

3

BARRINGTON
ROAD

ALTRINCHAM

3BARRINGTONROAD.COM



BLOOMING BRILLIANT WORKSPACE

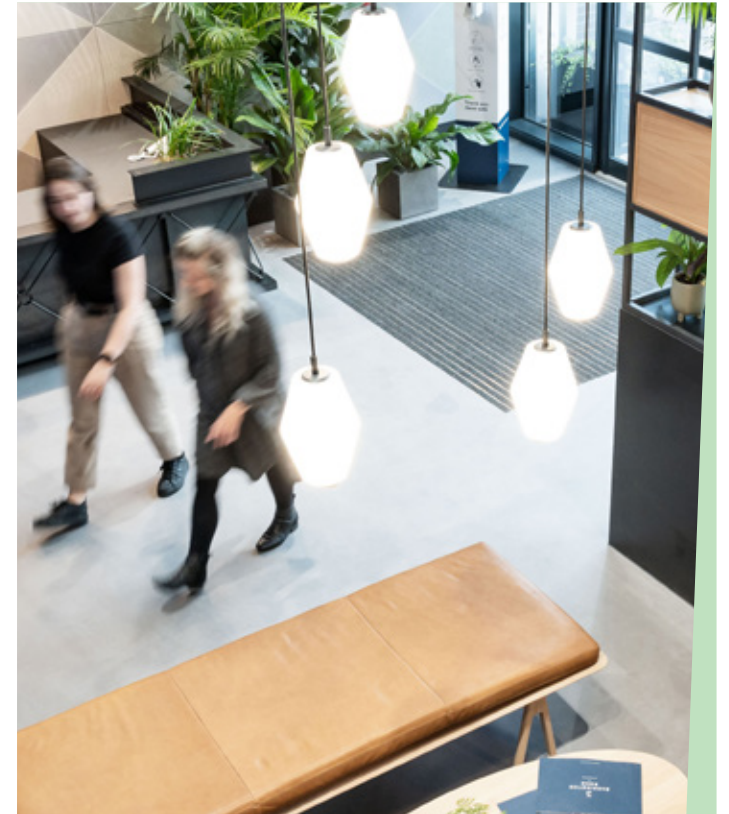
A BUILDING THAT WORKS FOR YOU

**3 Barrington Road
provides Altrincham with
environmentally-conscious
modern workspace.**

Designed with the occupier in mind, the building champions a sustainable lifestyle and holds wellbeing at its heart. With up to 30,000 sq ft of light, bright, contemporary workspace across 4 floors, 3 Barrington Road is the perfect place for your business to flourish and grow.



SENSE OF ARRIVAL



Extensively remodelled front elevation, providing a newly paved, LED-lit, fully-glazed, feature-clad entrance leading into a double-height reception.

3 BARRINGTON ROAD

SAFE & SECURE



Access-controlled security gates
and automated vehicle barrier
access and CCTV.



Well-connected

Ultrafast internet, 24hr
Connect and Connectivity
Concierge available.

LIGHT & AIRY SPACES



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



Heating & Cooling

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

DESIGNED WITH SUSTAINABILITY AT OUR HEART

We've been awarded a **BREEAM**
UK Very Good certificate for a
Sustainable Built Environment.



Parking

46 car parking bays including 3 accessible bays and 5 motorcycle bays.

8+ EV charging bays

7 car share bays



Cycling

Cycle Storage for 40 bikes and drying room.

