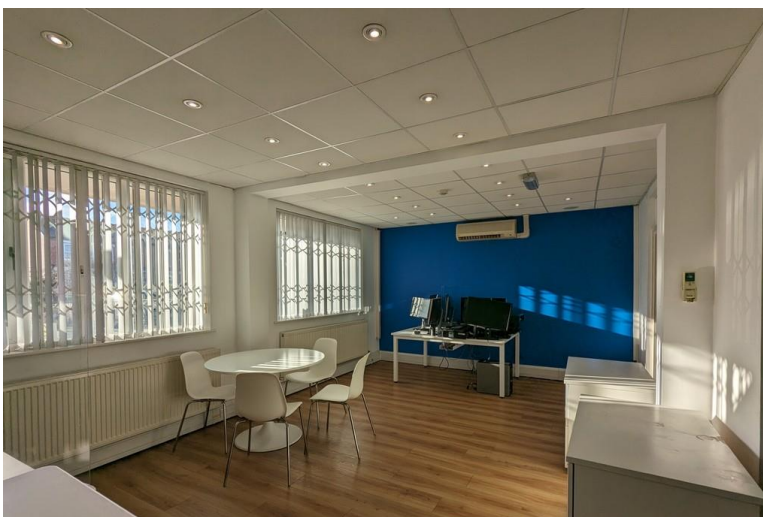




**Jets**

DANE ROAD, SALE, M33 7BP  
RENT £50,000 PER ANNUM





### Location

Located on Dane Road just before the bridge rises to the Metrolink Station. The vehicle entrance access is on Trafalgar Road.

### Description

4500SQFT self-contained office unit with secure parking for 12 cars & an EV charging point. Fully Gas central heated and air-conditioned over 3 floors this unit is in a prominent location on Dane Road with the Metrolink Station virtually opposite making it an easy staff commute to work! Offering two outdoor courtyard spaces and secure alarm system and roller shutters the unit is a great size for a growing business. The property has suspended ceilings throughout with bright light fittings across all floors.

### Accommodation

#### GROUND FLOOR:

#### Glass Entrance Vestibule

1.47m x 2.99m

Through the aluminum glazed front door secured with a roller shutter, magnetic key card lock and alarm system is the entrance vestibule. This glazed room offers an internal greeting porch which then



opens into the main reception hall.

#### Reception Hall

3.98m x 8.98m

This is a grand entrance which offers a seating area for waiting clients and a desk area for a receptionist to meet and greet them.

#### Board Room/Finance

6.27m x 4.04m

Through double doors this light and bright room faces the front of the building and has plenty of natural light.



#### HR Room 1

With double doors onto the Board Room this office has access to the electricity cupboard housing the meter and RCD board.

#### Room 2

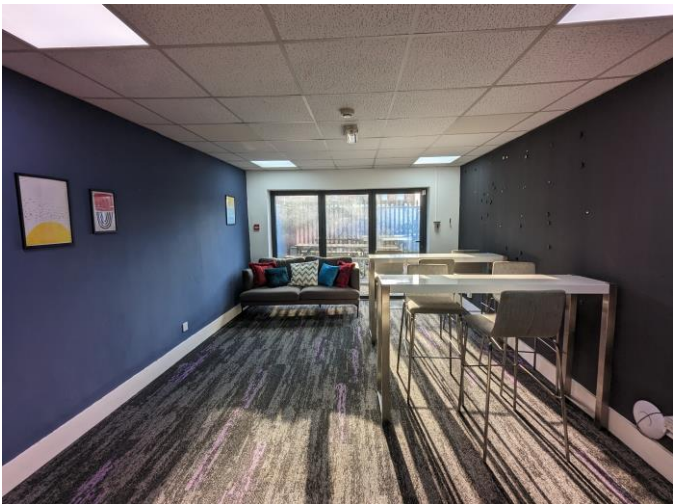
3.08m x 3.25m

Previously used as a staff breakout room this is a compact office with a window to the rear.

