



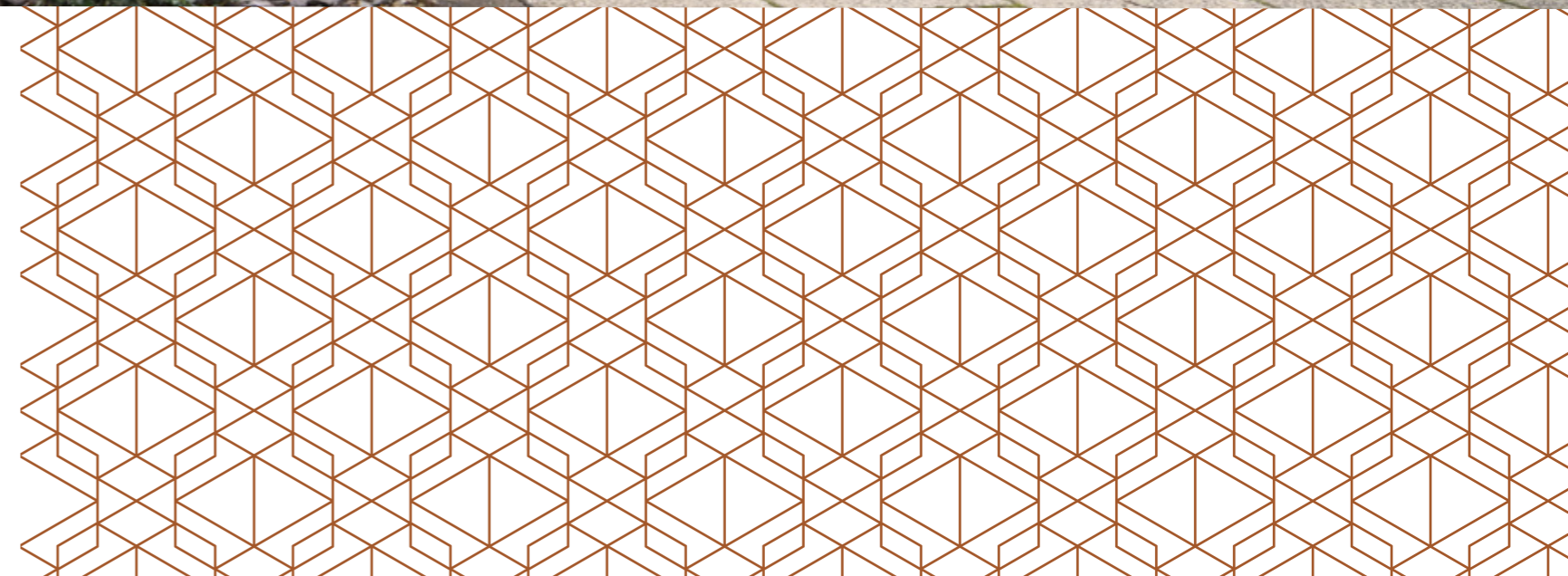
NO.1 DOVECOTE

Old Hall Road, Sale M33 2GS

TO LET

Office space
6,613 - 16,388 SQ FT

- Extensive Car Parking (1:203)
- On Site Gym
- Close to M60



Ground floor office space
6,613 - 16,388 SQ FT

LOCATION

There are numerous local amenities close to the building, as well as a short walk to Sale Water Park for a lunchtime stroll around the lake in an area of countryside and parkland which includes a cafe, restaurant and water sports centre. Sale Water Park metrolink stop is just a 3 minute walk from the building.

Within a 5 minute drive is Sale Town centre which provides a large range of retail and leisure offerings including cafes, restaurants, leisure and Arts centres, and major supermarkets.



