



# BARRINGTON HOUSE

ALDERLEY EDGE  
SK9 7LA

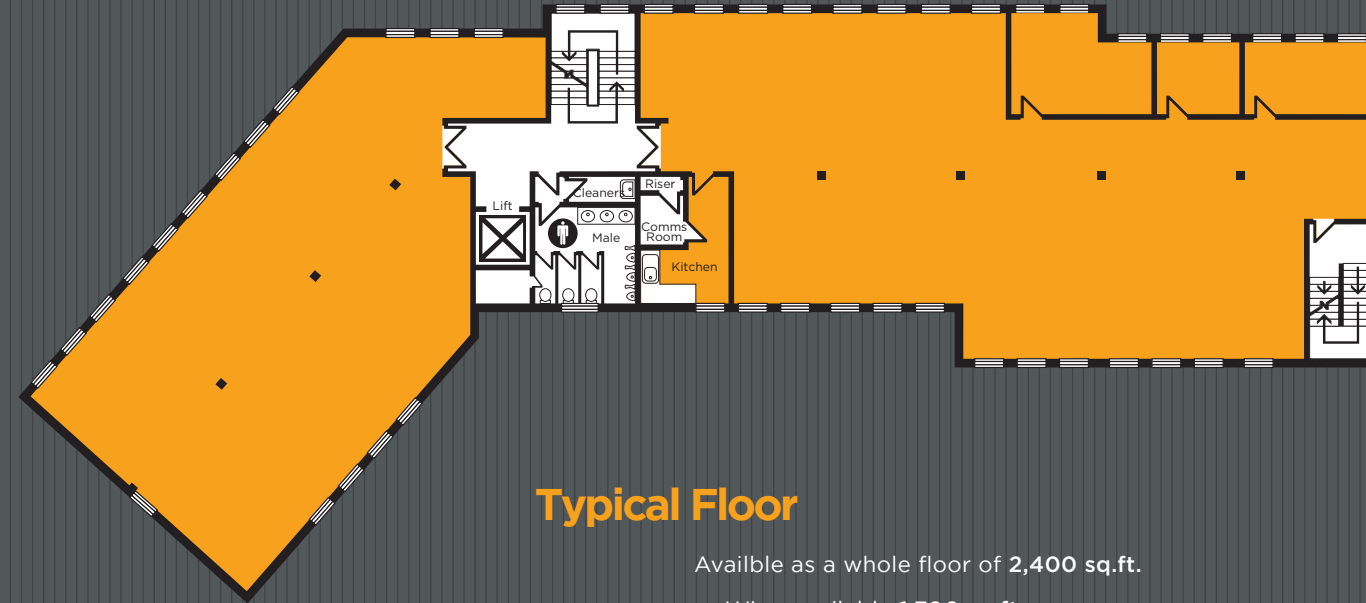


## Barrington House

occupies a prominent location on the corner of Heyes Lane and Trafford Road Alderley edge, which is immediately adjacent to the main-line railway station. The fully refurbished office building benefits from excellent links by road and rail. Manchester Airport is within a short drive away as is the North West's motorway network, via the M56 and M60

The property is comprised of ground, first and second floor accommodation. The floor areas benefits from:

- Perimeter central heating and in some areas, comfort cooling
- 24-hour monitored security swipe card access system
- Building manager coverage
- 8-person passenger lift
- A private car park to the rear



### Typical Floor

Available as a whole floor of 2,400 sq.ft.  
or Wing available 1,700 sq.ft.  
Suites available from: 250 sq.ft.





















CGI's of indicative fit-out



**Modern,  
fully refurbished,  
workspace**



# A premier business destination with essential staff amenity.

-  Train Station
-  The Merlin Hotel
-  San Carlo
-  Waitrose
-  The Botanist
-  Tesco Express
-  Post Office
-  Pharmacy
-  Bubble Room
-  Costa Coffee
-  Caffe Nero
-  The Village Cafe
-  Library
-  Victors
-  Gusto
-  Gigglng Squid
-  Coggles
-  The De Trafford Arms & Hotel








## On the doorstep

In the immediate vicinity, Alderley Edge provides all the essential amenities you and your staff could need, restaurants, a bakery, butchers, pharmacies, newsagents, travel agents, coffee shops, flower shops, a library, post office and hotels.



