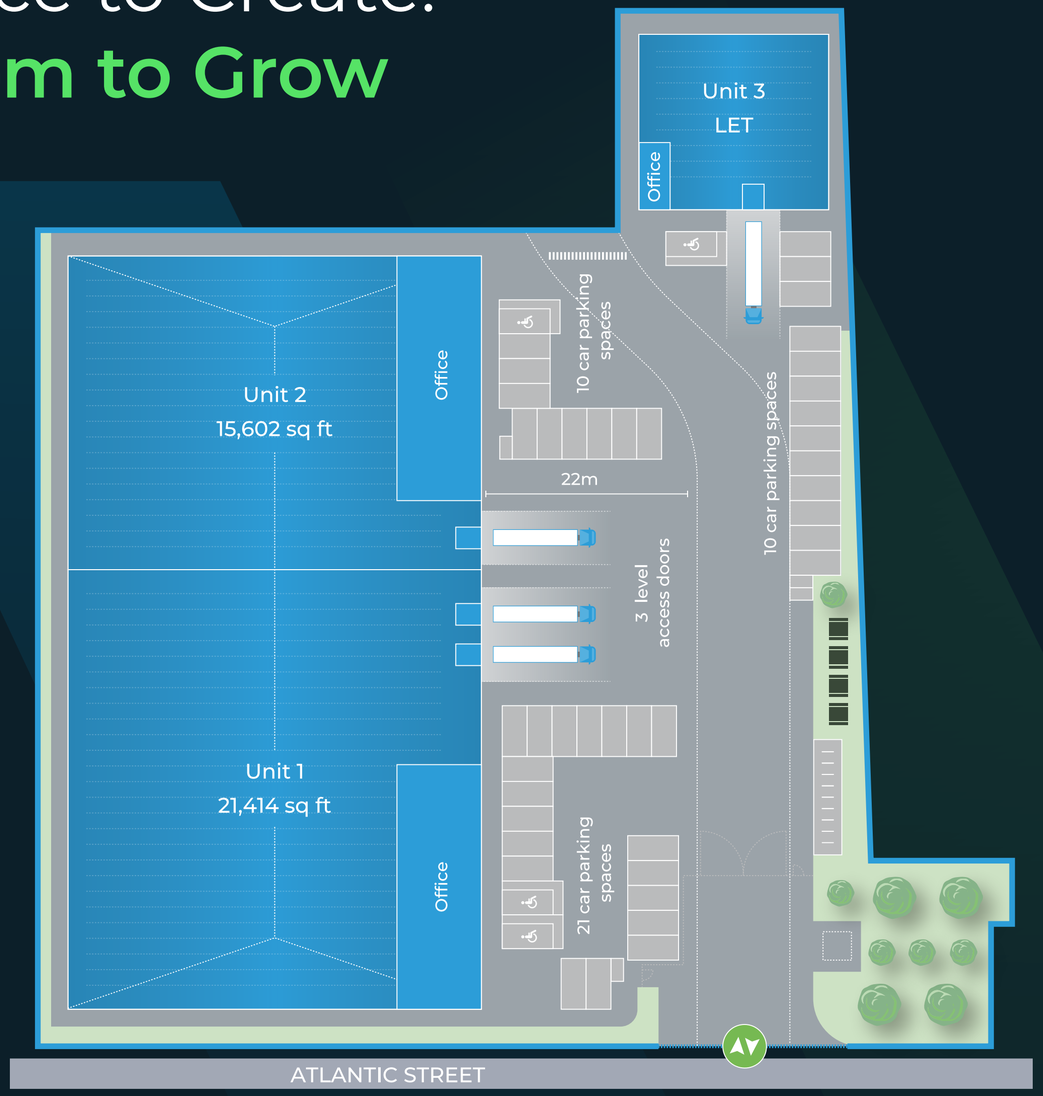
LOGICORPARKALTRINCHAM.CO.UK

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

Unit 1	Sq Ft	Sq M
Warehouse	19,402	1,803
First floor Offices	2,012	187
Total	**21,414**	**1,990**

