

HIGH QUALITY OFFICE ACCOMMODATION



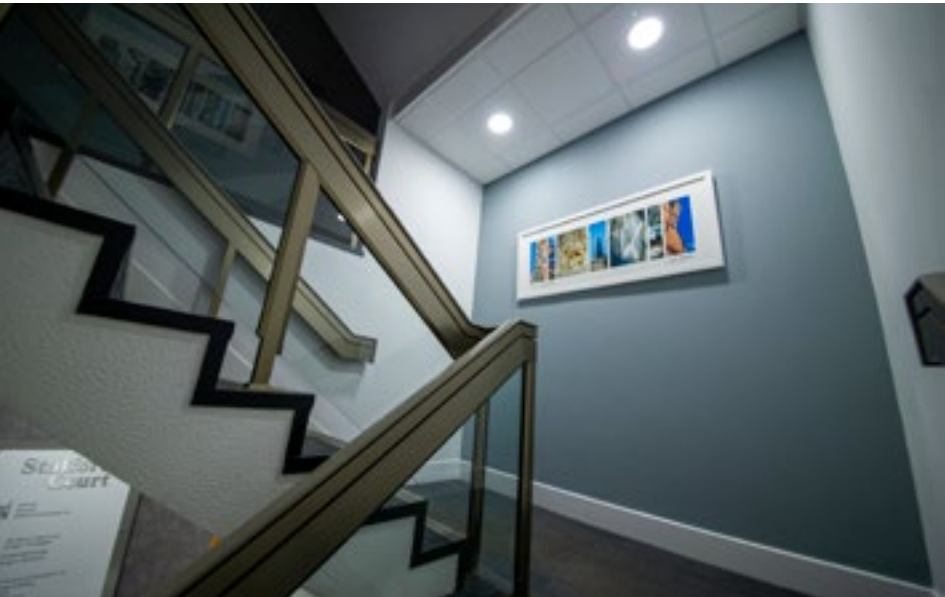
**Stafford
Court**



WASHWAY ROAD, SALE, M33 7PE



Welcome to Stafford Court



Stafford Court is an impressive 3-storey office building which has been tailored to the discerning needs of companies seeking high profile office space in Sale, Greater Manchester. With on-site car parking, a fully manned reception, integrated CCTV and monitored access control systems to all entrances, Stafford Court ensures a safe working environment for all.

Stafford Court occupies a prominent corner position at the junction of Washway Road (A56) and Marsland Road, a variety of shops and amenities can be reached on foot in minutes. Having excellent communication links to the M60 and M56 motorways allow ease of access to Manchester Airport and the national motorway network.



Brooklands Metrolink station is within a short walk from Stafford Court and enables convenient commuter travel into Manchester and beyond.



A Sustainable Future

Prioritising sustainability is a must, businesses can not only reduce their environmental impact but are key to building trust and demonstrating a commitment to a sustainable future. Here is what we're doing to help:



Zero Scope 2 Emissions

Our tenants have ZERO scope 2 emissions from our renewable energy products we supply, in accordance to the GHG Protocol Scope 2 Guidance.



Renewable Energy

We support our clients on their net-zero journey by supplying them with certified 100% renewable electricity across our entire 8 million sq ft portfolio.



Cycle Hubs

Introduction of cycle hubs across our portfolio, a safe and secure place to keep bikes under cover, helping to advocate for sustainable forms of transport.



LED & PIR Motion Detection Lighting

Installation of LED motion detecting, PIR lighting to reduce energy usage, eliminating the possibility of leaving the lights on.



Public Transport

Charter House is just a few mins walk away from the local rail, Metro and Bus Station. Providing environmentally friendly options for office commutes.



Zero Landfill

We recycle the majority of our waste and separates non-recyclables to be used to generate electricity at a waste-to-energy facility producing ZERO landfill.



Showers at Our Offices

Installation of economically friendly showers. Ideal for encouraging green commuting options with trip-end facilities.



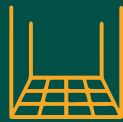
Zero Radioactive Waste

Zero Radioactive waste as a landlord.

