



## The Classrooms, 13 Stanley Square, Sale, M33 7WZ

Fully fitted suites from 4-8 desks excellent located in the heart of Stanley Square, Sale.

### Summary

|                       |              |
|-----------------------|--------------|
| <b>Tenure</b>         | To Let       |
| <b>Available Size</b> | 4 to 8 Desks |
| <b>Business Rates</b> | Included     |
| <b>EPC Rating</b>     | Upon Enquiry |

### Key Points

- In the heart of Sale's Stanley Square
- Recently refurbished fully furnished suites
- High speed fibre included
- Car parking available
- Offices from 4 desks upwards
- Shared break out space
- Flexible all inclusive leases
- Exclusive offers and loyalty programme for Stanley Square amenity

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## Description

Whether we're your hometown or you're an out-of-towner, this is the neighbourhood haunt to know.

Why commute to the city when you can work with a vibrant community under your nose? Hovering above the hotspots of Stanley Square, we've created work environments as unique as they come. Designed for small to medium businesses who like their spaces modular and their specs high, The Classrooms bring 14 individual studios to the thick of up-and-coming Sale. Plus, you can expect 'the works', with everything from bike storage and showers to super-fast WIFI and security included.

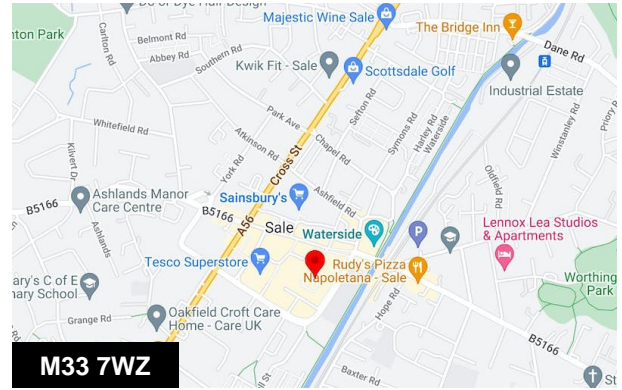
## Location

It's fitting to be set on the site of Sale's old primary school, because this is where work comes with a side of playground. Take your lunch break to the next level with foodie picks on your doorstep, step away from your screen with a stroll down the canal and clock off with Friday beers waiting right around the corner. And while we prefer our hustle and bustle with a local vibe, when the boardroom calls, it's good to know you're just 20 mins away from Manchester city centre on the tram.

## Accommodation

Phase 1 of The Classrooms provides 14 stylish, furnished office suites, the smallest of which accommodates 4 workstations. The largest can accommodate up to 8 workstations and suites can be linked to cater for larger requirements. All offices come fully furnished & cabled and occupiers will also have access to communal kitchens/ break out areas and a shared meeting room. The suites are available on all inclusive rents for a minimum term of 12 months.

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| 1st          | 340          | 31.59         | Available    |
| 1st - Pt     | 510          | 47.38         | Available    |
| 1st - Pt     | 680          | 63.17         | Available    |
| <b>Total</b> | <b>1,530</b> | <b>142.14</b> |              |

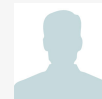


## Viewing & Further Information



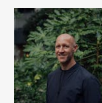
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