



**BNP PARIBAS
REAL ESTATE**

TO LET - OFFICE

Dovecote House, Second Floor
Old Hall Road, Sale M33 2GS

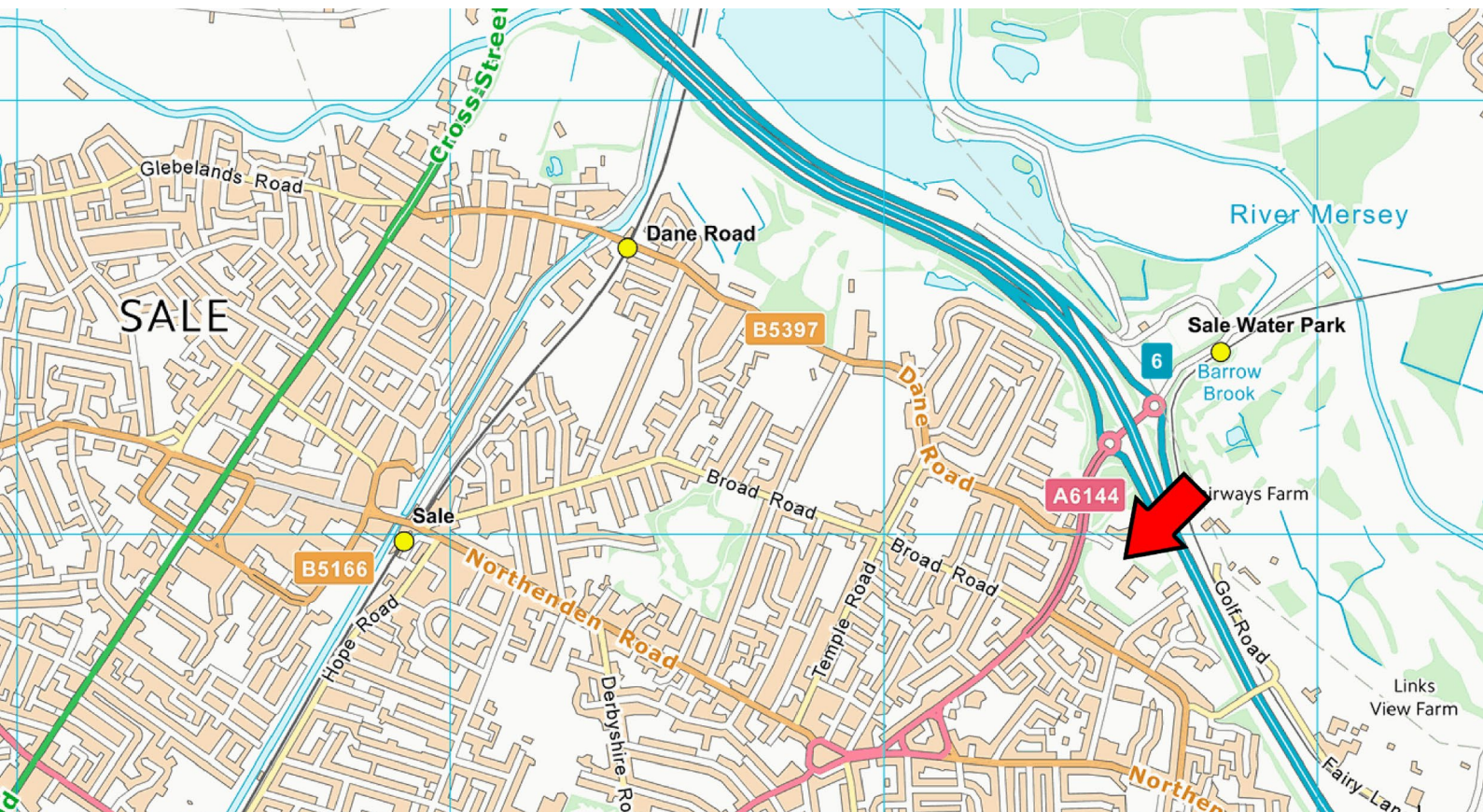


2,626 TO 9,066 SQ FT AVAILABLE

LOCATION

Dovecote Business Park is situated off Old Hall Road (A6144), which is well located adjacent to Junction 6 of the M60 Greater Manchester Orbital Motorway, providing good access to both Manchester City Centre and Manchester Airport.

