

3

BARRINGTON  
ROAD



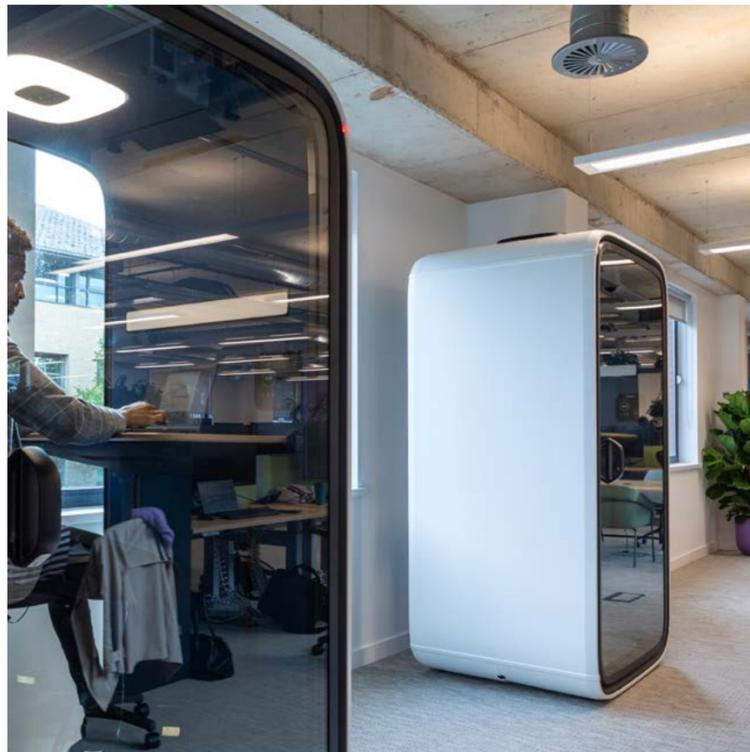
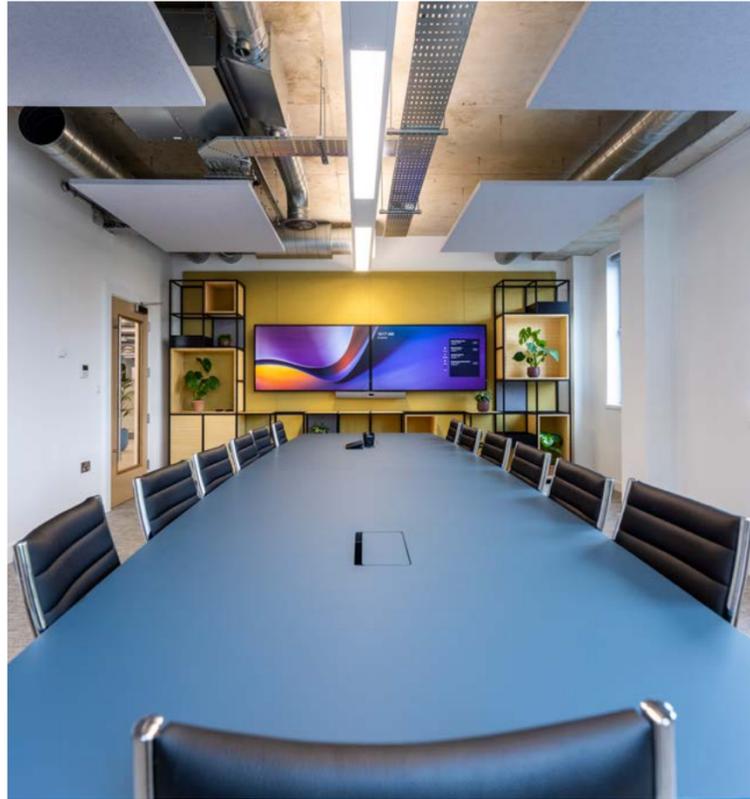
Environmentally-conscious modern plug and play workspaces





Let them be  
green with envy

FIRST FLOOR LEFT



Fully fitted and furnished  
ready to just plug and play

# Floors

Designed with the occupier in mind, the building champions a sustainable lifestyle and holds wellbeing at its heart.

