



4,500-10,000 sq ft Grade A office space to let  
**Available June 2024**

**oaklands  
house** 

34 Washway Road, Sale M33 6FS

# a building that works for you

Oaklands House is undergoing a comprehensive refurbishment and will offer up to 10,000 sq ft of CAT A+ open plan office space available over two suites. One suite will be fitted to a CAT A+ specification to provide a boardroom, kitchen and break out area.

## Specification



Newly refurbished reception



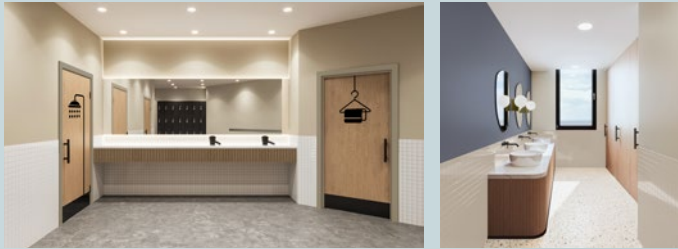
Business lounge



End of journey facilities



Ample parking



## Location

The building is ideally located within a short distance of the M60 motorway, allowing convenient access to Manchester Airport and central Manchester. Within walking distance of the building is Sale Station, Stanley Square and a host of local amenities.

## Connectivity

M60 motorway  
04 minutes

Sale Station  
11 minutes

Manchester Airport  
17 minutes

Manchester Piccadilly  
34 minutes

Travel times from building. Source: Google Maps

Floor	sq m	sq ft
Suite 1, 2nd floor	418.4	4,504
Suite 2, 2nd Floor	515.8	5,552

## Viewings

Strictly through joint sole letting agents.

## Terms

Available by way of a new lease.



Conor Walmsley  
07716 406 211  
conor.walmsley@colliers.com

## CANNING O'NEILL

James Dickinson  
07876 654 062  
james@canningoneill.com

Misrepresentations Act 1967 - Whilst all the information in this brochure is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate.