

CROSSGATEHOUSE

SALE MANCHESTER

**SUPERIOR GRADE A
HEADQUARTERS OFFICE BUILDING**

CROSS STREET, SALE, CHESHIRE M33 7FT

CROSSGATEHOUSE





PRESTIGIOUS OFFICE ACCOMMODATION IN A STRATEGIC LOCATION...

Crossgate House occupies a prominent position on the corner of Atkinson Road and Cross Street (A56), close to the thriving town centre of Sale.

The accommodation offers Grade A specification office space accessed via an impressive glazed reception area. As well as being located in a strategic position, Crossgate House is easily accessible from the major road networks around the North West.

The floor space available is highly flexible and is being offered in wings or whole floors.



2 LIFTS TO ALL FLOORS



GENEROUS CAR PARKING (1:300 SQ FT RATIO APPROX)



VRV AIR-CONDITIONING



RAISED FLOORS



BACK UP GENERATOR ON SITE (500KVA)



SUSPENDED CEILINGS



LED LIGHTING



SHOWERS



COMPLETE REDECORATION AND NEW CARPETING



CCTV



DOUBLE GLAZED WINDOWS



DDA COMPLIANT



DISABLED, MALE AND FEMALE TOILETS



FREE MEETING ROOM



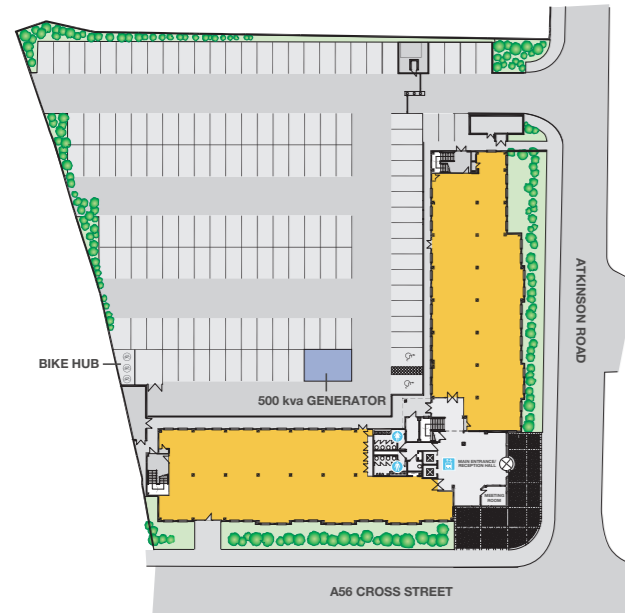
BIKE HUB

GROUND FLOOR SPACE

Cross Street Wing 5,521 sq ft 513 sq m

ESTATE PLAN

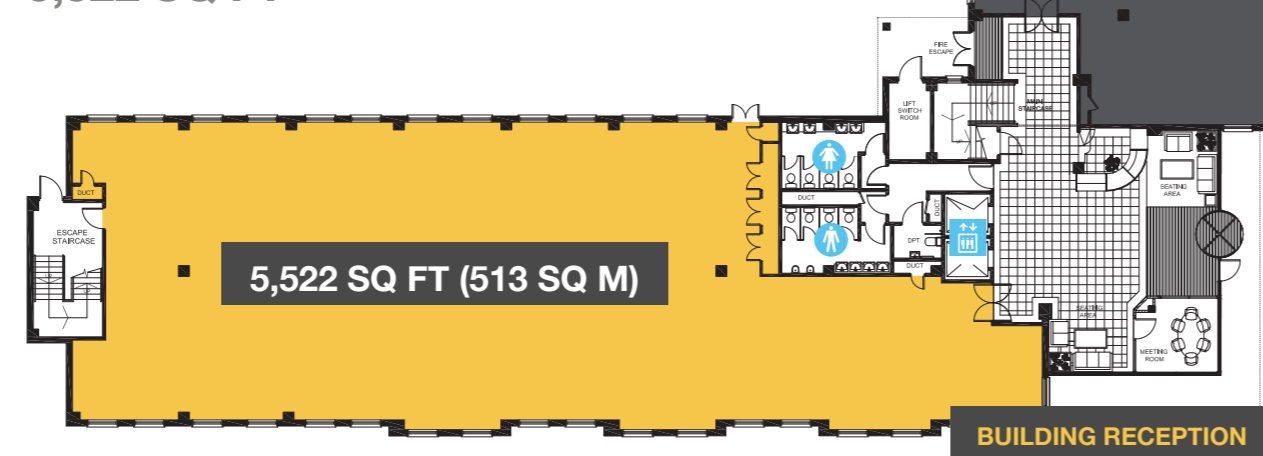
Over 100 car parking spaces



SPACE PLAN



GROUND FLOOR PLAN
5,522 SQ FT



FIRST FLOOR SPACE

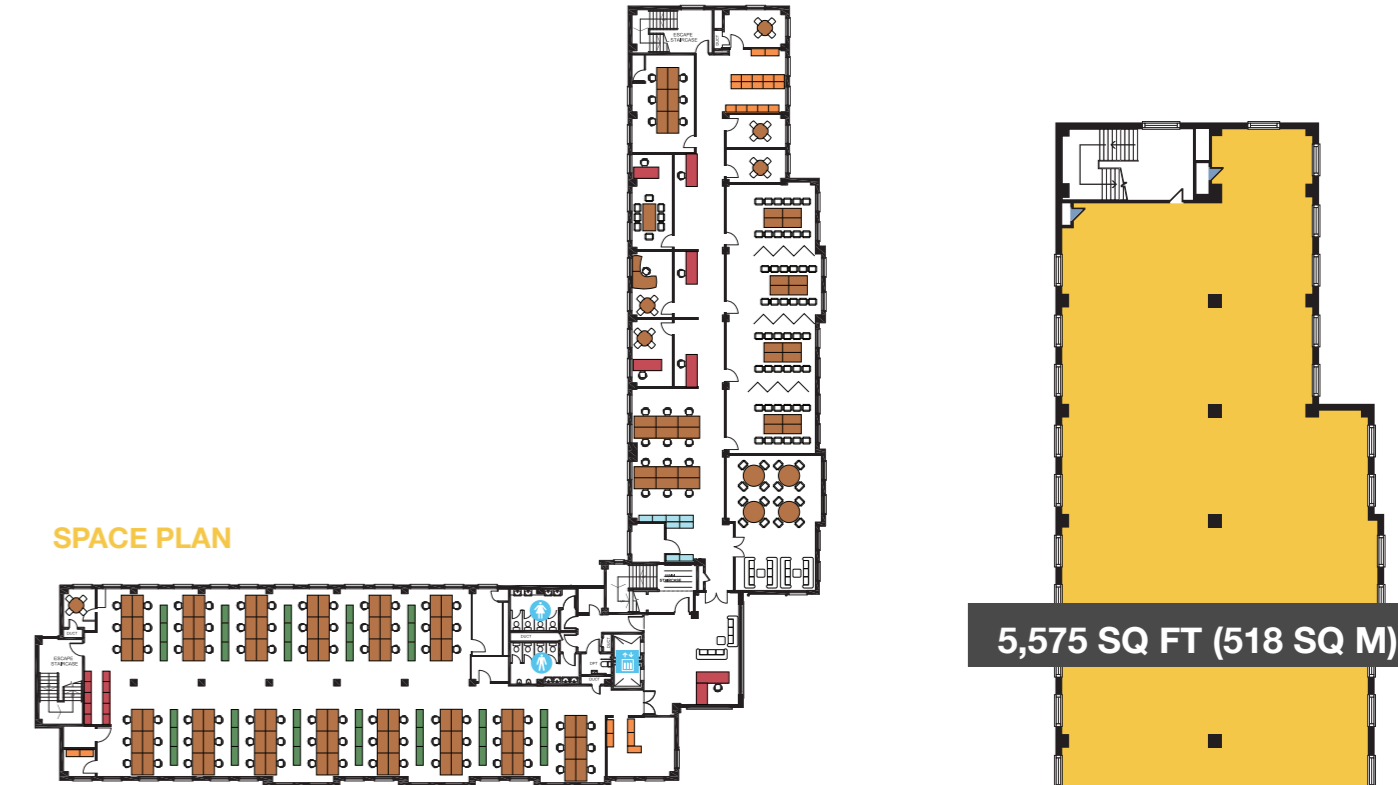
Atkinson Road Wing	5,575 sq ft	518 sq m
Cross Street Wing	5,521 sq ft	513 sq m
Total	11,096 sq ft	1,031 sq m
Total with lobby	11,688 sq ft	1,086 sq m