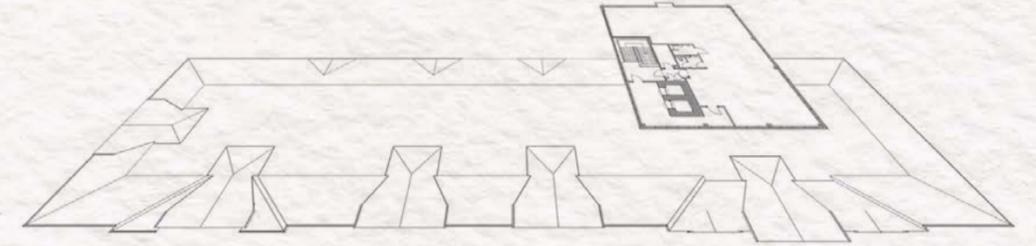
With up to 29,982 sq ft of light, bright, contemporary workspace across 4 floors, 3 Barrington Road is the perfect place for your business to flourish and grow.



## Fourth

1,905 sq ft

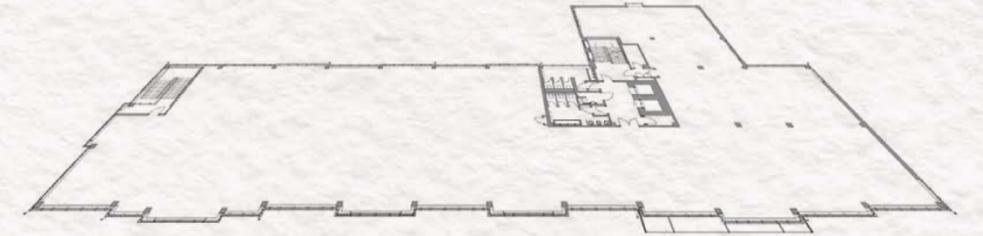
Let



## Third

9,498 sq ft

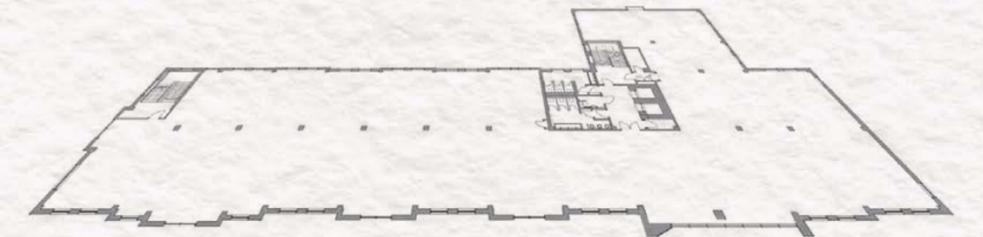
Let



## Second

9,535 sq ft

Let

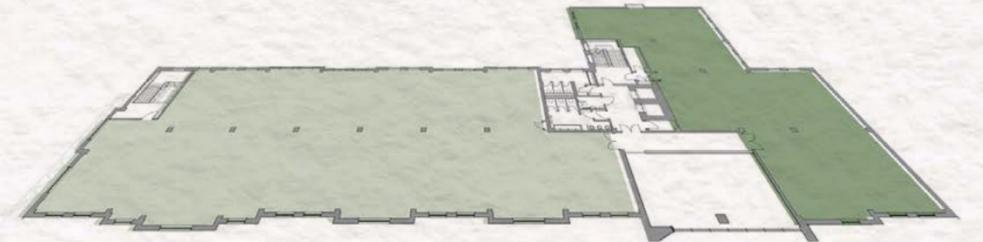