40 Lockers

Showers

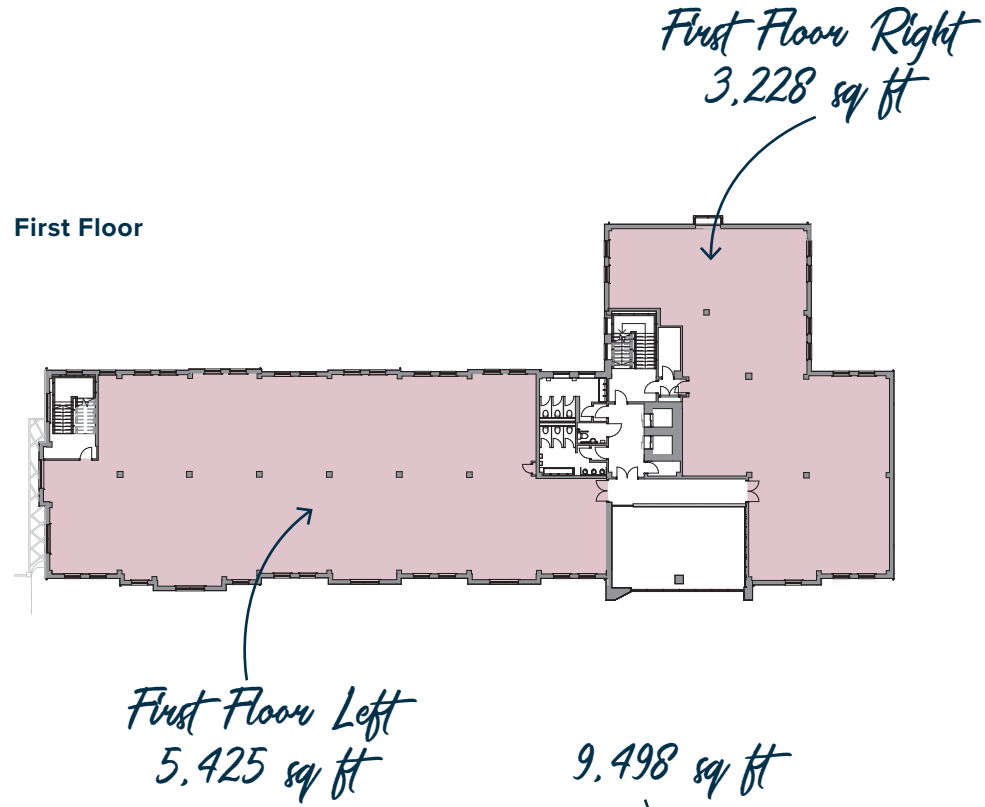


A FLEXIBLE WORK SPACE WHERE YOUR BUSINESS CAN FLOURISH AND GROW

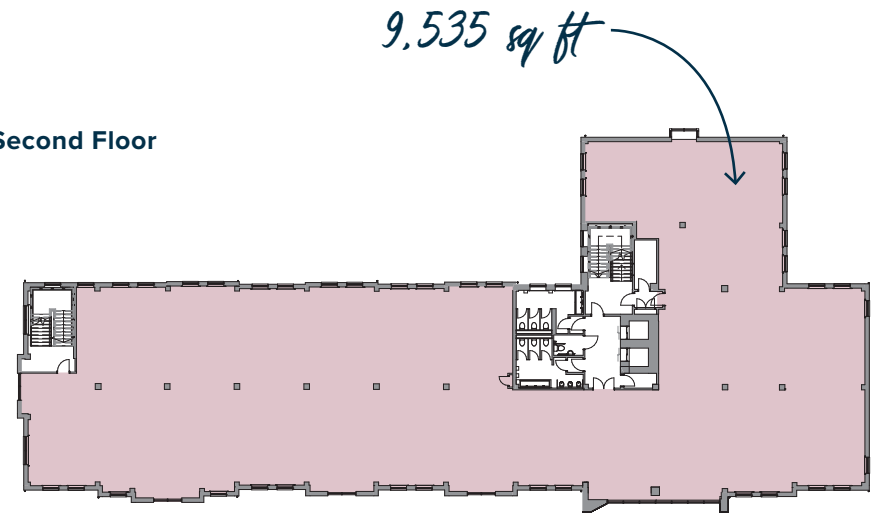
Floor	sq ft	sq m
Armstrong Craven		
Third	9,498	882
Second	9,535	886
First Right	3,228	300
First Left	5,425	504
Reception	391	36
Total	29,982	2,785



