



Barrington Road, Altrincham, WA14

Asking Price of £75,000 pa



# Full Description

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Located on Barrington Road, just a stones throw from Altrincham town centre. The property is within easy reach of a large number of residential properties and located on a prestigious road occupied by a number of other large established business premises.

From this property one can walk just a few minutes to Altrincham or Navigation Road Metrolink Stations, as well as the amenities offered on the Manchester Road and Altrincham town centre.

The prominent frontage is a fantastic space for any business to provide plenty of visibility for advertising space.

The unit offers more than 4931 square feet (458 square meters) of office or retail space, located over four floors. Suitable for a wide range of businesses - in a prominent position, just a few minutes walk to the Metro Link Station, with ample off-road parking on site.

The property is entered on the ground floor via an impressive hardwood external door with glazed insert and security shutter. This leads into a large entrance hall with high ceilings, allowing access to first floor accommodation via an ornate balustrade staircase and to the ground floor offices, bathrooms and a further hardwood door with glazed insert leading to the rear of the property.

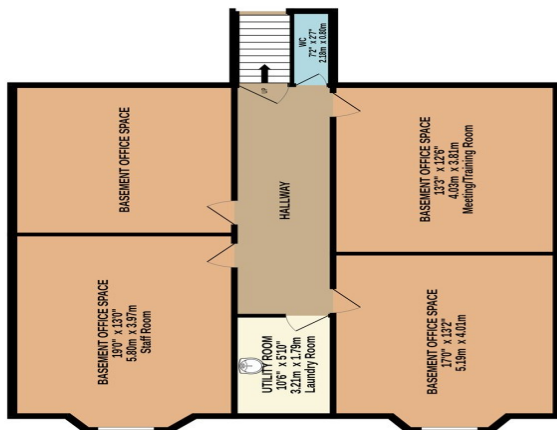
The basement is accessed externally via a private entrance from the rear of the property, this space also offers four large office spaces, a utility room and a WC.

The first floor offers two large office spaces and a well equipped kitchen. A further balustrade staircase leads to the second floor, where one will find three further large office spaces.

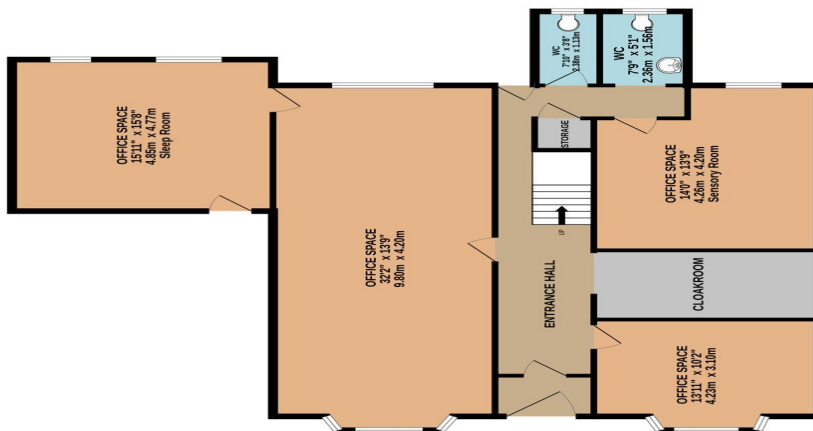




BASEMENT  
1177 sq.ft. (108.3 sq.m.) approx.



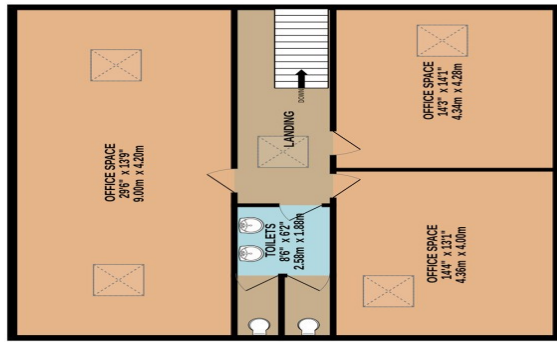
GROUND FLOOR  
1447 sq.ft. (134.4 sq.m.) approx.



1ST FLOOR  
1193 sq.ft. (110.9 sq.m.) approx.



2ND FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA: 4931 sq.ft. (458.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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