



CITYGATE

A56 CROSS STREET | SALE | M33 7JR



CITYGATE | SALE



THE BUILDING

Citygate is situated within a superior self-contained business park at the heart of South Manchester's business community in Sale, immediately adjacent to Junction 7 of the M60 motorway.

Citygate offers, a typical modern office environment, over four floors at a total size of 24,594 sq ft. The building's specification includes air-conditioning, LED lighting and rased floors for cable management.

The property also benefits from a Travelodge hotel adjacent to the building, which includes Costa coffee available for all to use.





AIR-CONDITIONING



BIKE STORAGE



12 PERSON LIFTS



SHOWER



RAISED FLOORS



LED LIGHTING



PARKING



ON-SITE CAFE



YOUR NEIGHBOURHOOD



WELLBEING AT WORK

The stunning Sale Water Park is easy to get to by bike, car or even a run!

Sale town centre boasts a number of gyms, yoga and pilates studios to make sure you can keep your mind and body well.



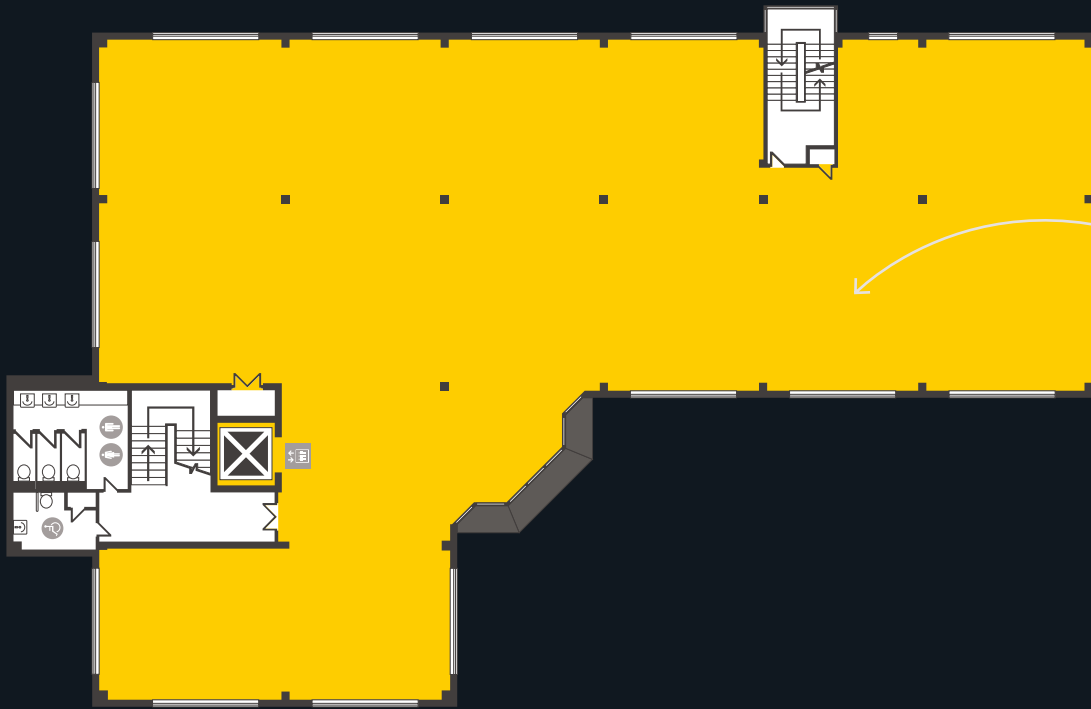


In addition to offering convenient access to both Altrincham and central Manchester as well as the proximity of Junction 7 of the M60 motorway, Citygate is also within easy reach of an excellent range of useful amenities including Sainsbury's, Marks & Spencer, Tesco and the newly refurbished Stanley Square shopping centre, along with the existing, banks and fantastic eateries, bars and shops in Sale town centre itself.