## A short walk

-  Alderley Edge Train Station  
(Trains to Manchester and London Euston)  
< 1 min
-  Alderley Edge Park  
1 min
-  Waitrose  
2 min
-  Town Centre  
2 min
-  Post Office  
4 min





## Balancing business with pleasure.

Alderley Edge offers the perfect location for the conscientious employer seeking to attract employee talent who wish to maintain a healthy work / life balance.

Working hard and playing hard can be achieved at the same time with a location that caters for everyone. Staff have the opportunity to relax and socialise in the broad range of restaurants, bars and coffee shops many of which offer local produce. Those with a more active lifestyle are easily satisfied. Golf, cricket and excellent cycling on the flat Cheshire lanes or hills of the Peak District are but a few activities available with convenience.

Train, or recover with one of the numerous local personal trainers and gyms or find your 'edge' with a Dee does yoga class.

## Living life on the edge



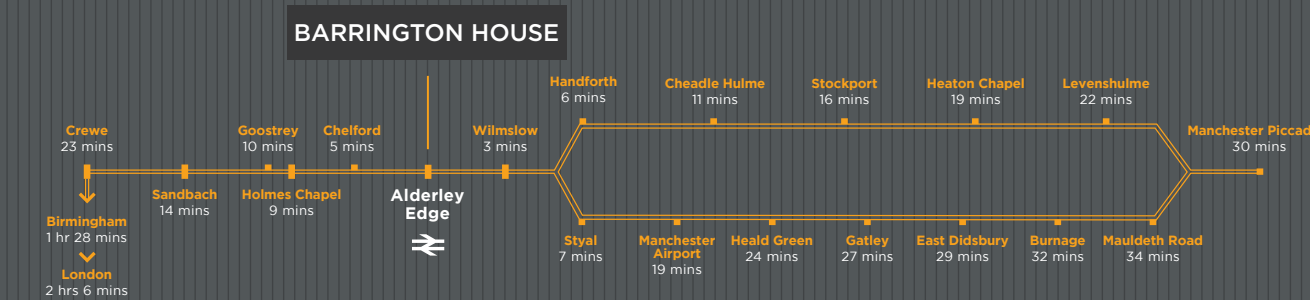
# A location where the workplace benefits from village life, rural tranquillity and ease of access to the city of Manchester.

## Commuting made easy – client access made simple

Located close to Alderley Edge railway station and just a few minutes to the A34 by-pass, Barrington House is superbly positioned for your business.

Alderley Edge train station offers direct and frequent services to Manchester Piccadilly (28 minute travel time), Stockport (15 minute travel time) and London Euston (2 hour travel time).

### By Train

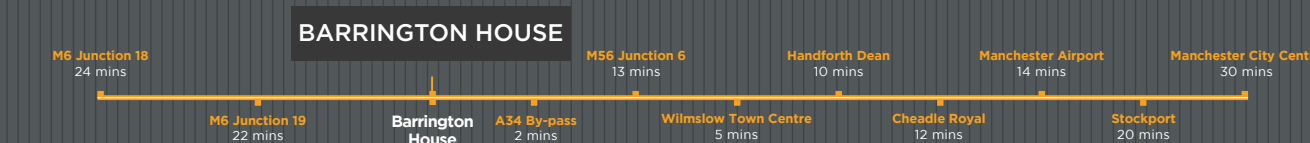


The A34 bypass provides a speedy connection to the M60 and Manchester City Centre, whilst the M6 and M56 are a short car journey away.

Manchester Airport, which offers flights to over 200 destinations worldwide, is within a 15-minute drive to Alderley Edge.

Bus services run from directly outside Queens Court, providing services to Manchester Airport, Altrincham, Macclesfield, Wilmslow, Knutsford, Cheadle & East Didsbury.

### By Car



Stunning views from The Edge at Alderley Edge





# BARRINGTON HOUSE

**A unique opportunity  
to locate your business  
in the heart of Alderley  
Edge, Cheshire.**

please contact a member of  
the leasing team on

**01625 588200**

**Orbit**  
Developments

[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)

HEYES LANE  
ALDERLEY EDGE  
SK9 7LA

Developer reserves the right to change the scheme in the future.  
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