## First

Right 3,228 sq ft

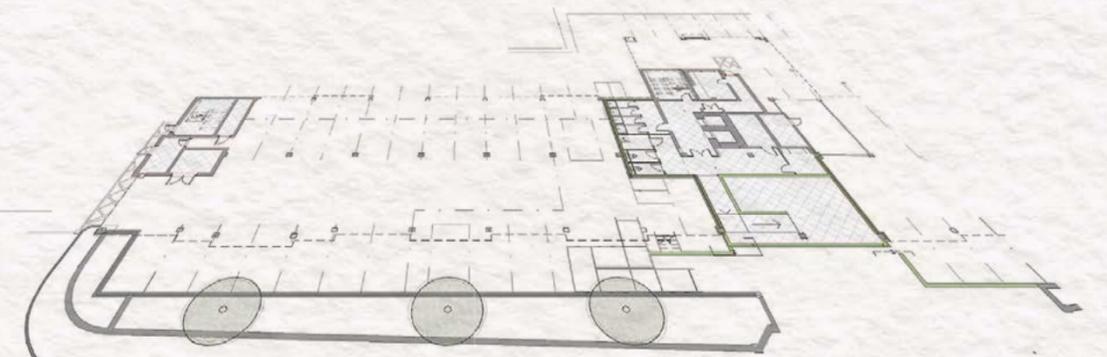
Left 5,425 sq ft

Available



## Ground

Reception, Parking



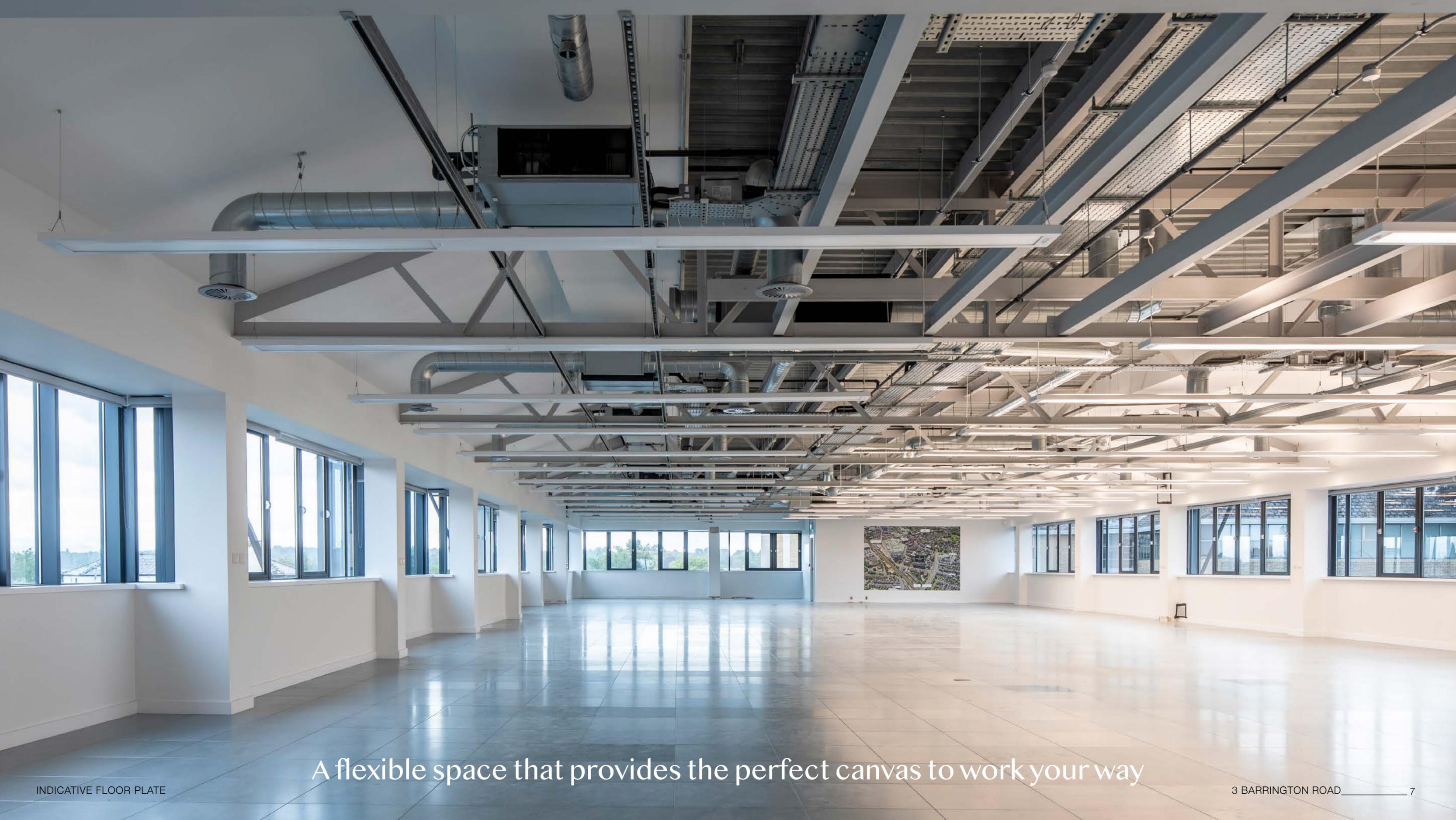
# A modern workspace to suit your bespoke needs

With its open plan layout and abundance of windows, offering bright natural light. This space is designed to promote flexibility and adaptability, allowing you to model the space to your requirements.