AVAILABILITY

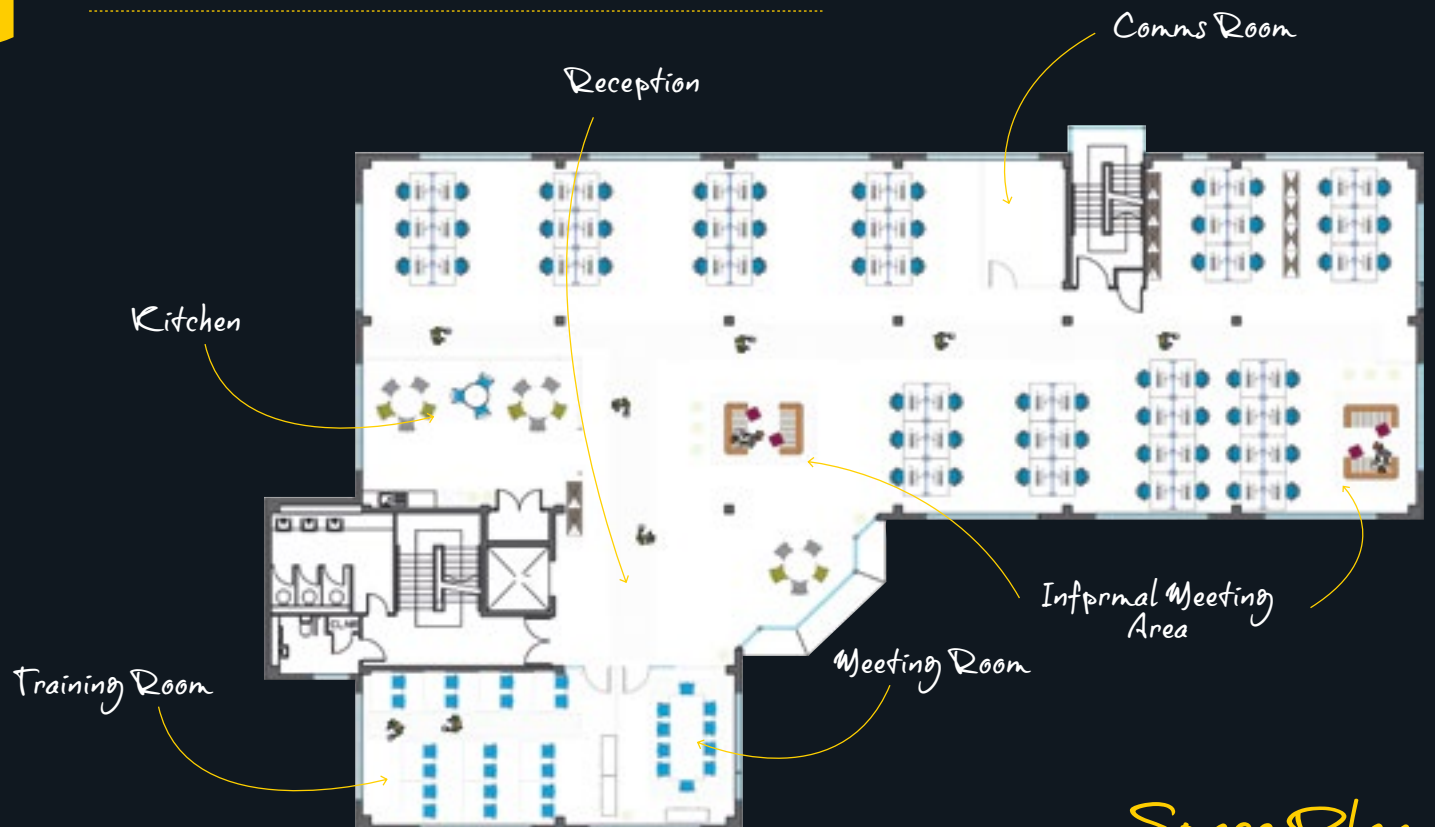




*Second floor
6,555 sq.ft. (609 sq.m.)*



Floor	Total sq ft	Total sq m
Second floor	6,555	609



Space Plan

GETTING AROUND

Citygate is situated on Cross Street (A56) which is the principle route between Manchester city centre and Altrincham, providing convenient access to South Manchester by car.

It is ideally located adjacent to Junction 7 of the M60 Greater Manchester orbital motorway and just a 10 minute drive from Manchester city centre or Manchester Airport.

The Metrolink is accessible from three stations which are within walking distance of Citygate. Sale town centre can also be reached on foot in a few minutes.



Costa Coffee
1 minutes

Dane Road Tram Station
10 minutes

Waterside
15 minutes

M&S food
16 minutes

Stanley Square
20 minutes



Old Trafford
15 minutes

Deansgate-Castlefield
18 minutes

Piccadilly Station
22 minutes

Media City
30 minutes

Manchester Airport
54 minutes



Stockport
24 minutes

Piccadilly
36 minutes

Chester
1 hour 29 minutes

London
2 hours 40 minutes



Sale Town Centre
6 minutes

Sale Water Park
9 minutes

Altrincham
24 minutes

Manchester City Centre
30 minutes

Dunham Massey
32 minutes

Trafford Centre
36 minutes

Knutsford
1 hour



Sale Town Centre
3 minutes

M60 (Jcn 7)
3 minutes

Trafford Centre
7 Minutes

Manchester Airport
12 minutes

Dunham Massey
19 minutes

Altrincham Market
20 minutes

Knutsford
26 minutes

Alderly Edge
27 minutes

Manchester City centre
27 minutes





TRAFFORD PARK

J7

MANCHESTER CITY CENTRE

SALE WATERPARK



FRIDAYS

COSTA
CUORE D'ITALIA

Travelodge

SALE HARRIERS

M60



DANE ROAD

co op

A56

SALE SPORTS CLUB

Sainsbury's



WATERSIDE

SALE LEISURE CENTRE

M&S

TESCO

STANLEY SQUARE
(TOWN CENTRE)

SALE

MANCHESTER AIRPORT



CITYGATE

SALE M33
WORKSPACE BY ORBIT

Orbit
Developments

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www.orbit-developments.co.uk

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