Unit 2	Sq Ft	Sq M
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**

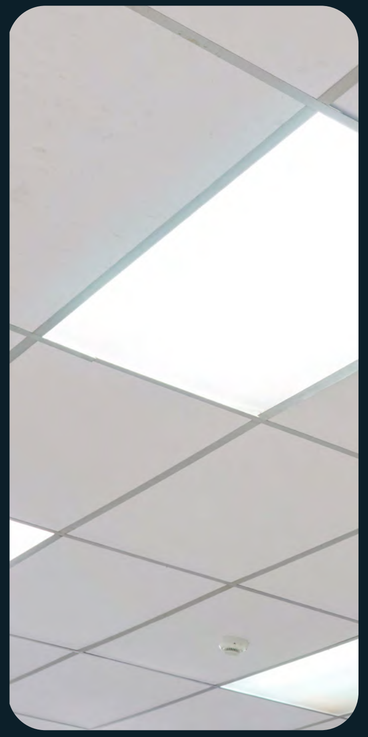
Built for,
The Future

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.

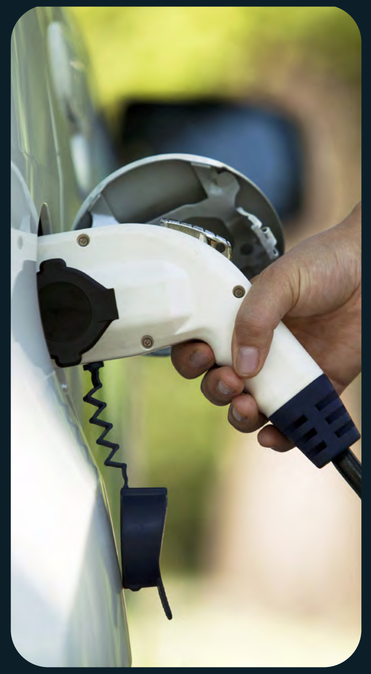
Solar PV panels

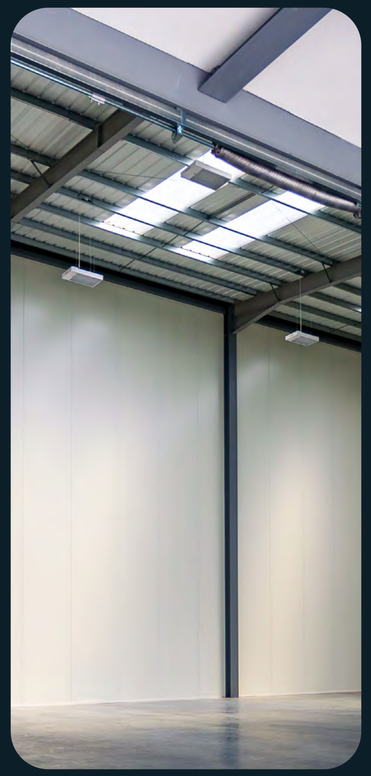




LED lighting

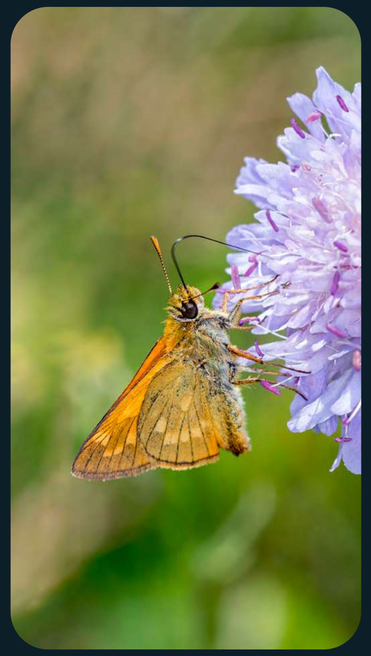
EV charging facilities

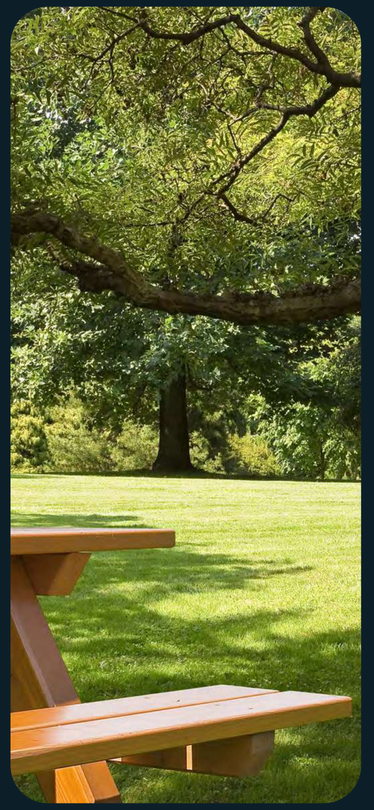




Roof lights

BREEAM Very Good & EPC A+





Outside amenity area

Secure cycle parking



Well Connected, **Locally and Beyond**

	Distance	Drive
Manchester	6 Miles	14 Mins
Manchester	9 Miles	22 Mins
John Lennon	28 Miles	35 Mins
Liverpool	35 Miles	48 Mins
Birmingham	76 Miles	1 Hr 20

	Distance	Drive
A56	0.8 Miles	3 Mins
M56	3 Miles	10 Mins
M60 J7	4 Miles	11 Mins
M6 J21	8 Miles	13 Mins
M1 J36	44 Mins	1 Hr 5

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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.

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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



