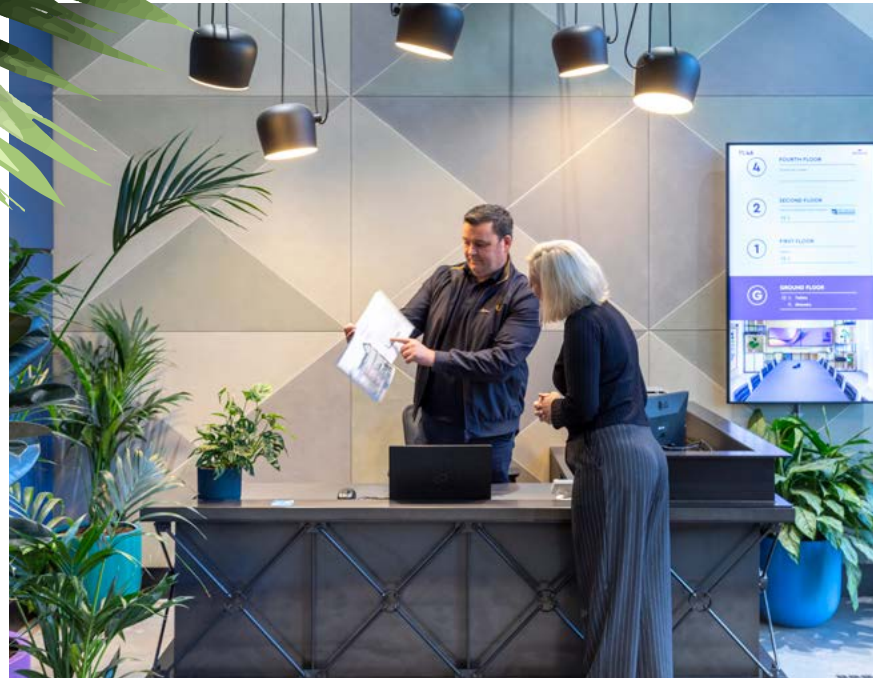




5

BARRINGTON  
ROAD

Environmentally-conscious modern workspaces to let



# Floors

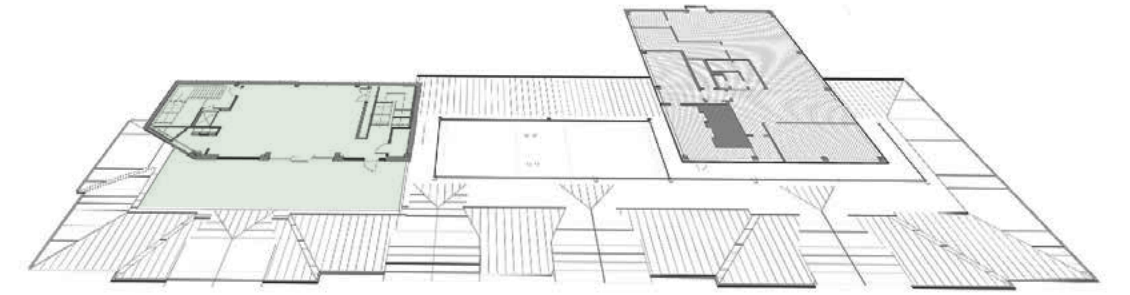
Designed with the occupier in mind, the building champions a sustainable lifestyle and holds wellbeing at its heart.

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.