CROSSGATEHOUSE

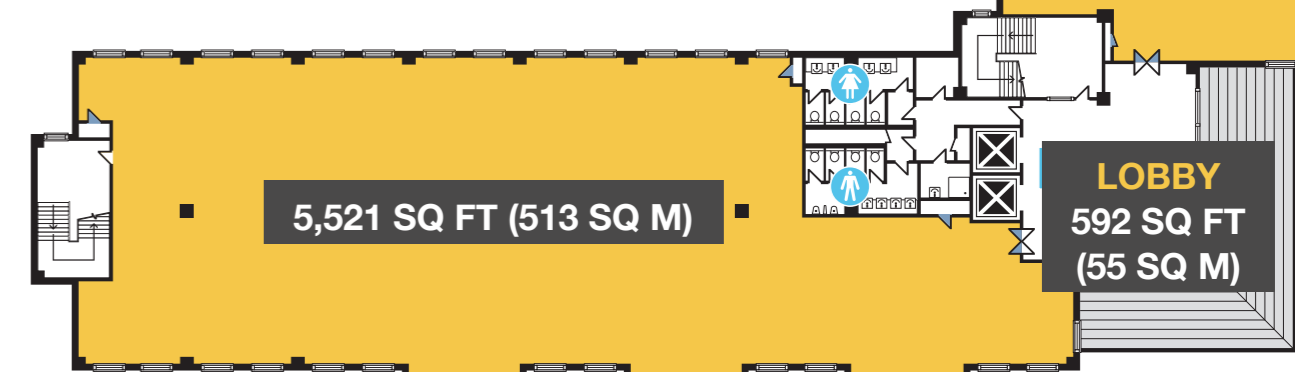
SALE MANCHESTER



SPACE PLAN



FIRST FLOOR PLAN
11,096 SQ FT / 11,688 SQ FT
(INCLUDING LOBBY)





