



CROSS STREET, SALE, MANCHESTER



CAVENDISH
HOUSE

SUPERIOR **HEAD QUARTERS OFFICE BUILDING** 3,175 - 6,404 SQ FT (295 - 595 SQ M)

CAVENDISH HOUSE

Cavendish House is a high quality office development well suited as a HQ building offering space arranged over ground and three upper floors.

The building is located immediately adjacent to Junction 7 of the M60 motorway and is set within a secure site benefiting from ample on-site car parking provision and landscaped grounds.

The impressive entrance leads through to a newly refurbished reception area which features a reception desk, waiting area, passenger lift and male and female WC's. The available accommodation offers four large open plan floorplates, which are accessed from the central core of the building via staircase or passenger lift.





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 train, 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

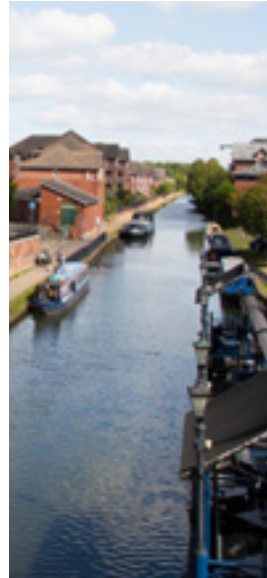
Zero Radioactive waste as a landlord.



Electric Vehicle Charging

Providing installation of charging points to supply power for electric vehicles, in turn helping reduce vehicle emissions.

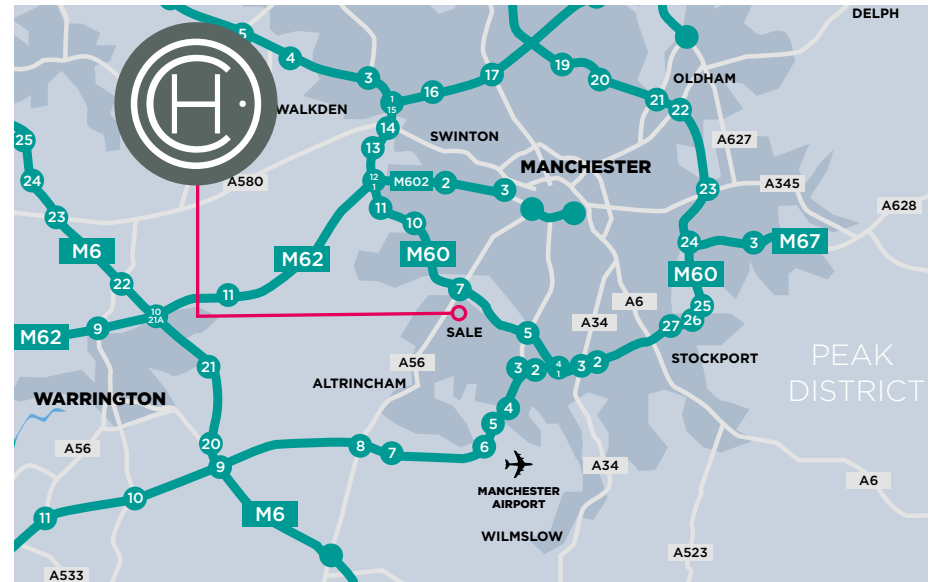




A PROMINENT LOCATION

Cavendish House is a prominently located building adjacent to Junction 7 of the M60 motorway, providing excellent access to the M60 orbital motorway network.

Located on Chester Road (A56) the building benefits from the amenities of Sale Town Centre and is just a 10 - 15 minute drive from Manchester Airport and Manchester City Centre. Cavendish House is also situated within walking distance from Dane Road Metrolink which provides regular services to Manchester City Centre and Altrincham.



SAT NAV:
M33 7BU

CH

↑ TO TRAFFORD &
MANCHESTER CITY CENTRE

A56 CROSS STREET

J7 M60

SALE
WATERPARK



5 MINS TO
DANE RD METROLINK



DANE ROAD
METROLINK STATION

MANCHESTER - 10 MINS
ALTRINCHAM - 6 MINS



8 MINS TO
MANCHESTER AIRPORT

SUPERB LOCAL AMENITIES & TRANSPORT CONNECTIONS



Travel on foot

Sale town centre is easily accessible on foot or by car and provides abundant amenities.



Travel by road

The local and national motorway are easily accessible via junction 7 of the M60. Cross Street bus stop is a 5 min walk away.



Travel by air

Manchester International Airport is 8 minutes away via the M60 and M56. Liverpool John Lennon Airport is a short journey via the M602.



