

# DUNHAM HOUSE

SALE MANCHESTER M33 7HH



**GREAT LOCATION FOR BUSINESS**





## DESCRIPTION

Dunham House is a modern three-storey office building fronting the A56 in Sale. The property provides flexible and efficient accommodation and benefits from on-site car parking. Spaces are offered on a ratio of 1:250 sq ft.

Newly refurbished offices are now available and provide a useful mix of open-plan and cellular space.

With 24 hour monitored access control and a fully manned reception, Dunham House allows you to create and maintain a professional image for your business.

## ACCOMMODATION

The office suites have been fully refurbished and include:

- **New suspended ceilings and Cat 2 lighting**
- **New fitted carpets throughout**
- **24 hour access**
- **Modern open plan accommodation**
- **Passenger lift**
- **Perimeter gas fired central heating**
- **Excellent value for money and flexible packages**



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The team at Orbit Developments provided an exceptionally seamless service, enabling us to move into Dunham House well within our desired timescales with minimum disruption to the business.

The workspace provides excellent value for money and the strategic location of the property means our office is easily accessible for employees and visitors alike.

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**Andrew Walker**  
Managing Director,  
Training Qualifications UK



# DUNHAM HOUSE

SALE TOWN CENTRE

SPORTS DIRECT  
FITNESS.COM

A56

Sainsbury's

SALE METROLINK  
10 MINUTES

M&S

TESCO



CAFFÈ NERO

WATERSIDE ARTS CENTRE



SALE

Q PARK



Trafford Leisure





## LOCATION// SALE

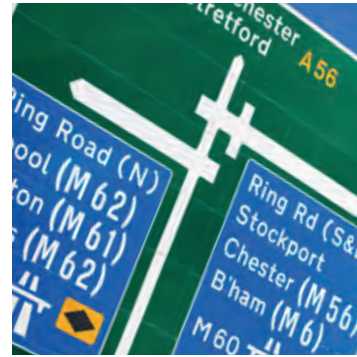
Dunham House occupies a prominent position on the corner of Mersey Road and Cross Street (A56) within a short walk of Sale town centre.

The M60 motorway is just a two minute drive away providing convenient and easy access to the North West motorway network. The Metrolink is accessible from two stations within Sale, (with trams leaving every 6 minutes), providing a direct link to Manchester City Centre and Altrincham.

Sale town centre has undergone an impressive regeneration with the redevelopment of the Town Hall and improvements around the Bridgewater Canal. The development of modern apartments and new restaurant & bar facilities are adding to the attractions of Sale for both businesses and residents alike.

The A56 (Cross Street) is the principle route between Manchester City Centre (20 minute drive) and Altrincham, giving convenient access by car to South Manchester. The property is situated on the main bus route through Sale and benefits from frequent services to Altrincham & Manchester city centre.





## SUPERB LOCAL AMENITIES & TRANSPORT CONNECTIONS



### TRAVEL ON FOOT

Sale town centre is an 8 minute walk on foot and is also easily accessible by car and provides abundant amenities for employees and visitors alike.



### TRAVEL BY ROAD

Junction 7 of the M60 is a 2 minute drive away and provides easy access to motorway networks including M60, M62, M56 & M6

Cross Street bus stop is opposite Dunham House with direct services to Altrincham and Manchester city centre.

### DRIVE 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 10 minute walk away and provides direct services to Altrincham and Manchester Airport.

Trams depart every 3 minutes during peak hours



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**Orbit**  
Developments

**01625 588200**

[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)

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