NO.1
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Ground floor office space
6,613 - 16,388 SQ FT

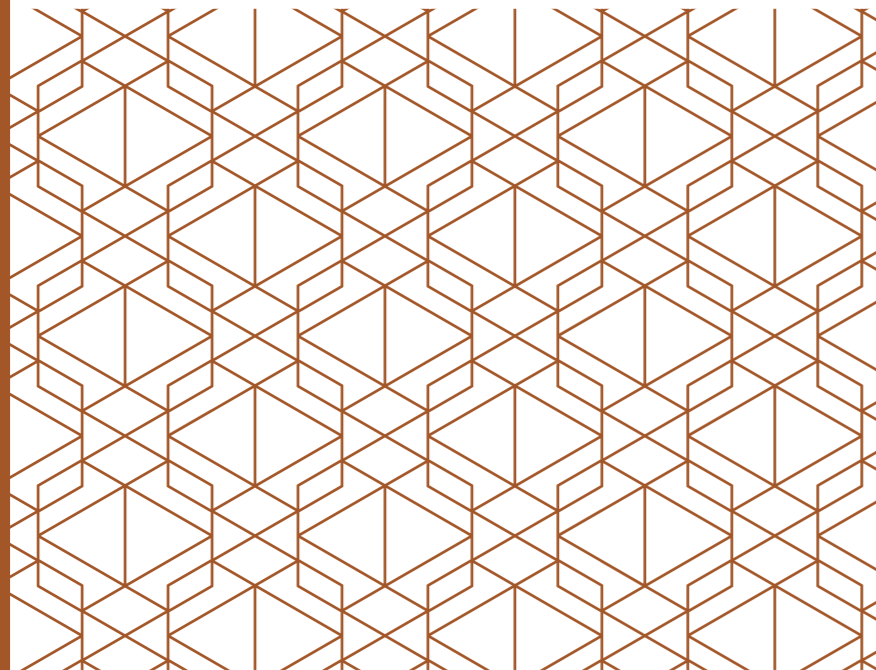
AMENITIES

Dovecote House is situated off Old Hall Road (A6144) adjacent to Junction 6 of the M60 Greater Manchester orbital motorway, a 15 minute drive to both Manchester City Centre and Manchester Airport. Sale town centre and 3 Metrolink stations are within walking distance.

Sale Town centre has undergone a significant regeneration in recent years and is a great place to live, work and socialise. In particular the vibrant district of Stanley Square is home to a crop of new independent retailers, cafes, restaurants and bars including Rudy's Pizza, Sugo Pasta Kitchen, Blanchflower and Zumu Sush



NO.1
DOVECOTE



Sainsbury's

TESCO

Trafford Leisure

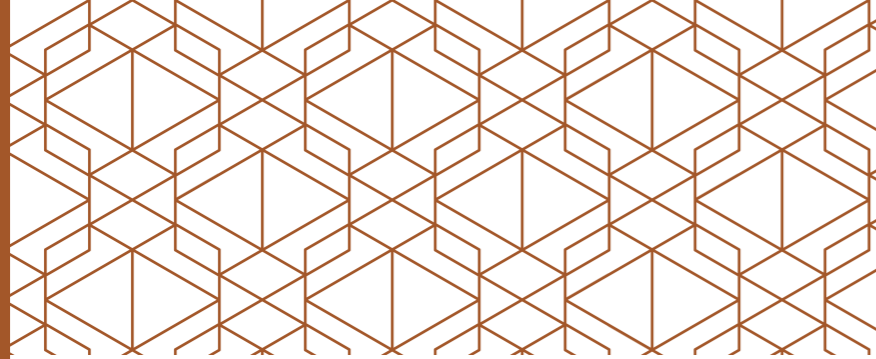
M&S
EST. 1884



STANLEY SQUARE

Ground floor office space
6,613 - 16,388 SQ FT

NO.1
DOVECOTE



DESCRIPTION

No.1 Dovecote is a 3-storey office building located within an idyllic landscaped setting.

The building has a large man-made lake fronting the property and an extensive on-site car park. The building has great access to the M60 motorway as well as the Metrolink network providing quick access to Altrincham, Manchester City Centre and Manchester Airport.

