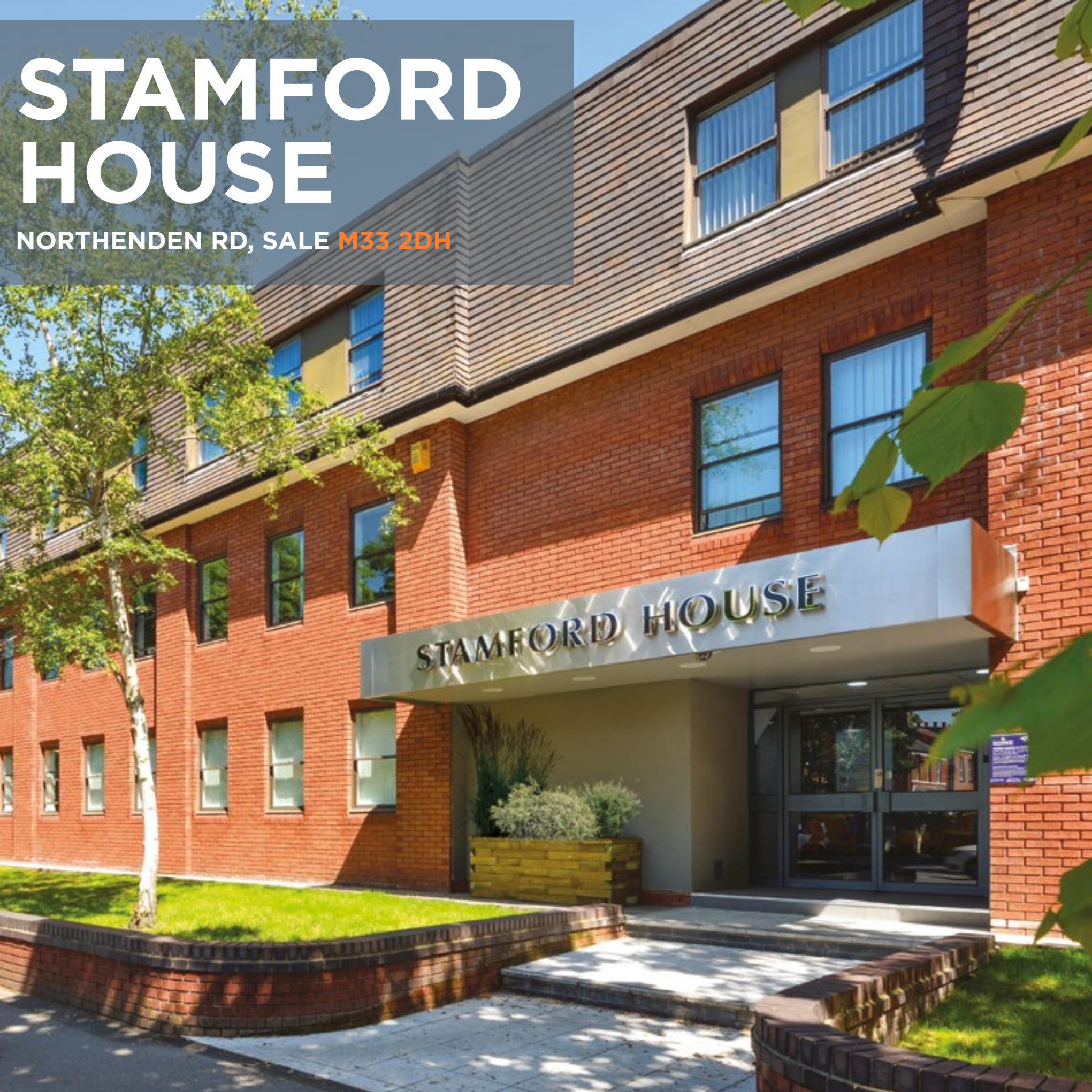
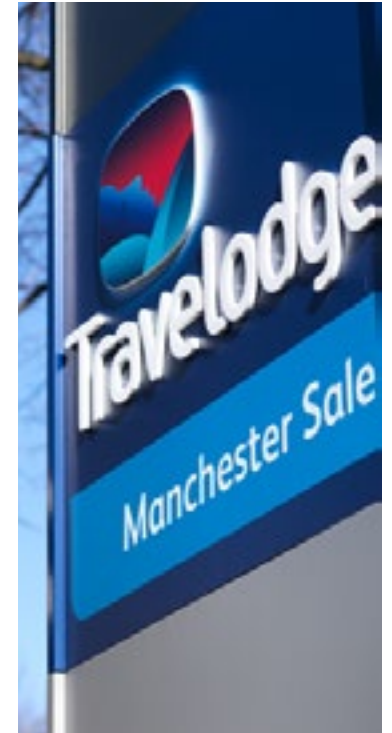