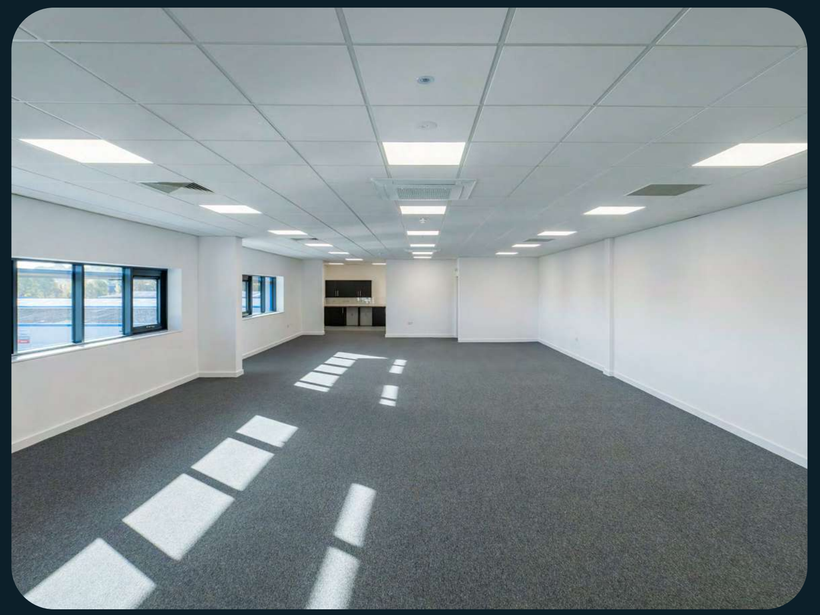
Total population of 7.6 million people

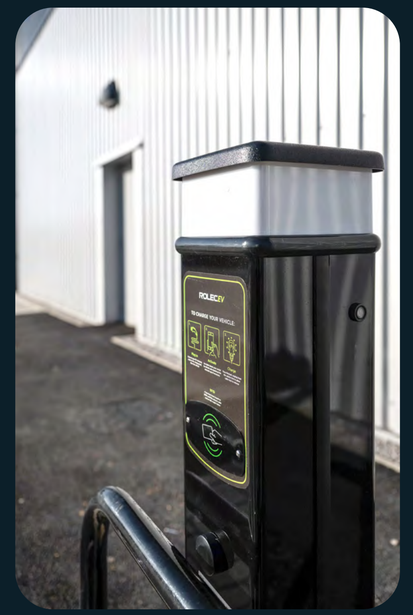
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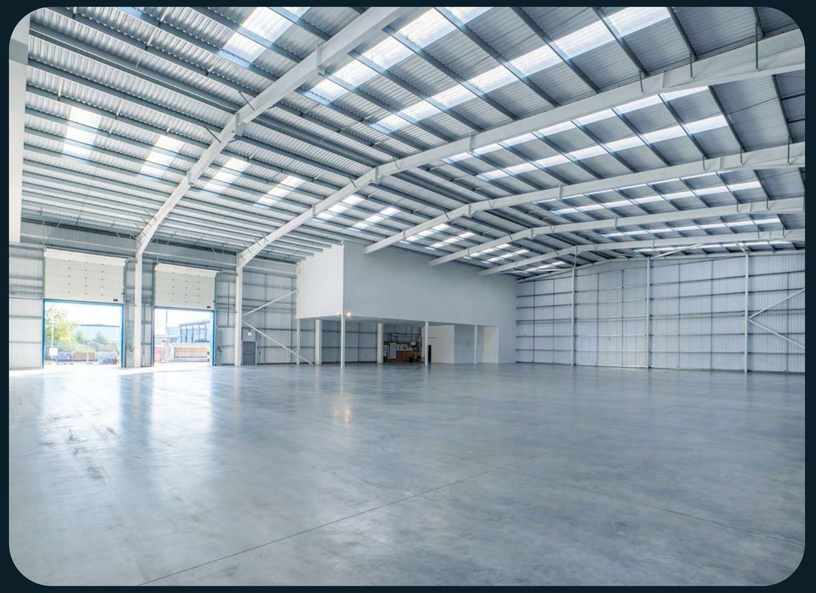
Over 7% of residents work in manufacturing, transport, and storage