Internally the building has a manned reception area, refurbished common parts and a separate outbuilding to the rear which accommodates a gym with shower/changing facilities. The available suites provide modern, open-plan office space with air conditioning, raised floor and LED lighting.



SPECIFICATION



On site cafe (subject to agreement with existing tenant)



On site gym



Showers



Refurbished common areas



Cycle store



Extensive on site car parking
(Available at a ratio of 1:203)



Electric car charging points



Site wide CCTV



Air conditioning



LED lighting



Full access raised floors



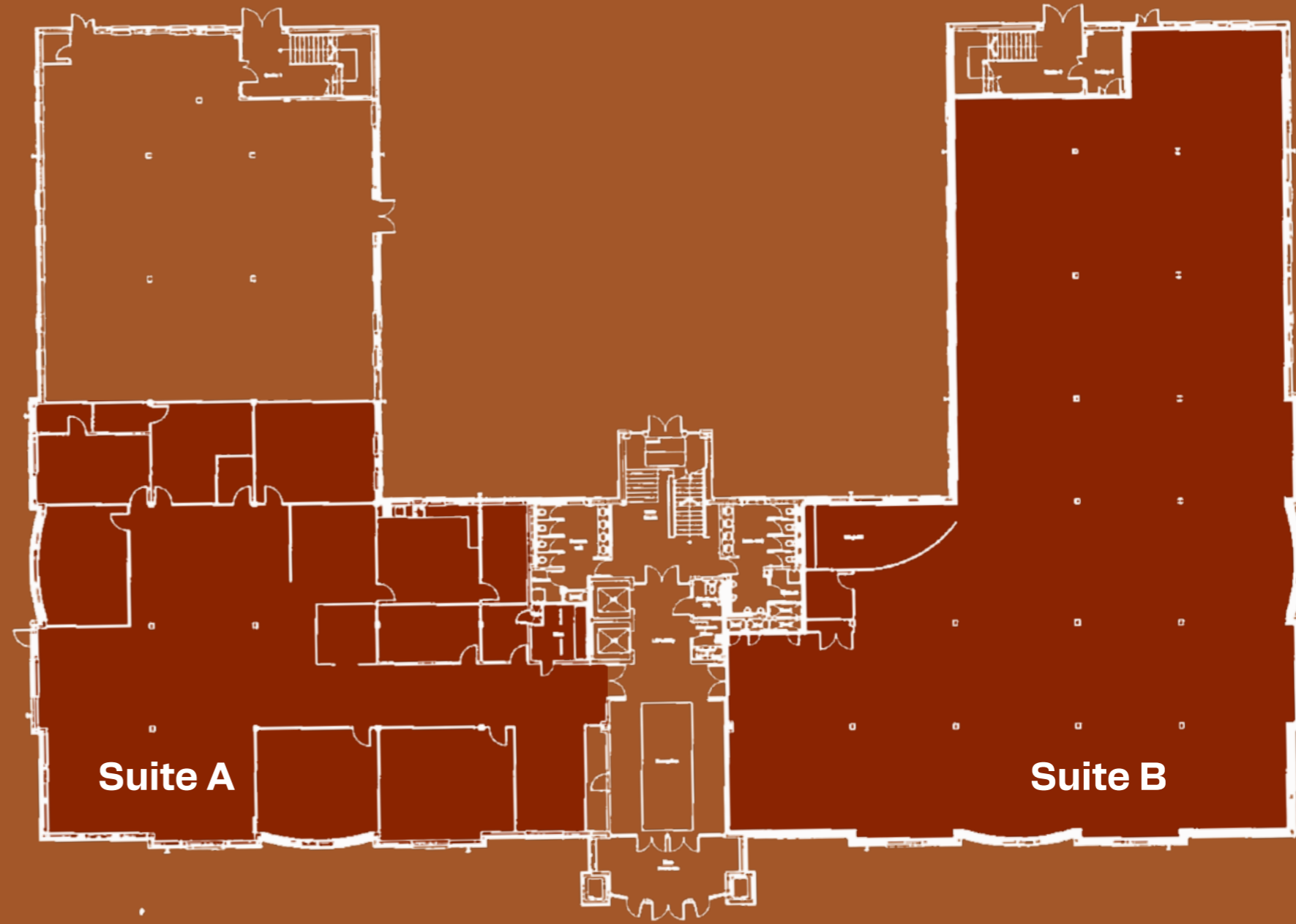
DDA compliant

Ground floor office space
6,613 - 16,388 SQ FT

ACCOMMODATION

There are 2 ground floor suites available to let, which can either be leased separately or as a whole.