## Roof terrace

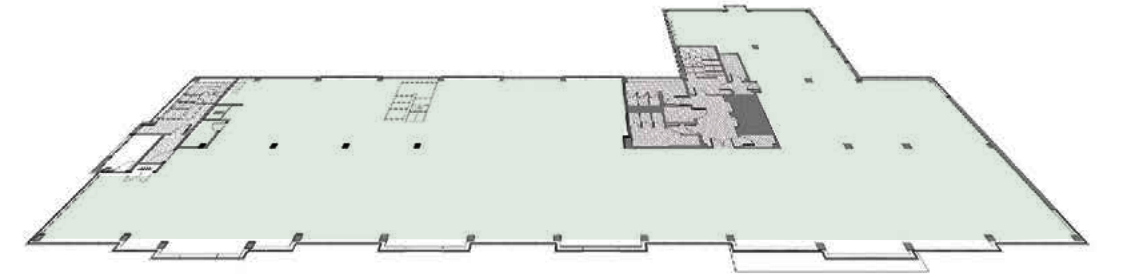
1,000 sq ft



## Third Floor & Roof terrace

9,948 sq ft

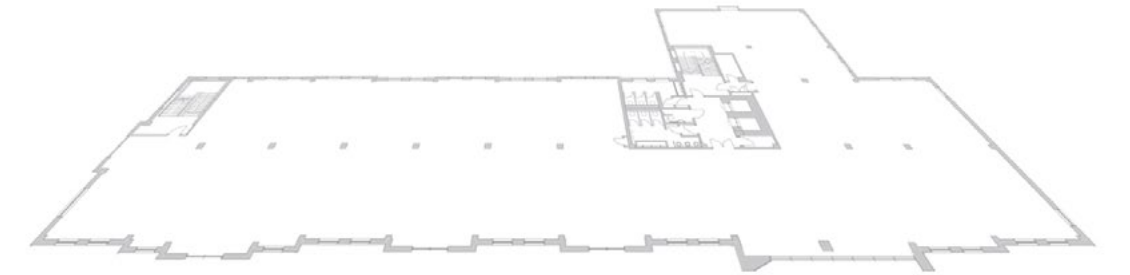
Available



## Second

9,535 sq ft

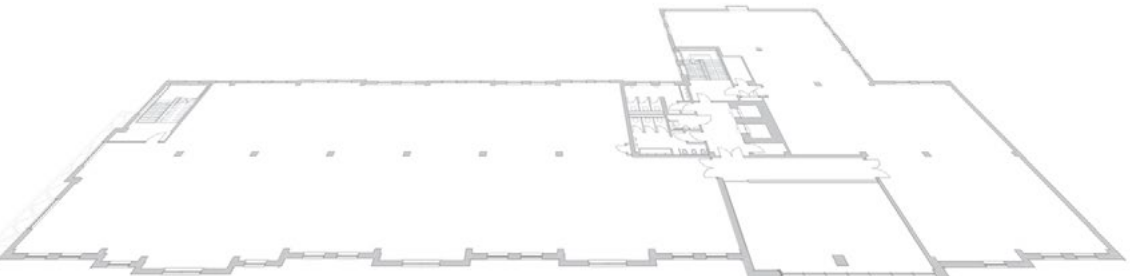
Let



## First

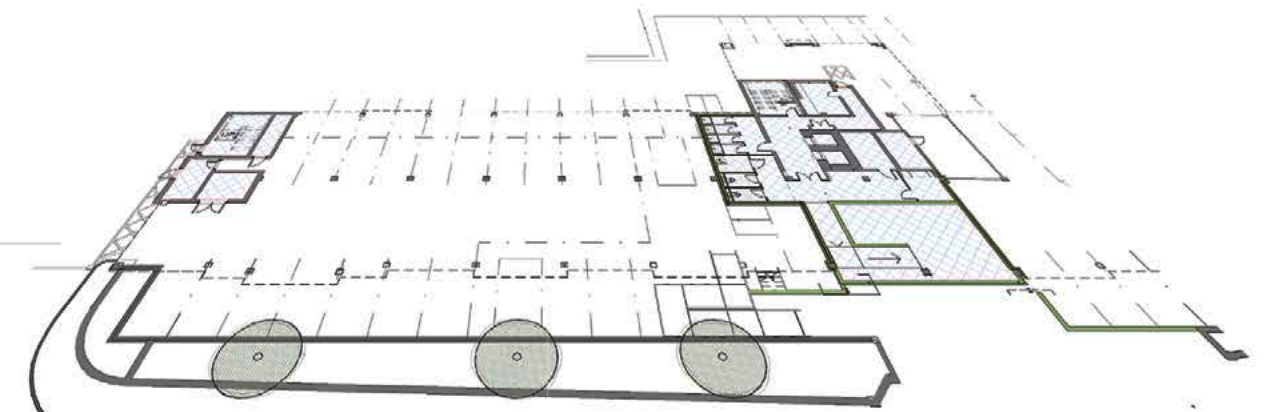
8,653 sq ft

Let



## Ground

Reception, Parking



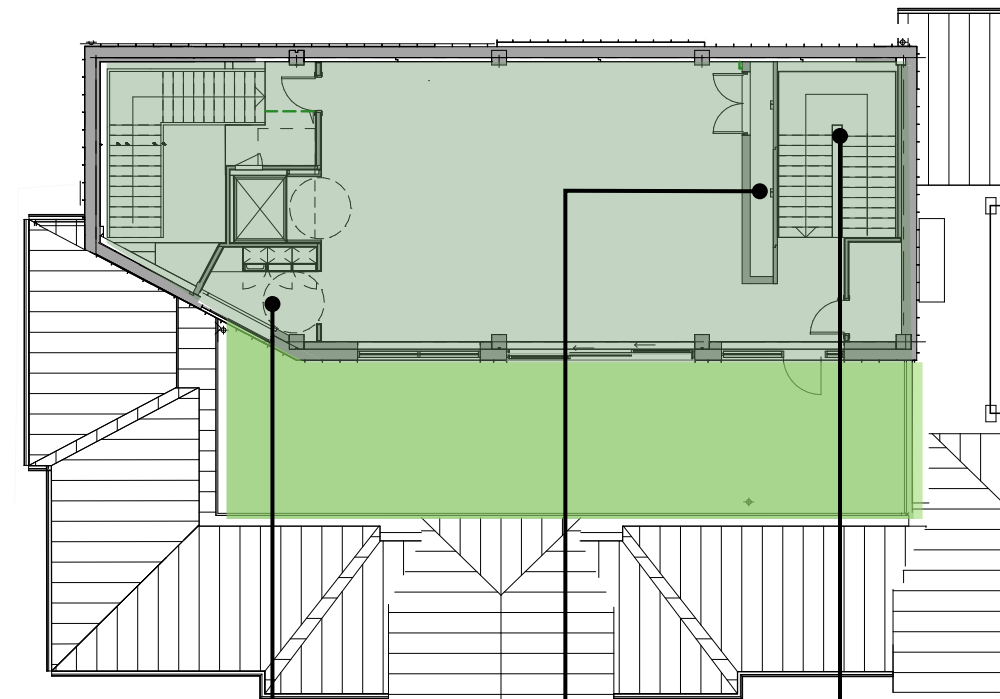
## Roof terrace

Internal space 1,000 sq ft

External terrace 750 sq ft

Accessed via the third floor, the newly built timber-clad roof space offers a high-quality contemporary environment. The space includes a pre-installed media space, a well-appointed kitchenette, stylish spotlighting, and