Travel by rail

Dane Road Metrolink station is a 5 minute walk away.

← TO ALTRINCHAM
& HALE

SALE TOWN CENTRE

TESCO



Sainsbury's



CAFFÈ
NERO

M&S

LLOYDS BANK



Superdrug

J6 M60



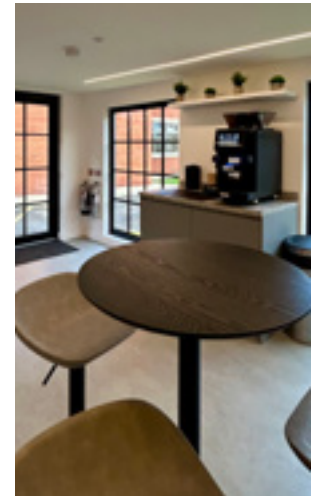
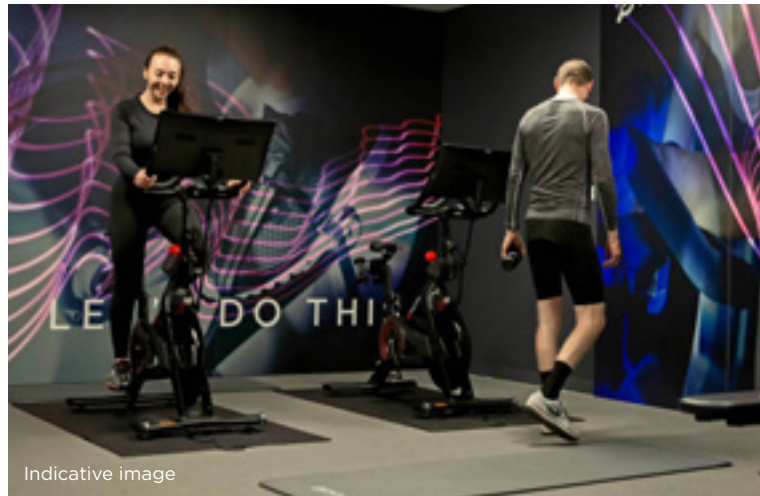
A QUALITY SPECIFICATION

Internal areas

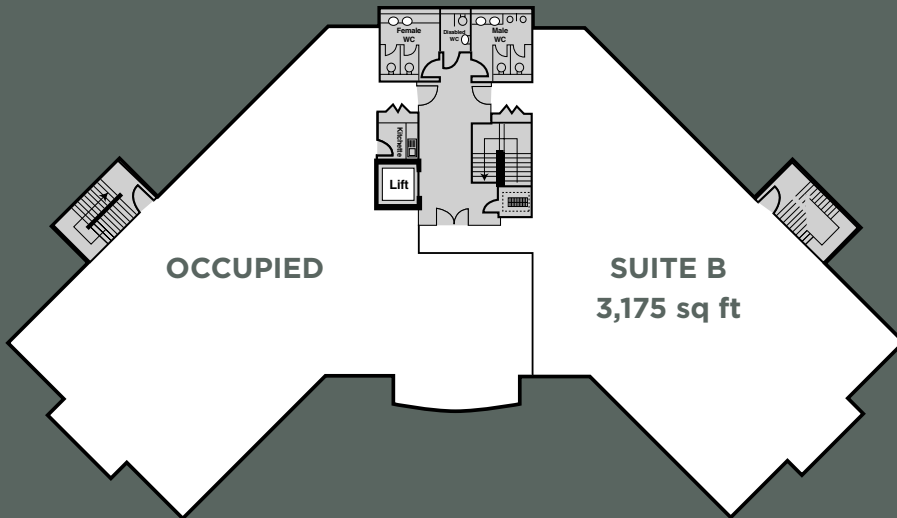
- Fully refurbished
- VRV air-conditioning system
- Three compartment floor boxes as part of a raised floor system
- Suspended ceilings with LED & LG7 lighting
- 13 person passenger lift
- Quality fitted carpets throughout
- Large impressive ground floor reception area
- Garden room with Coffee Lounge and Peleton Suite
- Shower

