

CANNING O'NEILL

THE NORTH WEST'S SPECIALIST OFFICE AGENTS

Prepared for 3 Barrington Road

30th November 2021





3 BARRINGTON ROAD, ALTRINCHAM, WA14 1GY

****30,000 SQ FT HQ OFFICE BUILDING****

3 Barrington Road occupies a prominent position at the junction of Barrington Road (A538) and Woodlands Road (A560), in the centre of Altrincham.

The building has undergone a comprehensive refurbishment/remodelling programme and now offers light, bright, contemporary workspace across 4 floors.

The environmentally-conscious modern workspace is arranged over ground and 3 upper floors and extends to a total of approx 30,000 sq ft. The building is complemented by mature landscaping along the front elevation to Barrington Road and undercroft car parking is available for up to 66 vehicles.

3 Barrington Road have also teamed up with [Telcom](#) to bring super fast broadband to the building – [take a look at the available packages](#).

3 Barrington Road is conveniently located for all of Altrincham's retail, banking, leisure and public car parking facilities and is within a minutes walk of the Metrolink/train/bus interchange on Stamford New Road. The M56 motorway is within 5 minutes drive to the South and the M60 is within 10 minutes drive to the North.

3 Barrington Road is the perfect place for your business to flourish and grow.

[Take a virtual video tour of 3 Barrington Road](#)<

Availability:

1st Floor (Left) - 5,425 sq ft
1st Floor (Right) - 3,228 sq ft
2nd Floor - 9,535 sq ft
3rd Floor - 9,498 sq ft
4th Floor - 1,905 sq ft
Reception - 391 sq ft

TOTAL - 29,982 sq ft



View Online

View Brochure

Rent/Price: £23.50 psf
Service Charge: £7.08 psf (inc running costs of air conditioning)
Rates Payable: £6.89 psf
Parking: (1:652 sq ft @ £500 pspa)

Features:

- Up to 80 Mbps broadband speeds
- Raised floors
- Suspended ceilings
- Central heating
- Comfort cooling
- High quality carpet tiles
- Fitted kitchens
- 2 x 10 person lifts
- Intercom door entry system
- Disabled access