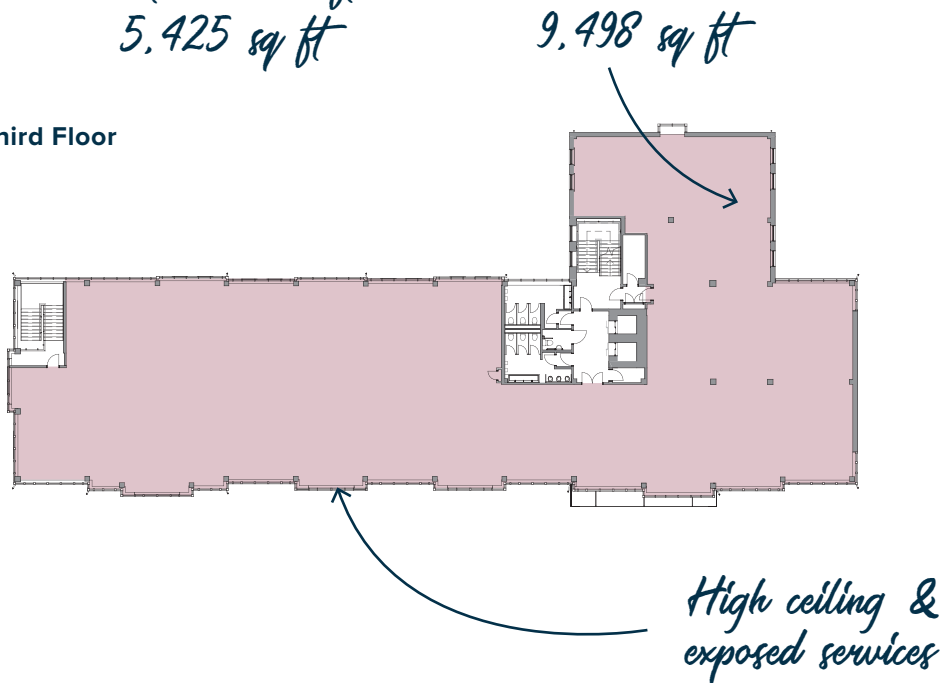
First Floor



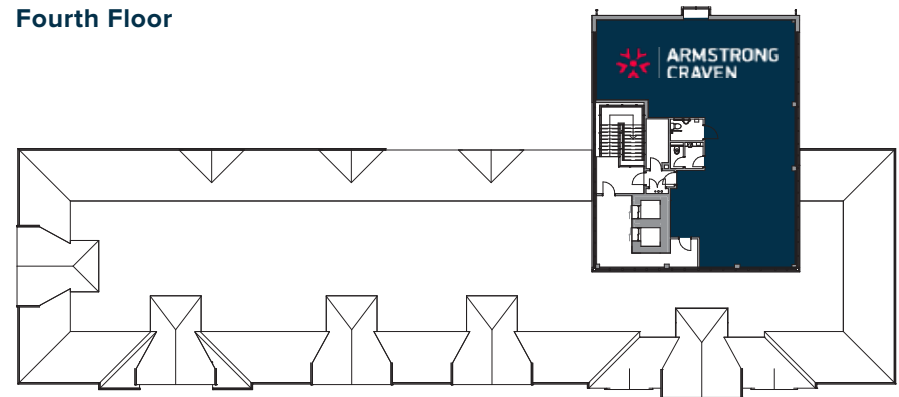
Second Floor



Third Floor



Fourth Floor







Altrincham Market

M56
5 mins drive

Shopping District

Car Park

Altrincham Interchange
3 mins walk

3
BARRINGTON ROAD
—
ALTRINCHAM

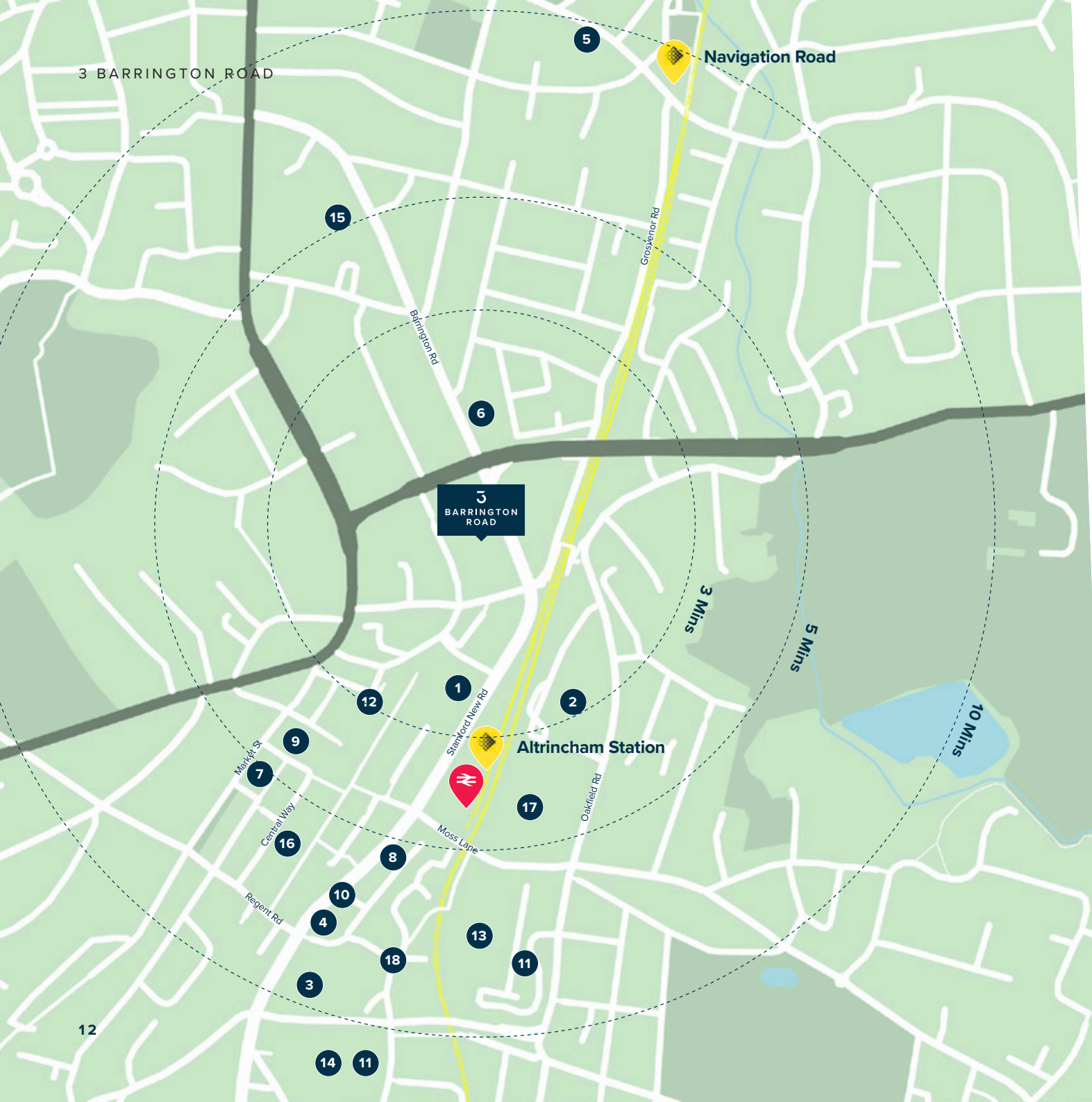
Manchester Rd

Cresta Court hotel

Barrington Rd

M60
11 mins drive

Manchester Airport
10 mins drive



WELLBEING

1. Pure Gym
2. Altrincham Leisure centre
3. Runway Pilates
4. Yoga Life
5. Ashtanga Yoga
6. Matcha Magic

FOOD & DRINK

7. Alty Market
8. Gran T's Coffee House
9. Common Ground
10. Two Brothers Coffee
11. Starbucks
12. Costa Coffee
13. Tesco Extra
14. Sainsburys

LEISURE

15. The Altrincham Garrick Playhouse
16. Everyman Theatre
17. Planet Ice
18. Vue Cinema

GETTING AROUND



- Altrincham Market
5 minutes
- Altrincham Tram & Station
6 minutes
- Altrincham Town Hall
7 minutes
- The Gym
19 minutes
- Hale
22 minutes
- Crossfit
25 minutes