## First Floor

- Right 3,228 sq ft / 300 sq m
- Left 5,425 sq ft / 504 sq m
- Stairwell / Lobby
- WC
- 2 Lifts





A flexible space that provides the perfect canvas to work your way



# Elevate your every working day

## Building amenities



**Reception**  
Impressive oversized manned ground floor reception area with double height ceiling



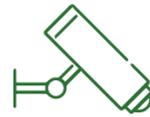
**Lift**  
2 lifts carrying XX persons.



**Windows**  
Openable windows on all upper floors, flooded with natural light



**Lighting**  
Linear LED luminaires with integral photocells and PIR sensors for control to office suites.



**Safe and secure**  
Access controlled security gates and automated vehicle barrier access and CCTV.



**Heating & cooling**  
Full VRF air conditioning via exposed fan coil units and insulated ductwork / circular louvre diffusers



**Broadband**  
High speed broadband and telecoms supplied to the building



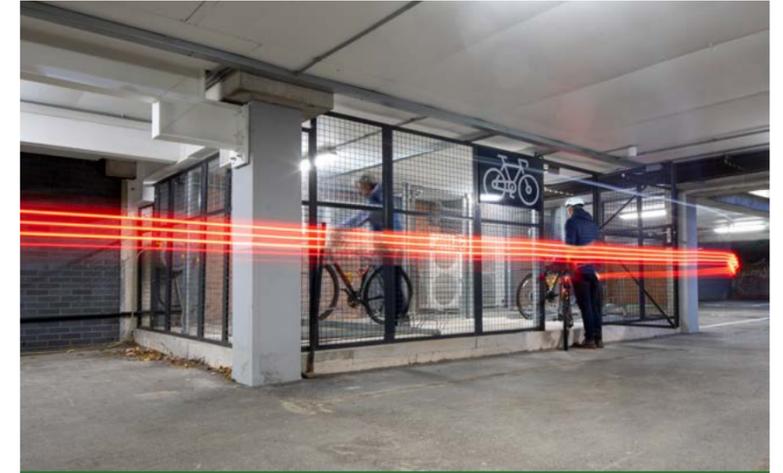
**Parking**  
46 car parking bays including 3 accessible bays, 7 car share bays plus 5 motorcycle bays 8+ EV charging bays



**Showers**  
40 lockers and showers



**Cycling**  
Covered and secure cycle storage for 40 bikes and drying room



## Our future plans...

We have planning permission to improve the building and create a sustainable and innovative working environment. Our goal is to set an example for a sustainable world by using our Net Zero Carbon Design Guide.

The renovations will showcase modern, low carbon construction methods and also include new amenity spaces and a roof terrace for all occupiers.

Additionally, we plan to enhance the landscaping along Barrington Road and around the site, adding a public pocket park and planting to improve biodiversity and provide more outdoor space for staff and the local community.



Altrincham Interchange

Shopping Quarter

Car Park

Altrincham Market & Market House

9 minute walk

5 minute walk

3

BARRINGTON ROAD

M60 Motorway  
10 min drive

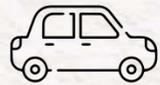




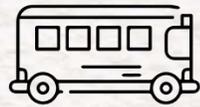
# Conveniently connected

The Altrincham Interchange is just a short stroll away, making transportation a breeze. This property is perfectly situated, surrounded by a plethora of bus stops, allowing you to travel freely. Plus, it's conveniently close to major roadways like the M60, M6, M56, and even Manchester International Airport, ensuring effortless travel connections.