floor-to-ceiling sliding doors spanning the side elevation, creating an ideal setting for meetings or events.

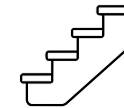
The adjoining outdoor terrace provides additional versatility, while the expansive glazing allows an abundance of natural light to flood the space.



Kitchen



Media space



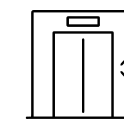
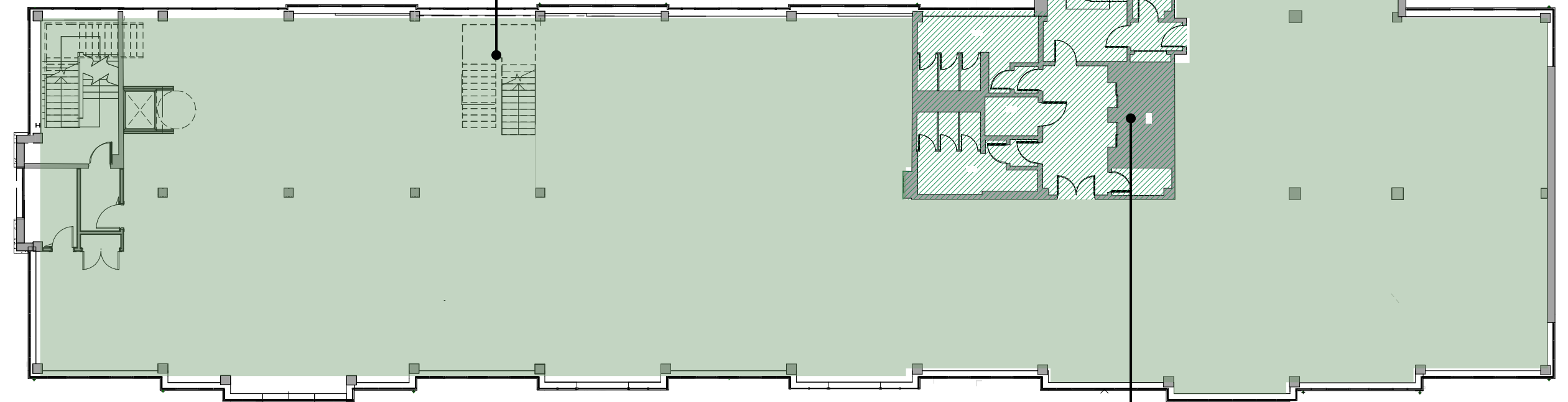
Stairs

## Third floor

2,000 - 9,498 sq ft

With its open-plan layout and abundance of windows, the space is filled with bright natural light. Exposed industrial services, complemented by feature lighting and warm timber accents, create a distinctive, characterful environment.