External areas

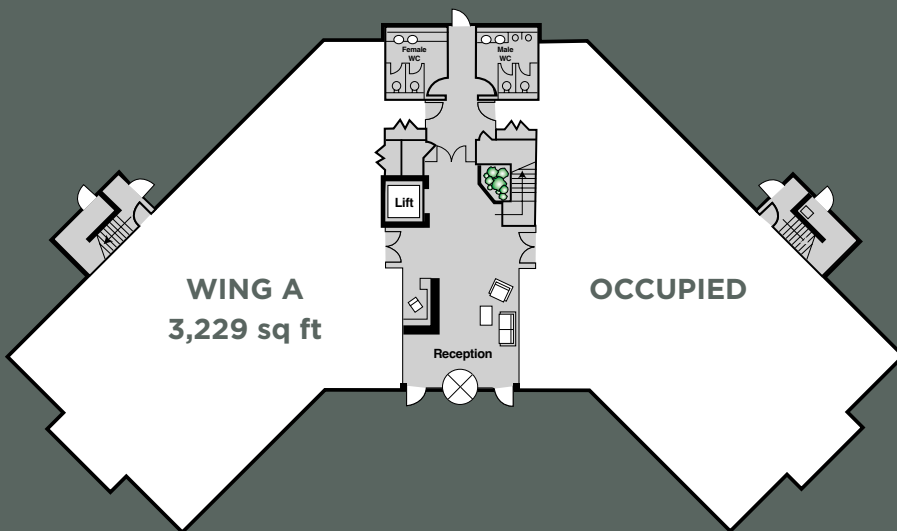
- Powder coated, aluminium framed double glazed windows with anti-glare coating
- Attractive landscaping incorporating a balanced mix of hard and soft landscaped finishes
- Parking is provided at a ratio of 1:270 sq.ft. **Additional parking spaces are available on land owned by Orbit Developments adjacent to Cavendish House**
- Site secured by perimeter fencing and gated entrance



SECOND FLOOR



GROUND FLOOR



ACCOMMODATION

SECOND FLOOR SUITE B	3,175 sq ft	295 sq m
GROUND FLOOR WING A	3,229 sq ft	300 sq m
TOTAL AVAILABLE	6,404 sq ft	595 sq m

AVAILABILITY

The building is available as: individual floors or wings, please call for current availability.

LEASE TERMS

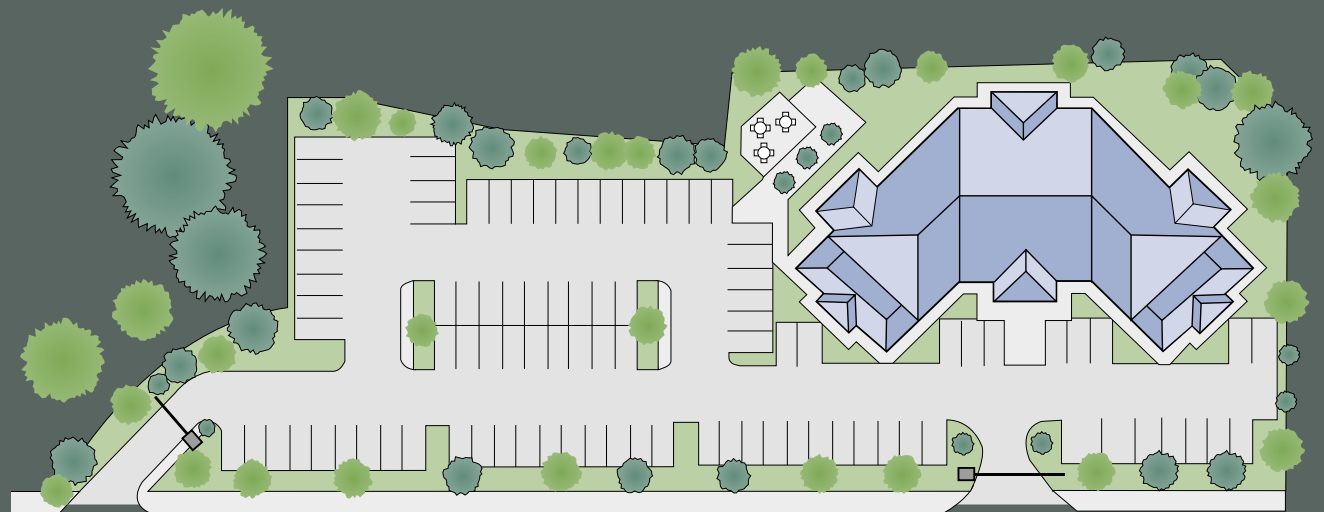
The accommodation is available by way of a new lease for a term of years to be agreed.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

EPC

The building EPC is available on request



◀ To Jct 7 M60
Manchester

Cross Street

To Altrincham ▶



Orbit
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www.orbit-developments.co.uk