



# 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 railway station. The fully refurbished office building benefits from excellent links by road and rail. Manchester Airport is less than 6 miles from the office, with the A34, M60 and M56 in close proximity.

The property is comprised of ground, first and second floor accommodation. The floor areas benefit 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

**Orbit**  
Developments

**01625 588200**

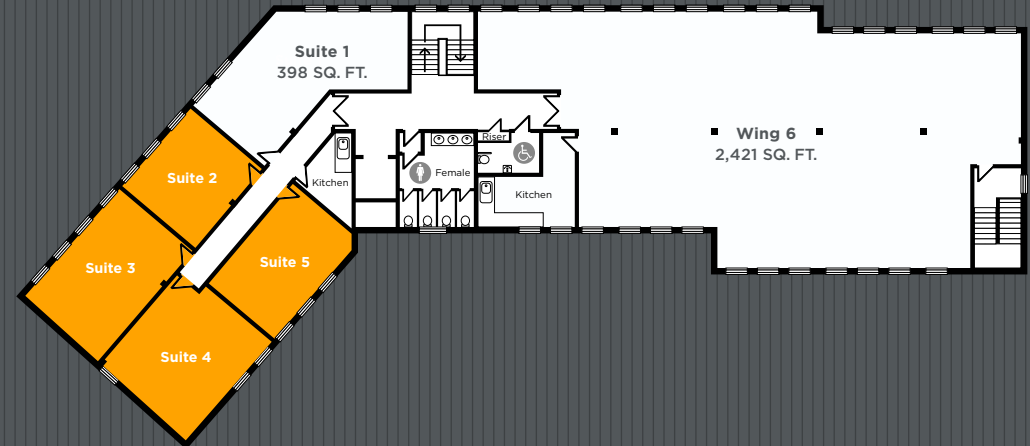
[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)

## Second Floor

AVAILABLE

Suite 1 - 395 SQ. FT.

Wing 6 - 2,421 SQ. FT.



## First Floor

AVAILABLE

FULLY LET



## Ground Floor

AVAILABLE

FULLY LET



Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (0724)