Sale Water Park, Dane Road and Sale Metrolink stations are all located within a mile of Dovecote Business Park. Sale Town Centre is also accessible within walking distance, providing a range of local amenities.



DESCRIPTION

Dovecote Business Park is situated within attractive landscaped grounds, comprising soft and hard landscaping along with ample secure car parking provision via a barrier entry system.

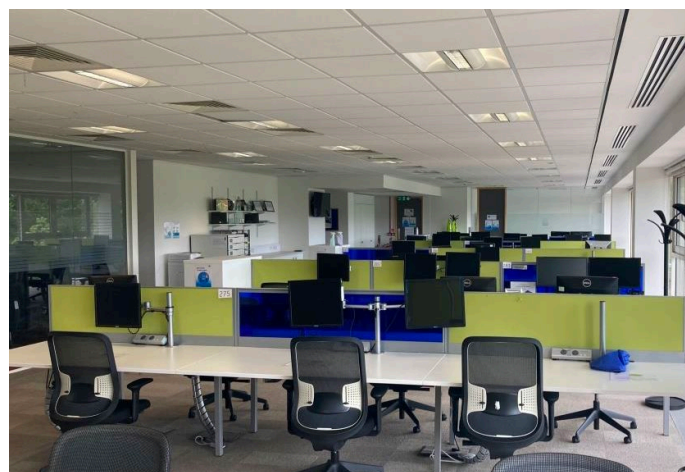
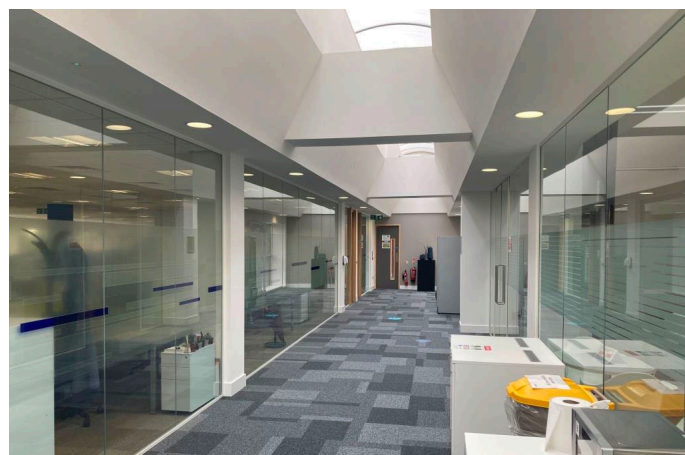
Dovecote House is a modern office building of brick and glazed elevations arranged over ground, first and second floors. The building benefits from lifts and a modern reception area.

The available accommodation is situated on the second-floor comprising of two office suites.

The subject space provides an excellent 'plug and play' solution for occupiers with immediate requirements.

The office comprises the following approximate floor areas:

Floor	Area (m2)	Area (sq ft)
Suite 1	290.1	3,123
Suite 3	552.1	5,943
Total	842.3	9,066



SPECIFICATION

- Suspended tile ceiling with inset LG7 lighting
- Full access raised floors with carpet tile finish
- Full height glazing
- Air conditioning
- Mixture of open plan office space with glass partitioned offices and meeting rooms
- Modern kitchen and WC facilities
- 15 car parking spaces
- Lifts
- Plug and play

RENT

On application

RATES

Interested parties are advised to make their own enquiries with the Local Authority.

TERMS

The accommodation is available by way of assignment or sub-let. The suite is currently held on a lease with effect from 07 January 2014 to 04 January 2024.

EPC

An EPC is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Further information is available, as well as arrangements for viewing, which will be strictly by arrangement through:



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