

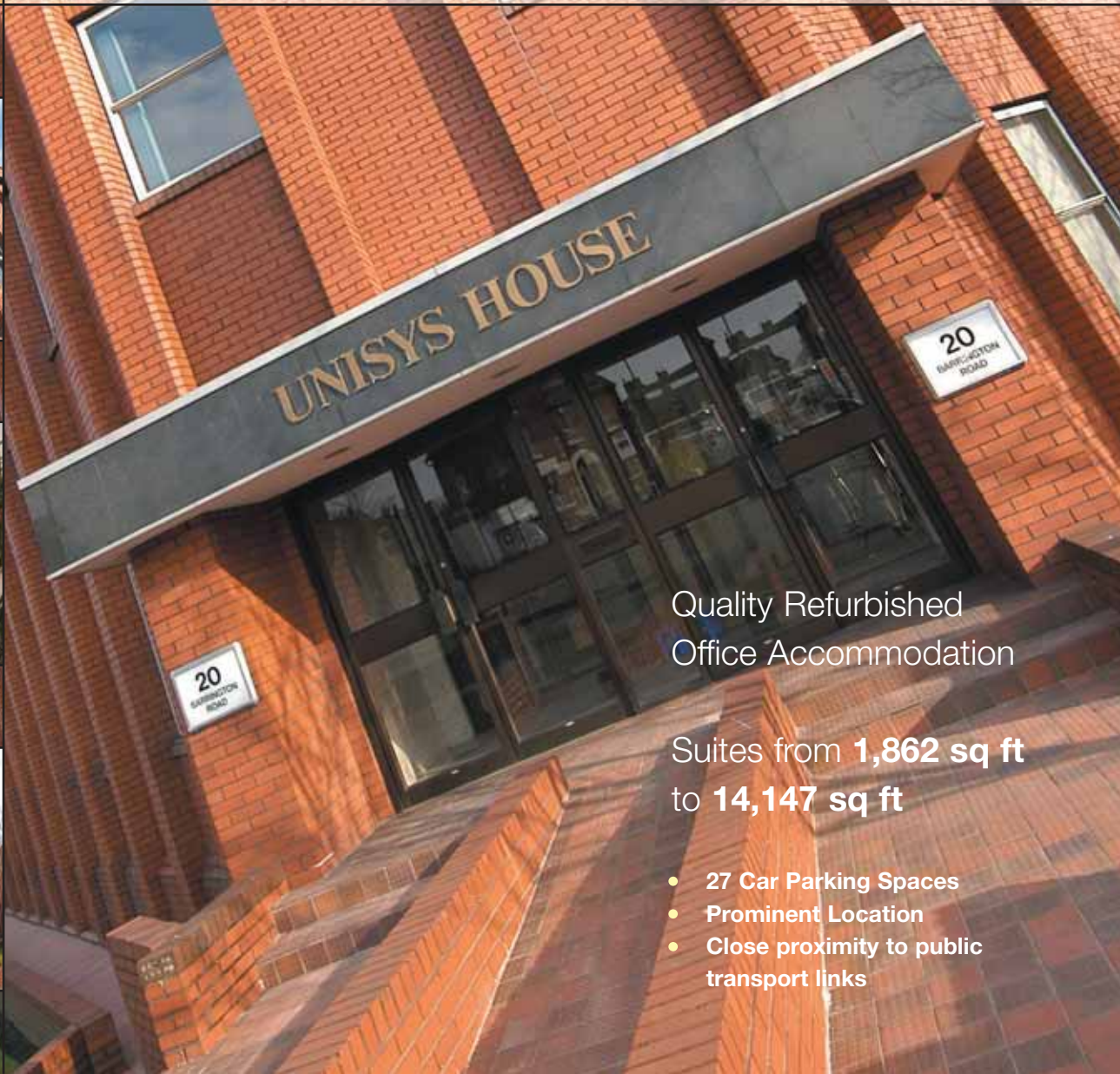
TO LET



UNISYS HOUSE

BARRINGTON ROAD, ALTRINCHAM

carpet to be added @ repro



Quality Refurbished
Office Accommodation

Suites from **1,862 sq ft**
to **14,147 sq ft**

- 27 Car Parking Spaces
- Prominent Location
- Close proximity to public transport links

DESCRIPTION

Unisys House is a high profile, prominent office building constructed over ground and two upper floors.

The available accommodation consists of the ground and first floor. These floors are each split into two suites either side of the reception area and can be made available as a whole or individually. The offices themselves have been refurbished and provide occupiers with modern open plan office accommodation consisting of the following specification:

- Suspended Ceilings
- Recessed Lighting
- Perimeter trunking
- Fully redecorated
- Gas fired Central Heating
- Male and Female toilets on each floor
- Passenger Lift
- Refurbished common areas



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TERMS

The offices are available by way of an assignment of the existing lease or alternatively by way of a sublease for a term of years to be agreed.

RENTAL

Upon application.

CAR PARKING

The office benefits from 27 car parking spaces at a ratio of 1 space per 524 sq ft.

VIEWING

For further information or should you wish to view the offices please contact the letting agent, Matthews & Goodman on: 0161 839 5515.

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AVAILABILITY

A variety of different sized requirements can be accommodated in the building from 1,862 to 14,147.

	East Wing	West Wing	Total
Ground Floor	1,862 sq ft	4,150 sq ft	6,012 sq ft
First Floor	2,135 sq ft	6,000 sq ft	8,135 sq ft
Total			14,147 sq ft

The measurements are Net Internal Areas measured in accordance with the RICS Code of Measuring Practice 5th edition.

LOCATION

Unisys House is located on the corner of Woodlands Road (A560) and Barrington Road (B5164) within close proximity to Altrincham Town Centre. A wide variety of retail and leisure facilities are situated within walking distance of the offices.

The region's motorway network is easily accessible with the M60 being approximately 5 miles away and the M56 approximately 4 miles away. Manchester Airport is conveniently situated only 8 miles from Unisys House.

In addition to this Unisys House is well served by public transport with Altrincham main line rail station and Metrolink station being located approximately 400 metres away. The Metrolink provides easy access to Manchester City Centre, which lies approximately 20 minutes away.