- Old Trafford
26 minutes
- Deansgate-Castlefield
24 minutes
- Piccadilly Station
31 minutes
- Didsbury
33 minutes
- Media city
42 minutes
- Manchester Airport
45 minutes



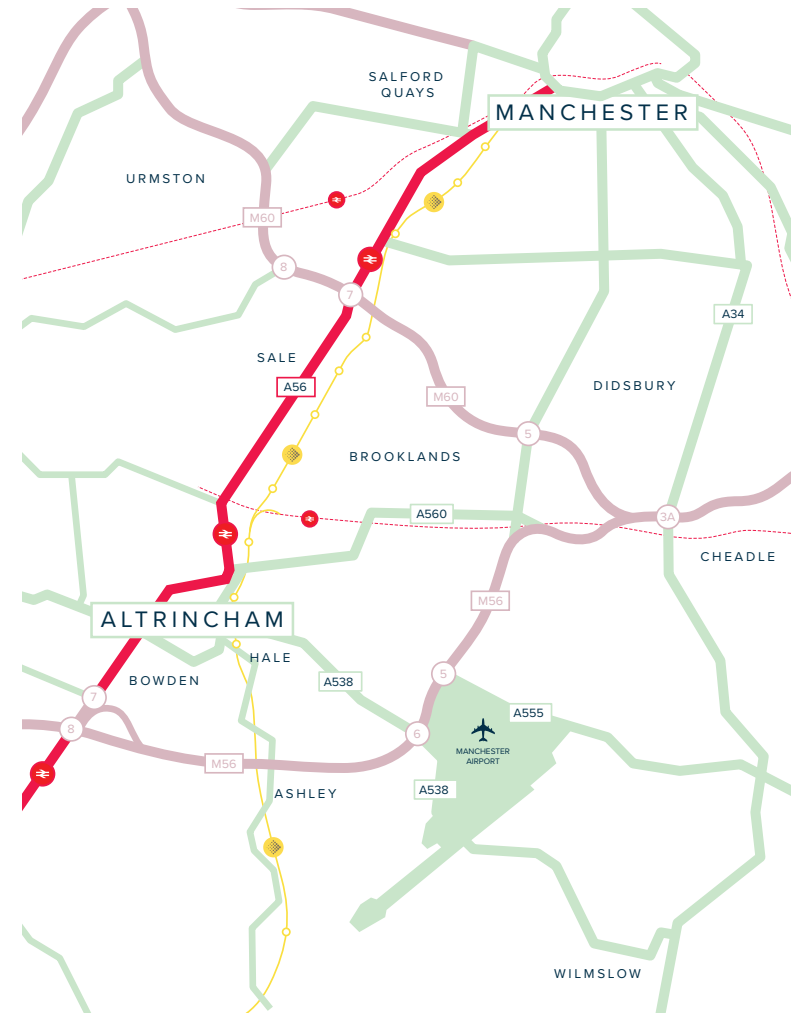
- Stockport
16 minutes
- Piccadilly
30 minutes
- Chester
1 hour
- London
2 hours 20 minutes



- Hale
7 minutes
- Tatton Park
13 minutes
- Dunham Massey
17 minutes
- Didsbury
33 minutes
- Trafford Centre
36 minutes
- Manchester City Centre
45 minutes
- Knutsford
42 minutes



- Altrincham Golf Course
2 minutes
- Altrincham Market
3 minutes
- CrossFit Trafford
5 minutes
- The Gym
6 Minutes
- Manchester Airport
12 minutes
- Dunham Massey
16 minutes
- Knutsford
18 minutes
- Alderly Edge
25 minutes
- Manchester city centre
27 minutes



THE NEIGHBOURHOOD



Don't stay cooped up inside all day, Altrincham is one of the most vibrant towns in the UK so make the most of your neighbourhood, eat, drink, socialise and keep fit!



3 BARRINGTON ROAD

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ALTRINCHAM

3 Barrington Rd
Altrincham, WA14 1GY

3barringtonroad.com

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