2 MINUTES DRIVE TO
J7 OF THE M60



5 MINUTES WALK TO
SALE METROLINK
TRAMS EVERY 6 MINS TO MANCHESTER CITY CENTRE



15 MINUTES DRIVE TO
MANCHESTER AIRPORT
VIA THE M60 & M56



PERFECTLY PLACED FOR CITY CONNECTIONS

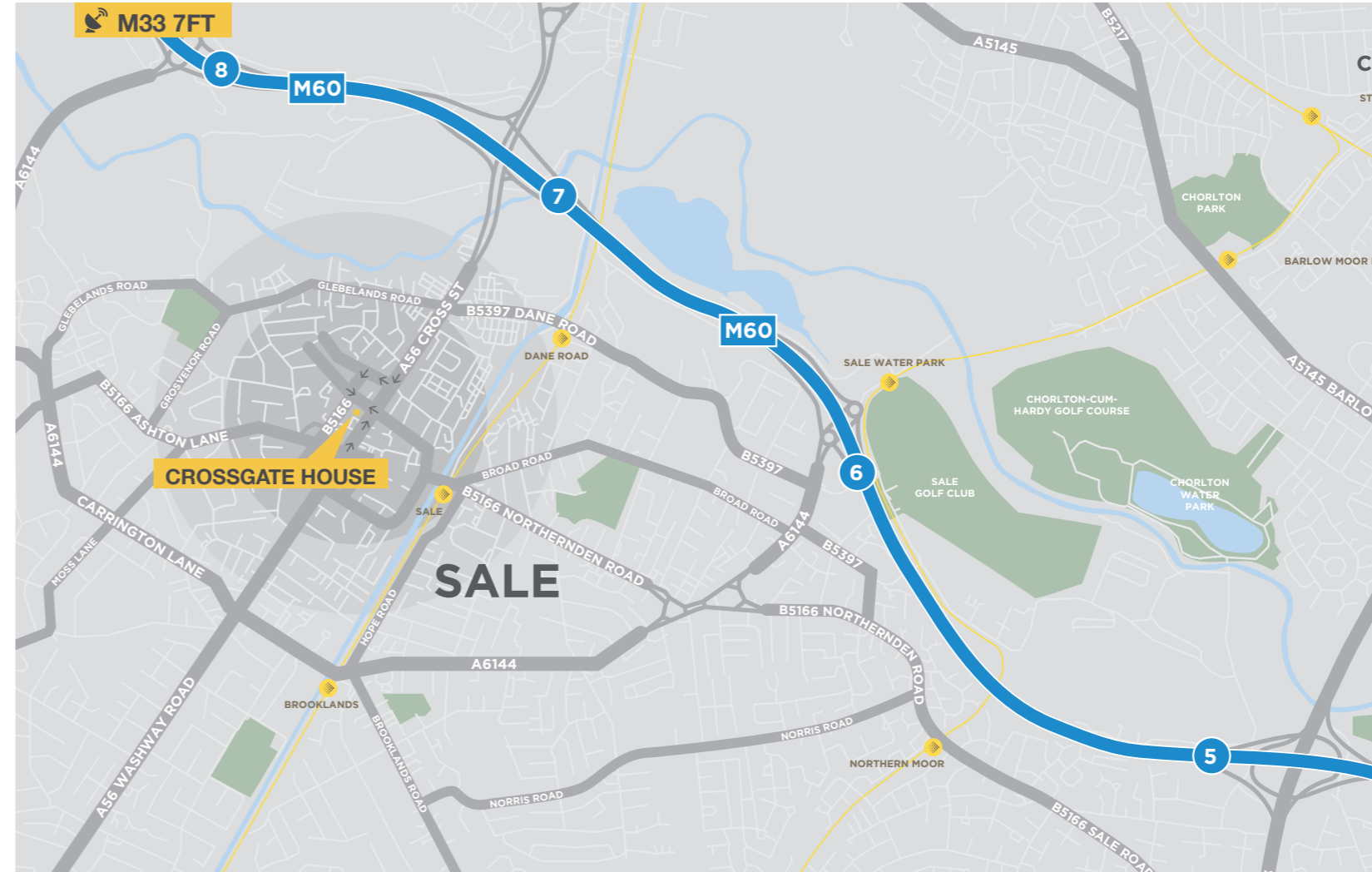
Crossgate House occupies a prominent position on the corner of Atkinson Road and Cross Street (A56), close to Junction 7 of the M60 motorway, providing excellent access to the M60 orbital motorway network.

Crossgate House benefits from the amenities of Sale Town Centre and is just a 10 - 15 minute drive from Manchester Airport and Manchester City Centre. Crossgate House is also situated within walking distance from Dane Road Metrolink which provides regular services to Manchester City Centre and Altrincham.



Sale town centre has recently undergone an impressive re-development. Significant improvements have been made around the Bridgewater canal, Town Hall and surrounding areas. Sale's new Waterside centre, includes the development of modern apartments and new restaurant/bar facilities. All of which add to the attraction of Sale for both businesses and residents alike.

Crossgate House has a wide range of excellent facilities on its doorstep including Sainsbury's, Marks & Spencer, Tesco and The Square shopping centre, along with the existing wide range of retail outlets, banks and restaurants all located in Sale town centre itself.



CROSS THE ROAD TO
SALE TOWN CENTRE & LOCAL AMENITIES

ABUNDANT LOCAL AMENITIES ON YOUR DOORSTEP...

Enjoy a mix of cafes, restaurants, shops and transport links all within walking distance



Drive

M60 Junction 7	2 mins
Manchester International Airport	15 mins
Manchester City Centre	20 mins
Warrington	36 mins
Liverpool John Lennon Airport	43 mins
Chester	49 mins
Liverpool Lime Street	52 mins
Liverpool	57 mins

Metrolink

Altrincham	9 mins
St Peter's Square	21 mins
Manchester Piccadilly	23 mins
Salford Quays	25 mins
MediaCityUK	33 mins

Manchester Airport

London	1 Hour
Edinburgh	1 Hour 5 mins

The UK's 3rd largest airport provides over 200 destinations worldwide.

A PRIME POSITION WITH SUPERB COMMUNICATIONS

SUBWAY	NatWest
Sainsbury's	M&S
TESCO	COSTA COFFEE
ALDI	Travelodge

VIEWING & FURTHER INFORMATION

For viewing arrangements, rents and further details please contact Orbit Developments.

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