#### DDA WC

2.03m x 1.83m

Full DDA regs bathroom with wc and hand basin.



#### Media Room

2.73m x 4.39m

Fitted with a track system high density mobile shelving system this room has plenty of filing storage.

#### Staff Meeting Room

3.62m x 4.39m

With bifold doors opening onto a private courtyard this room has magnetic paint creating a large blackboard wall ideal for staff training and creative meetings.



#### Men's WC

0.96m x 3.25m

Wc and sink unit.

#### Ladies WC

1.33m x 3.25m

Wc and sink unit.

#### Kitchen

4.13m x 3.25m

This is a kitchen with a breakfast bar area, plenty of



cupboard space, dishwasher, sink & drainer and the Baxi combination boiler.

#### Storage

1.97m x 3.25m

Fitted with wall and base unit storage cupboards from floor to ceiling.

#### Meeting Room

7.09m x 4.57m

A vaulted ceiling and high level windows flood this room with natural light and a fire door opens onto a private courtyard area. Exposed brickwork and wooden beams also make this a great space for client presentations.

### FIRST FLOOR

#### Studio Main Front Area

12.97m x 7.66m (Max into front out-rigger)

Spanning almost the entirety of the first floor level is a large T-shaped open plan office space currently laid out with central banks of desks. This is then open plan onto:

#### Studio Rear Area

9.53m x 4.57m

Another large open plan area with plenty of natural light provided by the dual aspect windows. Access to:

#### Storage

1.78m x 3.25m

A walk in storage cupboard with a window to the side elevation and access to:

#### Cupboard

1.78m x 1.32m

Fitted with a digital lock is a secure storage cupboard

#### Client Teams

3.29m x 4.57m

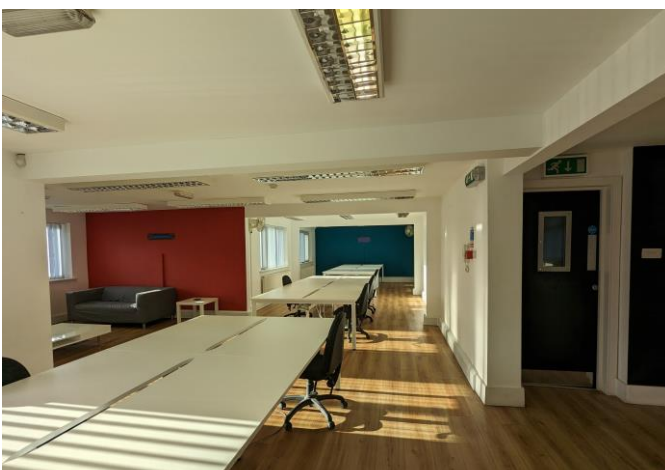
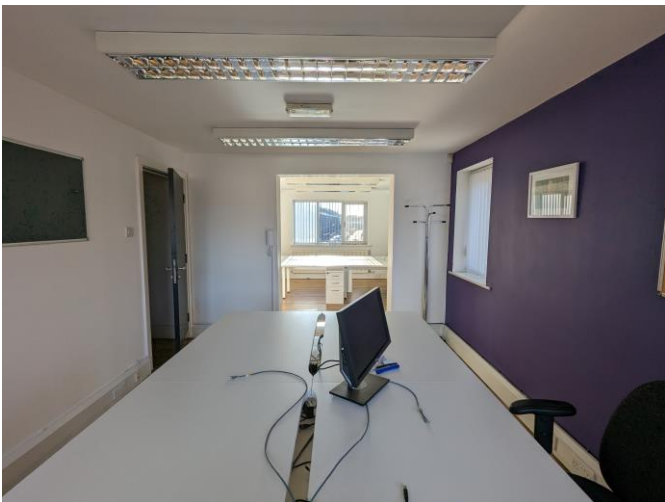
This room is open plan to the main front studio area but somewhat secluded and sound proofed by its location at the rear of the building and doorway to the hallway back to the stairs.