Key Features



Suspended
ceilings with
LED lighting



Full access
raised
floors



Triple
compartment
floor outlet
boxes



Shower



13 person
passenger
lift



Manned
reception
area



24/7
secure
access



On-site
Car Park
1:250 ratio

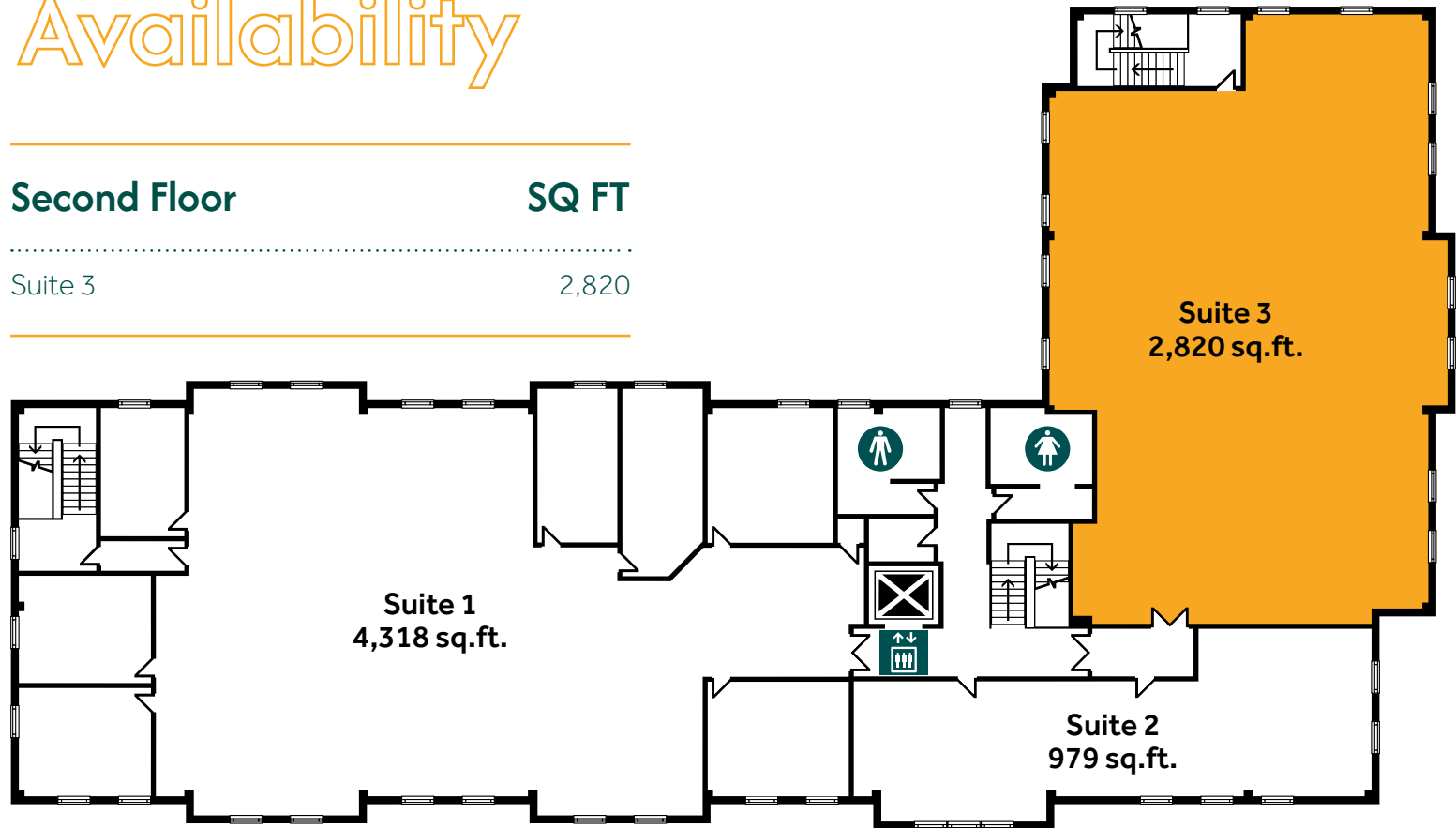
Availability

Second Floor

SQ FT

Suite 3

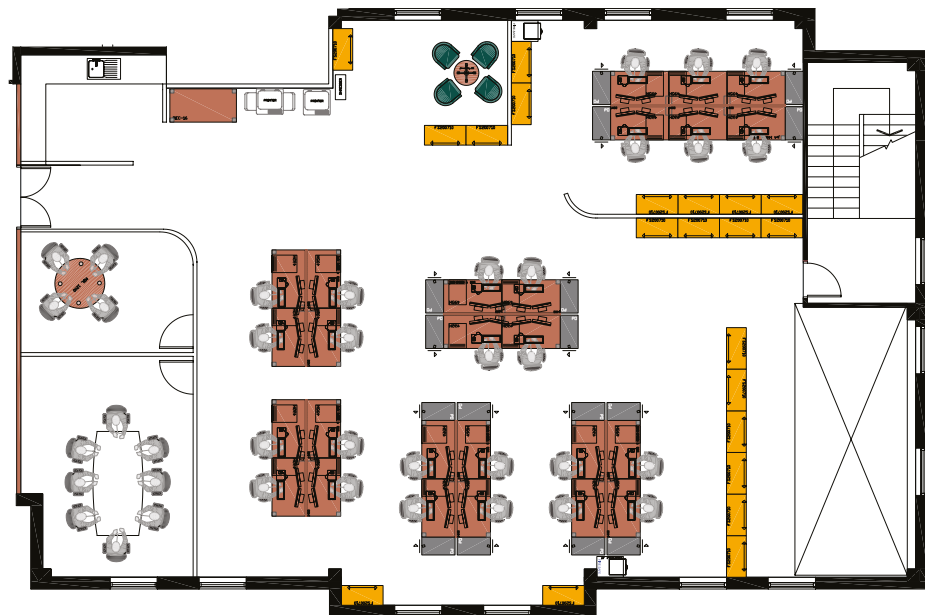
2,820



Space Plan

Suite 3

- 26 Desks
- Meeting room
- 8 person board room
- Kitchen
- Breakout space
- Filing area