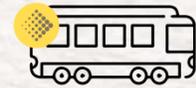
[View on Google Maps](#)



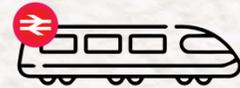
- Altrincham Market  
5 minutes
- Hale  
7 minutes
- Trafford Centre  
10 minutes
- Wilmslow  
20 minutes
- Manchester City Centre  
25 minutes



- Bowdon Vale  
10 minutes
- Manchester Airport  
12 minutes
- Knutsford  
15 minutes
- Macclesfield  
35 minutes



- Trafford Bar  
15 minutes
- Media City UK  
28 minutes
- Piccadilly Station  
30 minutes
- Chorlton  
32 minutes
- Victoria Station  
35 minutes
- Didsbury Village  
42 minutes



- Stockport  
16 minutes
- Manchester City Centre  
28 minutes
- Chester  
1 hr
- Birmingham  
1.5 hr
- London Euston  
2.5 hrs

# For work and for play

Located on Barrington Road, just on the outskirts of the town centre, this property offers convenient access to an array of top-notch independent restaurants, bars, and shops.

Immerse yourself in the culinary delights of the area, indulge in a drink at one of the trendy bars, or explore the unique boutiques and stores that line the streets. Stamford Quarter, a bustling shopping destination, is a mere 5-minute walk away, making it effortless to satisfy your retail therapy cravings.

## Restaurants/Cafes/Bars

1. Market House
2. Rigatoni's Pasta Kitchen
3. Con Club / Porta
4. Gails
5. California coffee

## Retail/Supermarkets

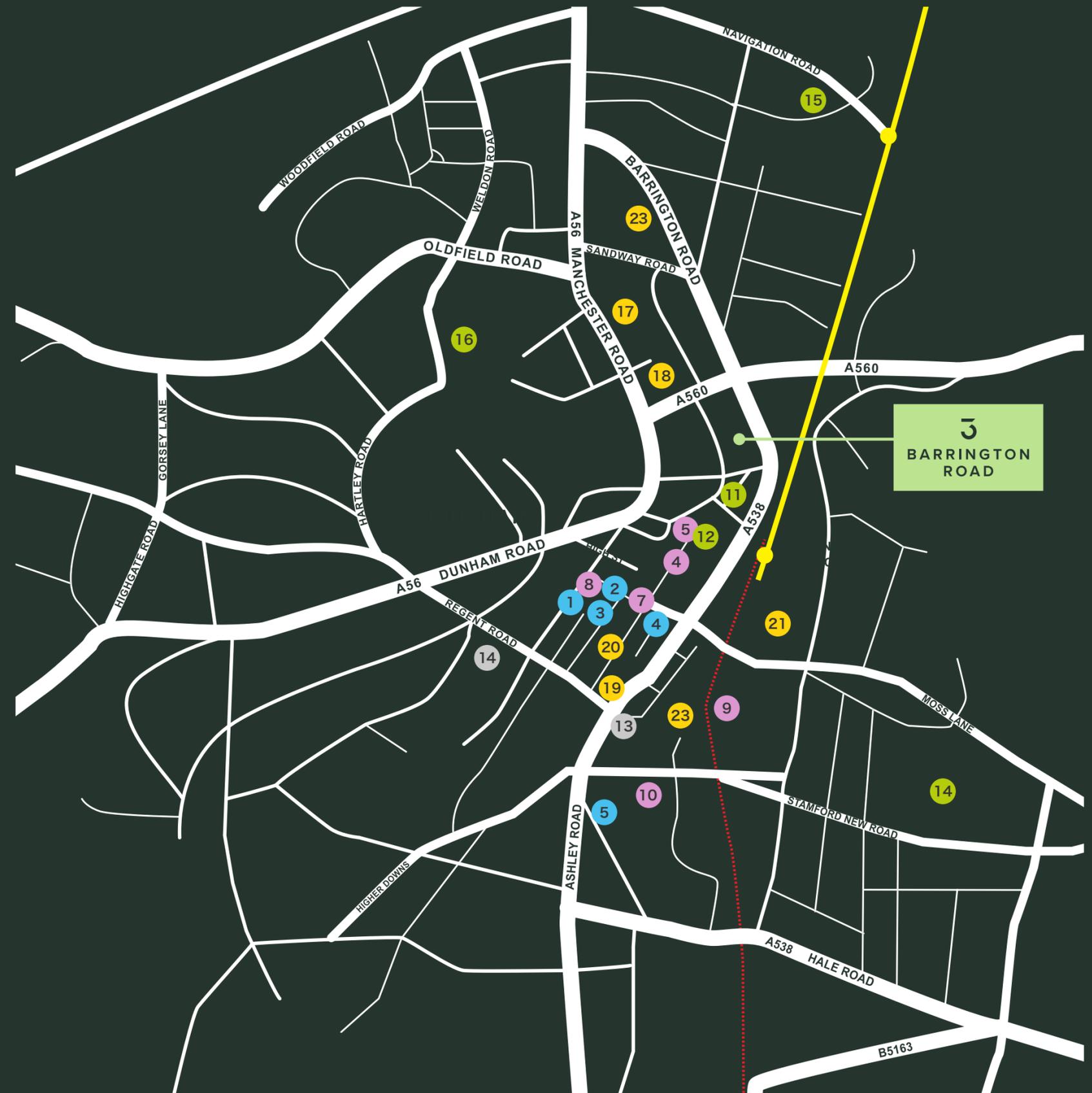
6. Stamford Quarter Shopping
7. Flannels Clothing
8. Marks & Spencer
9. Tesco Extra
10. Sainsbury's