Designed with flexibility in mind, the space can be easily adapted to suit a variety of occupier requirements.



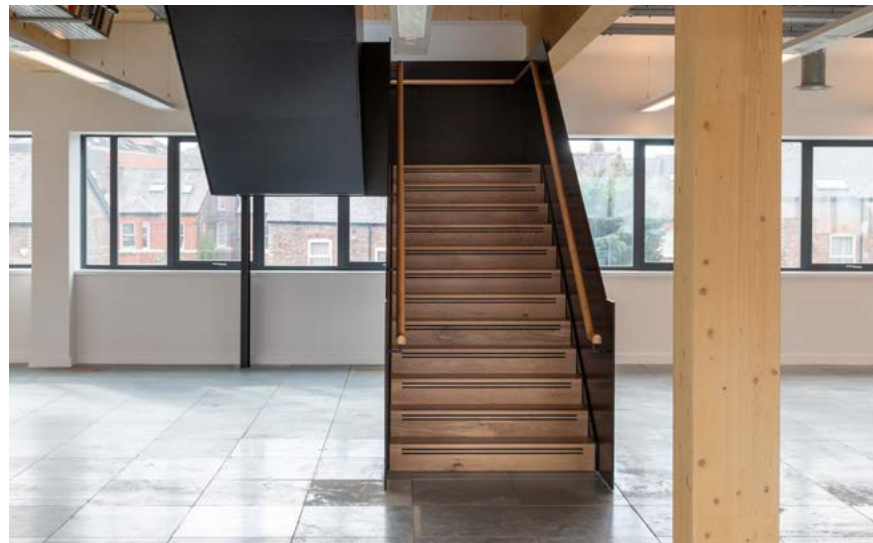
2 x passenger lifts

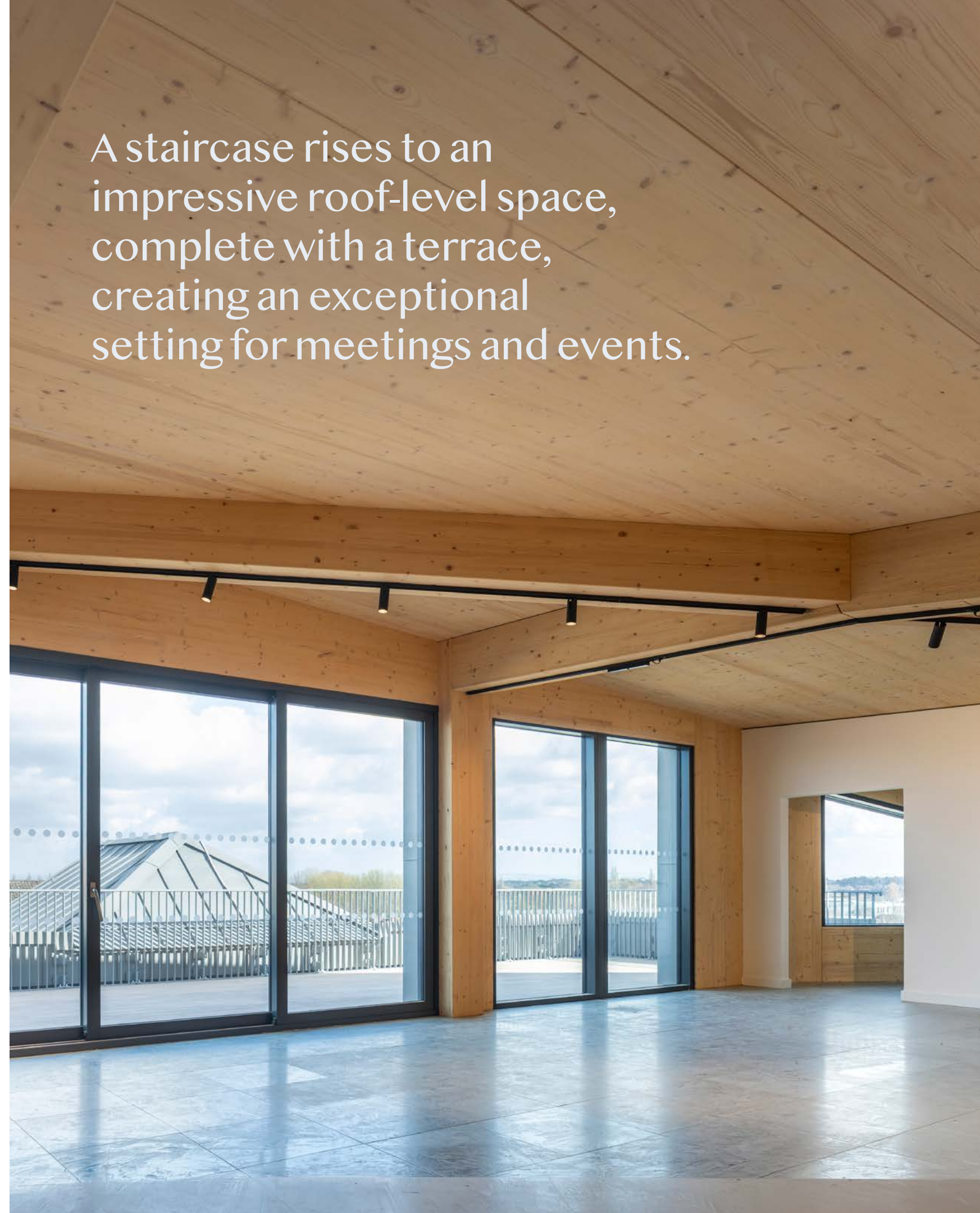
# A two-storey office with private roof terrace