#### Men's WC

Wc and sink unit with window to the rear.

#### Ladies WC

Wc and sink unit with window to the rear.





## SECOND FLOOR

### Loft Room

5.29m x 5.91m

A dormer window faces out to the front and the room has a good floor space and bank of data points.

### The Den

4.84m x 2.61m

LED lighting and velux windows make this a bright room for a bolt hole office.

### Hideaway

2.44m x 3.30m

LED lighting and velux windows make this a bright room for a small office away from the open plan space downstairs.



## EXTERIOR

At the front of the property there are railings and a brick wall boundary to the car park area. Two sliding metal gates have padlocks to secure them and they slide open to provide two access points to the parking area. There is enough room to park 12 vehicles and an electric vehicle charging point.

There are two courtyard areas to the building, one of which has a gate that loops back to the parking area at the front of the building and the other has a gate that provides access to the rear of the building.



## Services

The building has a gas connection, electricity connection and water connection. The building is secured with roller shutters and an alarm system.

## Rates

The current rateable value is £39,250.

Class E – Commercial, business and service

## VAT

The building is not currently elected for VAT.

## Viewing

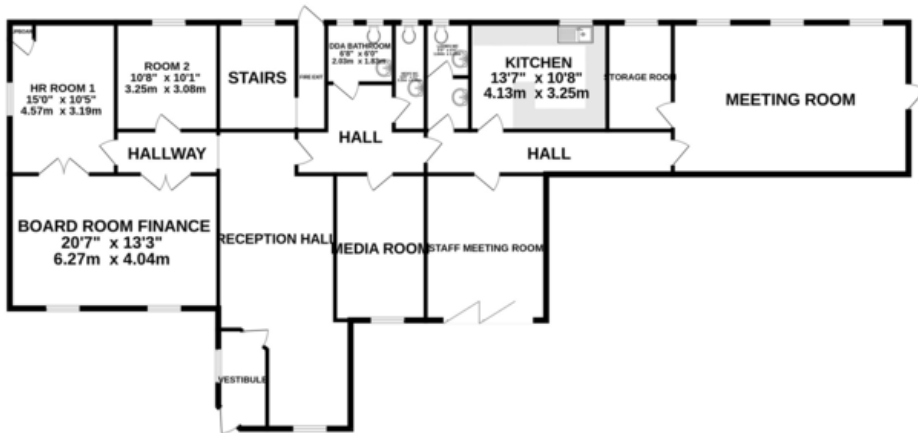
Strictly by appointment only with Jets Estate Agents.

## Parking

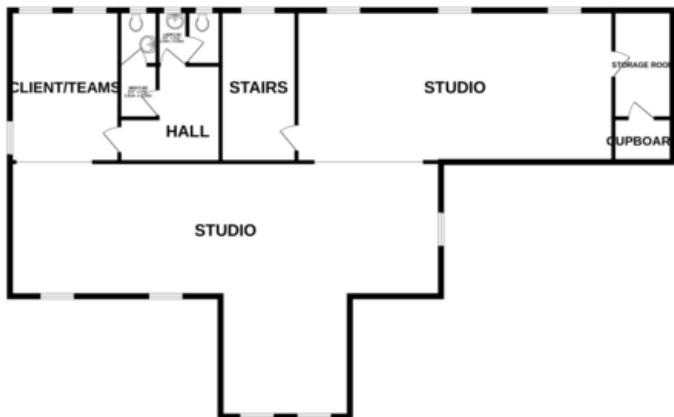
The vehicle access is in through two secure gates and there are marked parking bays for 12 cars.



GROUND FLOOR  
2204 sq.ft. (204.8 sq.m.) approx.



1ST FLOOR  
1695 sq.ft. (157.5 sq.m.) approx.



2ND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 4576 sq.ft. (425.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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