STAMFORD HOUSE

NORTHENDEN RD, SALE **M33 2DH**





SUPERB LOCAL AMENITIES & TRANSPORT CONNECTIONS



TRAVEL ON FOOT

Sale town centre provides abundant amenities and is just a 1 minute walk away.



TRAVEL BY ROAD

The town centre is easily accessible by car, Junction 7 of the M60 is a 5 minute drive and provides easy access to motorway networks including M60, M62, M56 & M61.

Northenden Road bus stop is a short walk from the property with direct services across Greater Manchester.

TRAVEL TIMES

Altrincham	12 mins
MediaCityUK	16 mins
Manchester City Centre	22 mins



TRAVEL BY AIR

Manchester Airport is 10 minutes away via the M60 and M56.

Liverpool John Lennon Airport is 50 minutes via the M62



TRAVEL BY RAIL

Sale Metrolink station is a 1 minute walk away and provides direct services to Altrincham and Manchester Airport, with trams leaving every 6 mins (throughout the day).





DESCRIPTION

Stamford House is a three-storey office building, ideally located in the heart of Sale town centre on Northenden Road.

The property provides a varied range of work space from small, managed suites on flexible agreements, up to open plan floorplates ideal for larger businesses looking for long-term lease.

There is ample on-site car parking with a ratio of 1:250 sq.ft., fully manned reception area, 24-hour access control and passenger lift.

PROPERTY FEATURES

- Recently refurbished workspace
- Reception area
- Perimeter heating
- Suspended ceilings
- Passenger lift
- Bike hub
- On-site car parking
- Building Manager
- CCTV
- Town centre location



Rear car park



Bike hub



Reception

Ideally located in **Sale town centre**



SALE TOWN CENTRE

SPORTS DIRECT
FITNESS.COM

A56

Sainsbury's

SUBWAY

ALDI

COSTA COFFEE

M&S

TESCO

CAFFÈ NERO

THE SQUARE SHOPPING CENTRE

WATERSIDE ARTS CENTRE

SALE

SALE METROLINK
1 MINUTES

Q-PARK

b.m.

co op

MUSTARD

Trafford Leisure



LOCATION SALE

Stamford House is ideally located in Sale town centre to the west of Manchester city centre, which benefits from excellent transport links and a thriving retail centre and business community.

The A56 (Cross Street) runs through the centre of the town providing direct links to junction 7 of the M60, Altrincham and Manchester city centre.

Extensive public transport links include Metrolink services every 6 minutes throughout the day, direct to Manchester city centre and Altrincham and frequent bus services connecting Sale to the local area.

Sale has undergone significant re-development in recent years and there are additional plans to develop a cinema and brand new 30,000 sq.ft. retail and leisure quarter in the town centre, investing £70 million via an innovative regeneration scheme complete with a residential space and a pedestrianised plaza.

STAMFORD HOUSE

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Orbit
Developments

01625 588200

www.orbit-developments.co.uk

DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors/Lessors and Agents of this property give notice that: (1) These Particulars are 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. Orbit Investments (Properties) Limited Co. No. 2274745.

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