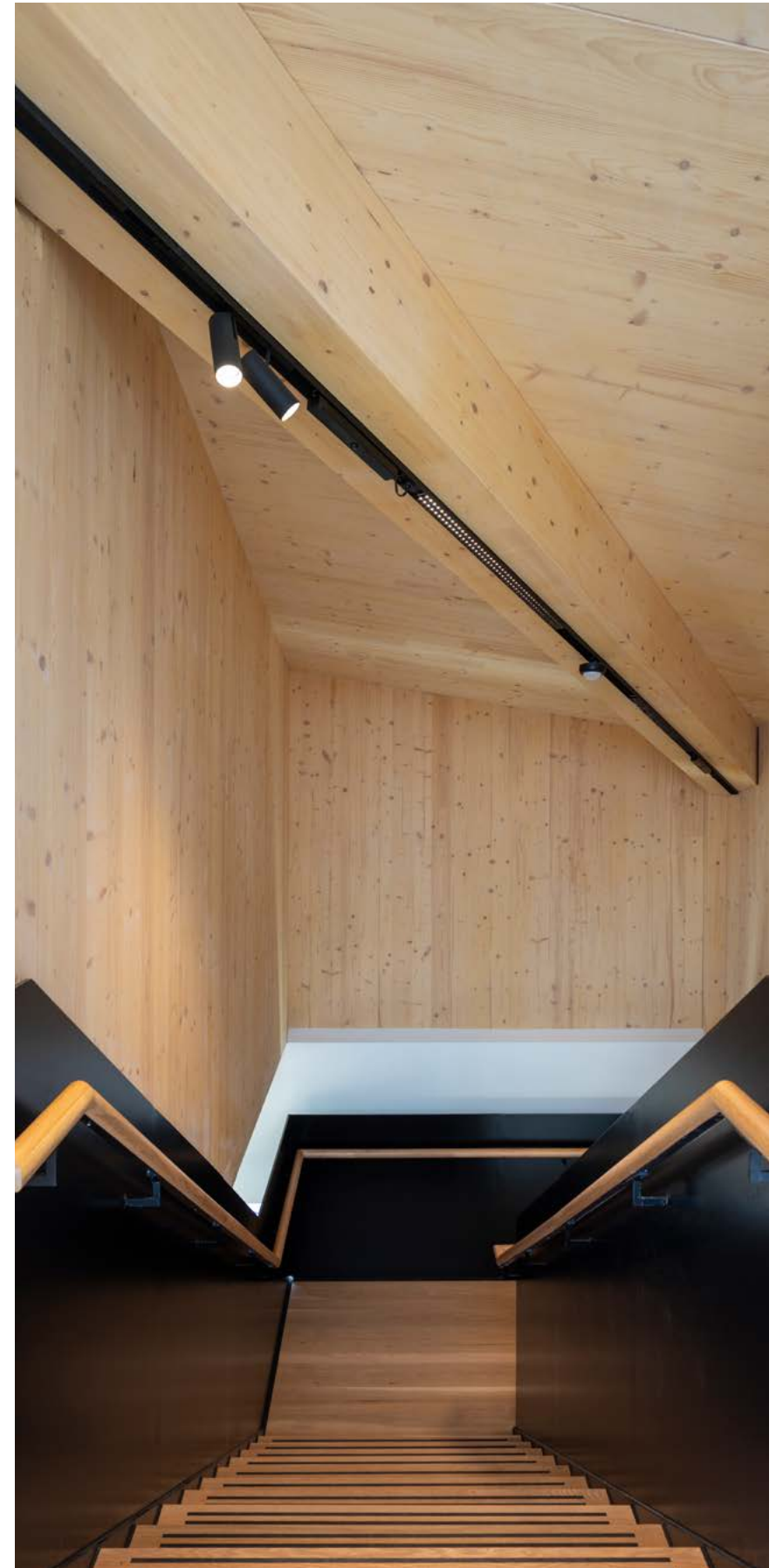
THIRD FLOOR

Work without boundaries





A staircase rises to an impressive roof-level space, complete with a terrace, creating an exceptional setting for meetings and events.





A space to enjoy, whatever the weather



# Elevate your every working day

## Building amenities



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



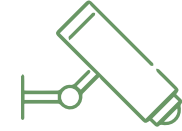
**Lift**  
Two 8-person' lifts



**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 4 showers



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



Altrincham Interchange

Foundation (Lane 7, Starbucks)