Both suites are fully self-contained and are finished to a very high standard to provide an ideal modern environment for any business. The building has recently undergone a refurbishment of the common parts to include new chillers and BMS system.



NO.1
DOVECOTE

FLOOR	SIZE (SQ FT)
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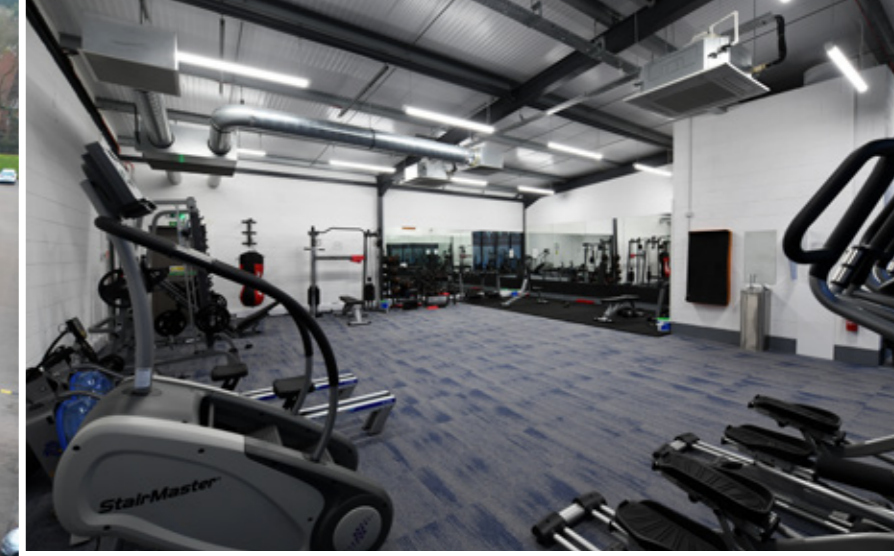
Suite A	6,613
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Suite B	9,775
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Ground floor office space
6,613 - 16,388 SQ FT

NO.1
DOVECOTE



Ground floor office space
6,613 - 16,388 SQ FT

NO.1
DOVECOTE

EPC

This property has been graded as C (57).
The certificate is available upon request.

TERMS

The space is available on a leasehold basis
on terms to be agreed.

BUSINESS RATES

Business rates are payable and interested
parties should make their own enquiries to
the local authority.

CONTACT

Please contact the agent for
more details:

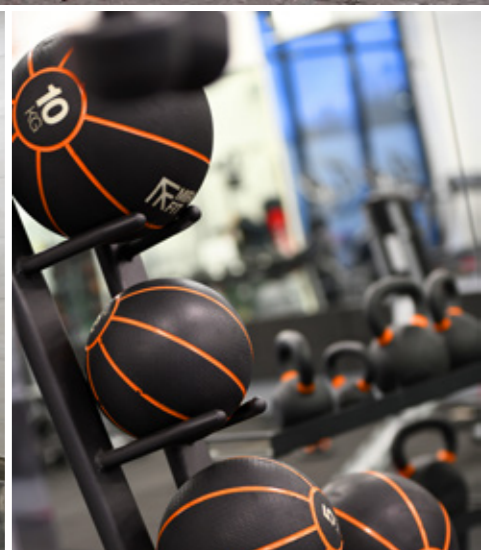


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