## Wellness

11. Pure Gym
12. Orange Theory
13. Total Fitness
14. Stamford Park
15. Ashtanga Yoga
16. John Leigh Park

## Leisure/Hotels

17. Premier Inn Hotel
18. Best Western Hotel
19. Travellodge Hotel
20. Everyman Cinema
21. Planet Ice Rink
22. Altrincham Garrick Playhouse
23. Vue Cinema



EVERYMAN CINEMA



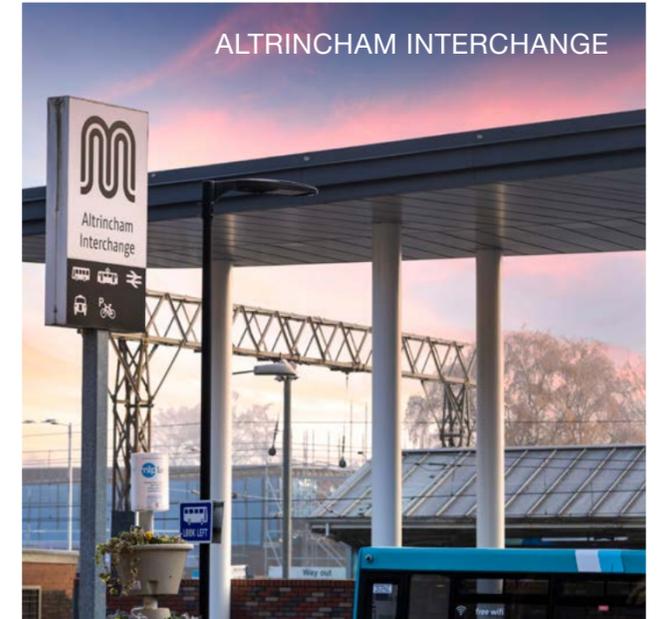
MARKET HOUSE



ALTRINCHAM HOSPITAL



ALTRINCHAM INTERCHANGE



STAMFORD SHOPPING CENTRE



LOWER MARKET



# A location that caters to your needs

# Contact

Leasing agents for more information  
and to arrange a viewing

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Property  
Solutions

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**CUSHMAN &  
WAKEFIELD**

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[cushmanwakefield.co.uk](http://cushmanwakefield.co.uk)

## MISREPRESENTATION ACT 1991

Whilst every care has been taken in preparation of this guide and accompanying information its accuracy cannot be guaranteed. Neither Assura nor any of their advisors are responsible for the consequences of a reliance placed by any person on this information. Tenants are advised to undertake their own independent investigations, inspections, surveys and enquiries. This version of the developers pre-let information is believed to be an accurate description of the proposed building of 3 Barrington Road, Altrincham. Please note that all areas, drawings etc indicated within this document do not allow for construction tolerance and deflection of the structure. Tenants should take this into account as part of their own design. February 2024