Stamford Shopping Quarter

Car Park

Altrincham Market & Market House

9 minute walk

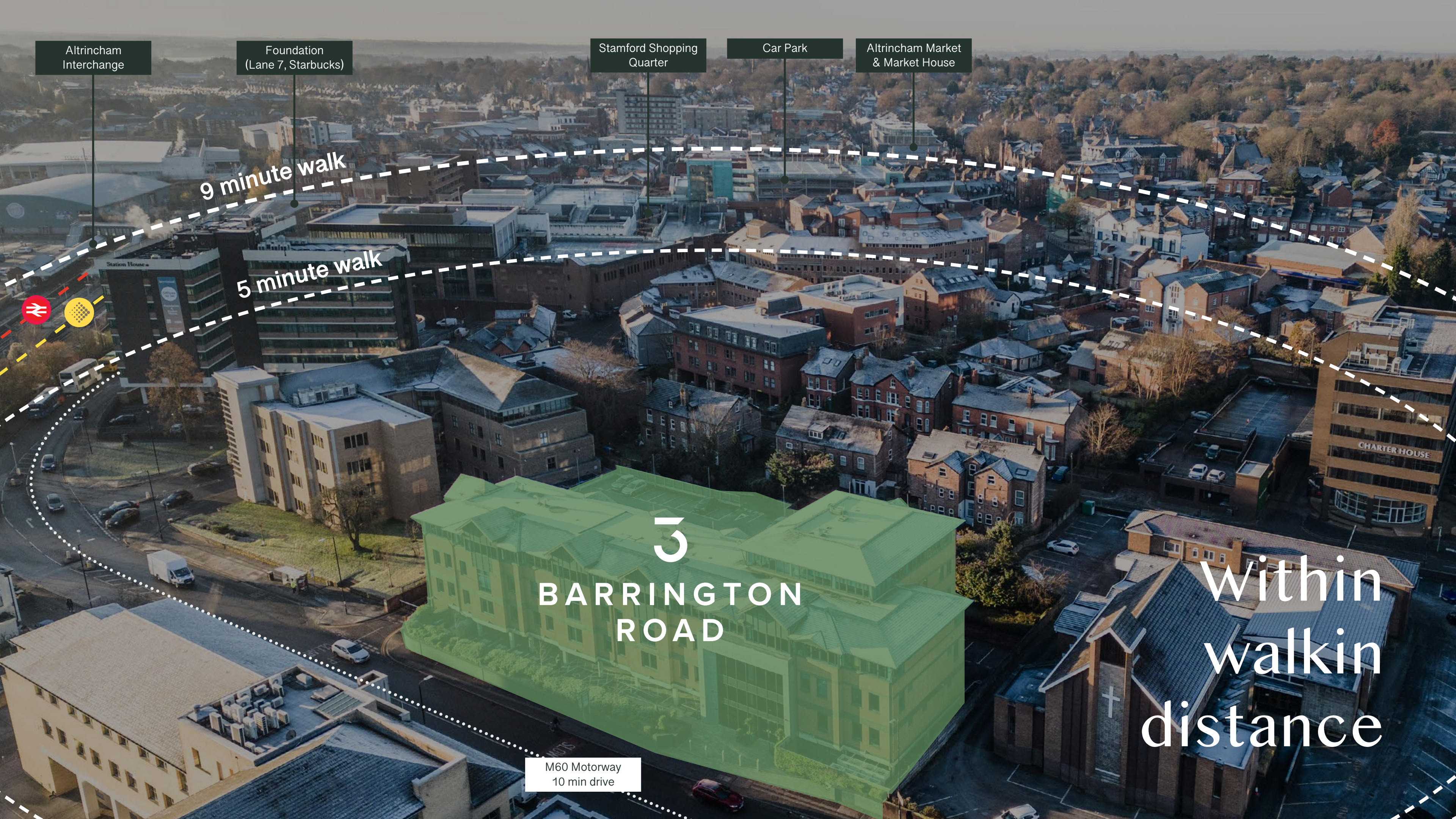
5 minute walk

3

BARRINGTON ROAD

Within walking distance

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.

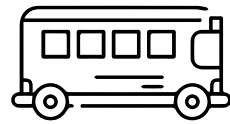
[View on Google Maps](#)



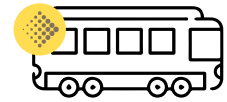
- Altrincham Interchange  
3 minutes
- Hale  
5 minutes
- Timperley  
10 minutes
- Sale  
25 minutes
- Lymm  
32 minutes
- Didsbury  
36 minutes



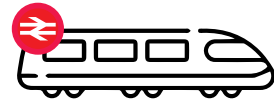
- Altrincham Market  
5 minutes
- Hale  
7 minutes
- Trafford Centre  
10 minutes
- Wilmslow  
20 minutes
- Manchester City Centre  
25 minutes



- 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 a variety of quality independent restaurants, bars, and shops.

Immerse yourself in the area's vibrant culinary scene, unwind with a drink at one of the many nearby bars, or discover an array of unique boutiques and independent stores lining the streets. With Stamford Quarter just a 5-minute walk away, shopping, dining, and entertainment are always within easy reach.

## Food/Drink

1. Market House
2. So Marrakesh
3. Rigatoni's Pasta Kitchen
4. Con Club/Porta Tapas
5. Rudy's Pizza
6. Unagi Sushi
7. Gail's
