



# **BARRINGTON** HOUSE

HEYES LANE, ALDERLEY EDGE SK9 7LA

# MODERN, FULLY REFURBISHED, WORKSPACE

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 building benefits from excellent links by road and rail. Manchester Airport is only a short drive away as is the North West's motorway network, via the M56 and M60.



## BUILDING SPECIFICATIONS



PERIMETER  
CENTRAL HEATING



COMFORT  
COOLING\*



24 HR MONITORED  
SECURITY



SECURE SWIPE  
CARD ACCESS



PRIVATE  
CAR PARKING



BUILDING  
MANAGER



x6 PERSON  
PASSENGER LIFT



MEETING  
ROOM



SUSPENDED  
CEILINGS

\*Only available on 2nd Floor Suite 6



# 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**  
(To Manchester and London Euston)  
< 1 min



**Alderley Edge Park**  
1 min



**Waitrose**  
2 min



**Town Centre**  
2 min



**Post Office**  
4 min



# A PREMIER BUSINESS DESTINATION WITH ESSENTIAL STAFF AMENITY.



A The Merlin Hotel

B Texaco Garage

C San Carlo

D Waitrose

E Tesco Express

F Bubble Room

G Post Office

H Pharmacy

I Costa

J Turquoise Restaurant

K Caffe Nero

L The Village Cafe

M Library

N Victors

O The Salmon of Knowledge

P The De Trafford Arms & Hotel

Train Station

# WHERE THE WORKPLACE BENEFITS FROM VILLAGE LIFE, RURAL TRANQUILLITY AND EASE OF ACCESS TO MANCHESTER.



Stunning views from The Edge at Alderley Edge



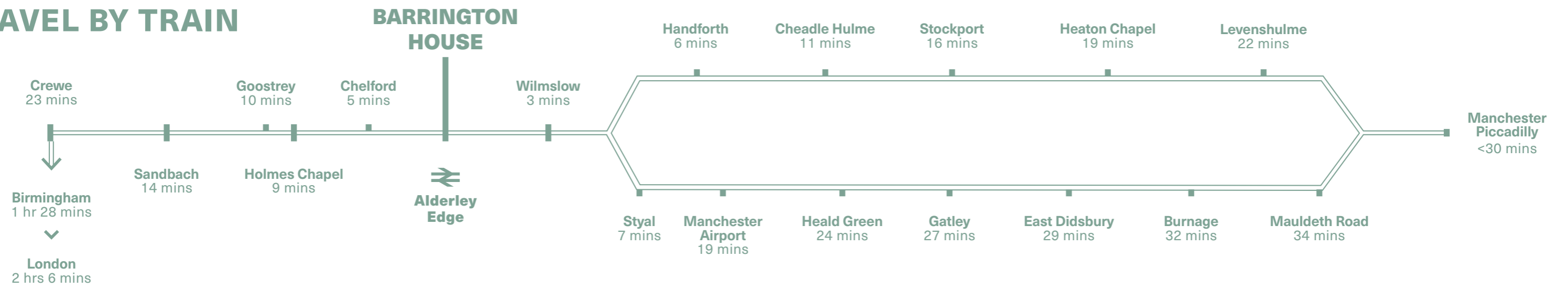
# COMMUTING MADE EASY CLIENT ACCESS MADE SIMPLE

Barrington House is ideally located near Alderley Edge railway station and the A34 bypass, offering excellent transport links. The station provides direct trains to Manchester Piccadilly (28 mins), Stockport (15 mins), and London Euston (2 hours).

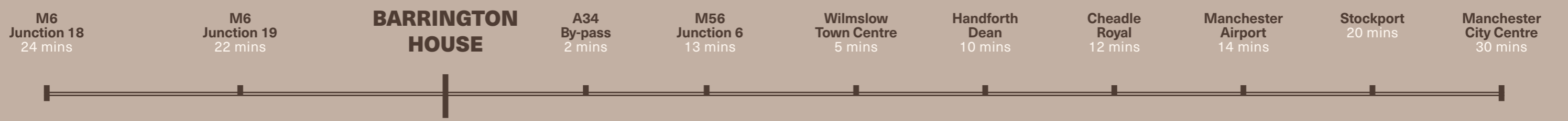
The A34 connects quickly to the M60 and Manchester City Centre, with the M6 and M56 just a short drive away. Manchester Airport, with flights to over 200 destinations, is just 15 minutes by car.

Bus services from Queens Court connect to Manchester Airport, Altrincham, Macclesfield, Wilmslow, Knutsford, Cheadle, and East Didsbury.

## TRAVEL BY TRAIN



## TRAVEL BY CAR





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***Orbit***  
**Developments**

**01625 588200**  
[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)

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