Perfectly Located

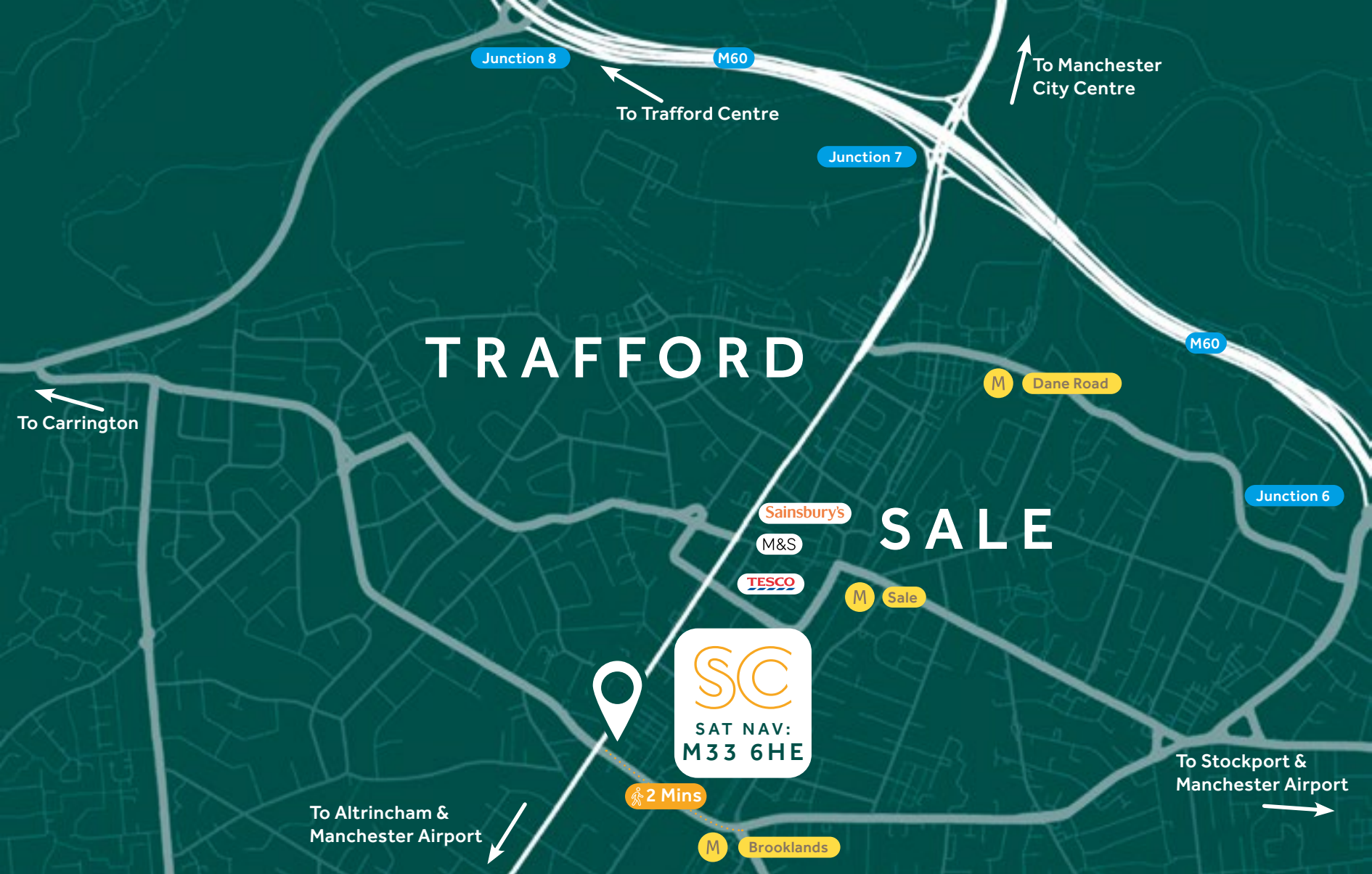
Stafford Court is ideally located in Sale town centre to the west of Manchester city centre, which benefits from excellent transport links and a thriving retail centre and business community.

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.





Drive

Times

Brooklands Metro	2 min
M60 Motorway	5 mins
M56 Motorway	8 mins
Manchester Airport	11 mins
Manchester Picadilly Railway	17 mins
Manchester City Centre	17 mins

Amenities

RETAIL

Co-op
Sainsburys
Aldi
M&S Simply Food
Tesco Superstore
Boots
Wilkos
B&M

FOOD & DRINK

Starbucks
Costa Coffee
Caffè Nero
Roti
Petisco
Hops & Boogie
King's Ransom

LEISURE & GENERAL

Shell
Kwik Fit
Pear Tree Motessori Nursery
Everlast Gym
Sale Leisure Centre



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