8. Cheshire Tap/Kings Court
9. Nell's Pizza
10. Goose Green
11. Lower Market

## Retail

1. Stamford Quarter Shopping
2. Flannels Clothing
3. Marks & Spencer
4. Mountain Warehouse
5. Look Fantastic
6. Tesco Extra
7. Sainsbury's

## Wellness

1. Pure Gym
2. Total Fitness
3. John Leigh Park
4. Strength Collective
5. Sabai Pilates Studio
6. Studio 34 Pilates
7. The Health Lab

## Car Parks

1. Goose Green
2. Regent Road
3. Stamford Quarter

## Other Sites

1. Travelodge Hotel
2. Everyman Cinema
3. Ice Rink
4. Lane 7 Bowling
5. Altrincham Hospital
6. Vue Cinema Complex
7. Garrick Theatre
8. NHS Health Centre



EVERYMAN CINEMA



ALTRINCHAM HOSPITAL



MARKET HOUSE



ALTRINCHAM INTERCHANGE



STAMFORD SHOPPING CENTRE



LOWER MARKET



A location that caters to your every need



# Contact

Leasing joint agents for more information  
and to arrange a viewing

## Daniel Lee

[daniel@r-p-s.co.uk](mailto:daniel@r-p-s.co.uk)  
07502 304 082

**RPS** Regional  
Property  
Solutions

**0161 927 7824**  
[r-p-s.co.uk](http://r-p-s.co.uk)

## Daniel Lewis

[daniel.lewis@cushwake.com](mailto:daniel.lewis@cushwake.com)  
07551 671 903

**CUSHMAN &  
WAKEFIELD**

**0161 235 8998**  
[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. May 2026