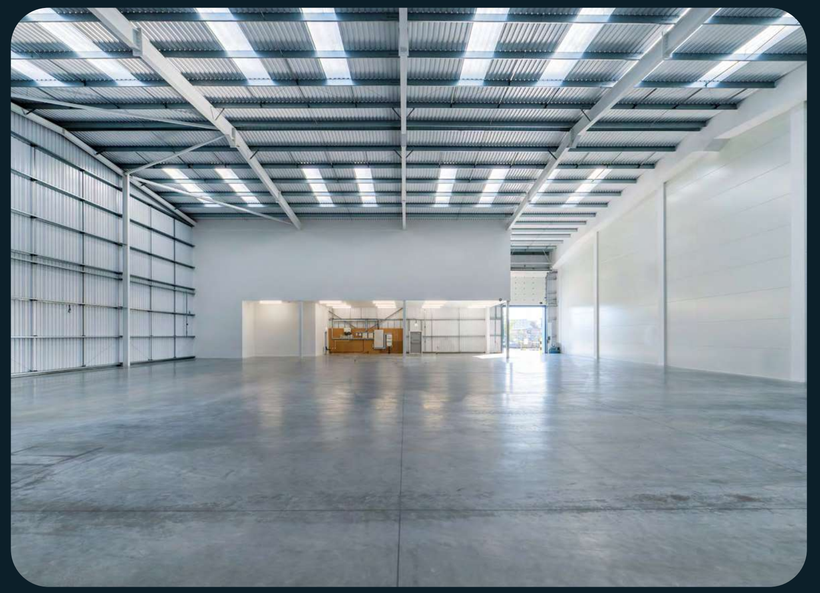








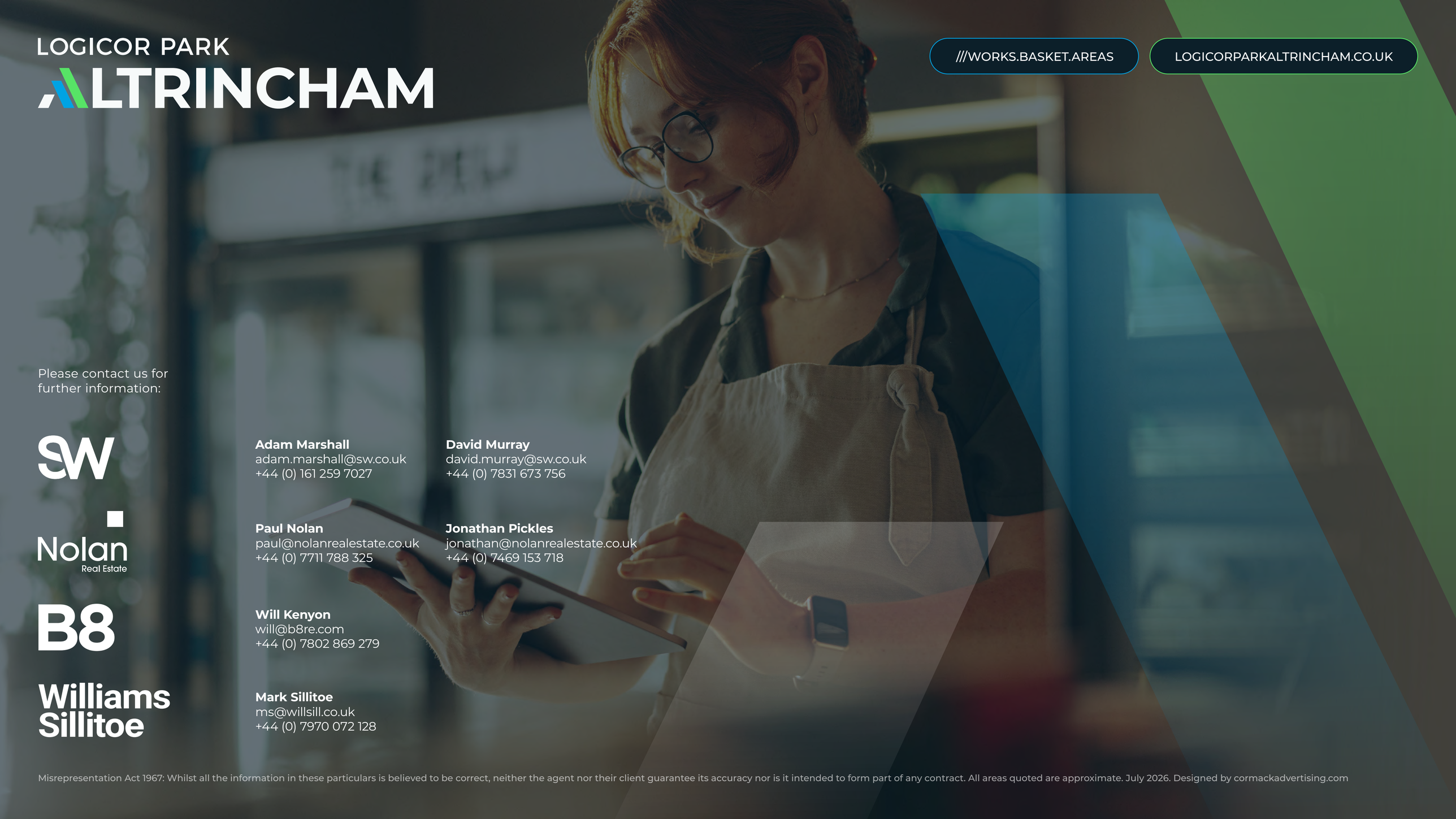




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