



ENTER

# 212

WASHWAY RD | SALE

SINGLE FLOORS OF **2760 SQFT**  
TO WHOLE BUILDING OF **9636 SQFT**

**TO LET**  
SELF CONTAINED AIR CONDITIONED OFFICE BUILDING  
RECENTLY REFURBISHED TO A VERY HIGH STANDARD

# 212 TO LET: SELF CONTAINED AIR CONDITIONED OFFICE BUILDING WASHWAY ROAD, SALE

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## DESCRIPTION

212 Washway Road, Sale is an impressive 3 storey office building which has been refurbished to accommodate the discerning needs of modern companies seeking high profile office space in Sale.

In addition to secure on-site parking for 28 cars, occupiers benefit from a fully refurbished reception, integrated CCTV and monitored access control system to all major entrances.

Access to the office suites is via an impressive entrance foyer, incorporating a 8 person passenger lift and fully tiled male, female and disabled toilets.

*REFURBISHED TO ACCOMMODATE  
THE DISCERNING NEEDS OF  
MODERN COMPANIES SEEKING  
HIGH PROFILE OFFICE SPACE*



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## SPECIFICATION

212 Washway Road has been fully refurbished to Grade A specification and includes:

- ▶ Newly fully landscaped prominent corner location  
Granite aggregate block paving leads to zinc clad canopy and new security controlled fully glazed access doors.
- ▶ High quality contemporary reception with porcelain flooring, feature ceiling and lighting.
- ▶ Newly refurbished 8 person lift.
- ▶ New WC's to all floors.
- ▶ Refurbished common stair cores.
- ▶ New air conditioning to all floors.
- ▶ New aluminium suspended ceilings incorporating LG7 LED lighting ( refurbished ceiling to second floor ).
- ▶ All offices have been fully rewired to BS7671. Incorporating a multi-compartment insulated versatile skirting trucking system.
- ▶ Bicycle storage and car parking for up to 28 cars DDA Compliant with 24-7 access.
- ▶ Shower facilities



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*ACCESS TO THE OFFICE SUITES  
IS VIA AN IMPRESSIVE ENTRANCE FOYER,  
INCORPORATING A 8 PERSON PASSENGER LIFT*

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## LOCATION

212 Washway Road occupies a prominent position fronting the Washway Road (A56), a wide variety of shops and amenities can be reached on foot in minutes.

The Building benefits from excellent communication links to the M60 and M56 motorway allowing easy access to Manchester Airport and the regional national motorway network.

Brooklands Metrolink station is within a short walk from Stafford Court and enables convenient commuter travel into Manchester and beyond.

### NEARBY AMENITIES:

*The times shown are driving times unless otherwise indicated.*



**BROOKLANDS METRO**  
5 MIN WALK



**MOTORWAYS**  
M60 : M56  
5 MINS : 10 MINS



**MANCHESTER AIRPORT**  
15 MINS



**MANCHESTER PICCADILLY**  
20 MINS



**MANCHESTER CITY CENTRE**  
15 MINS

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A6144 Harboro Way

212  
WASHWAY RD

Trafford Housing Trust

A56 Washway Road

The co-operative

Sainsbury's

Stafford Court

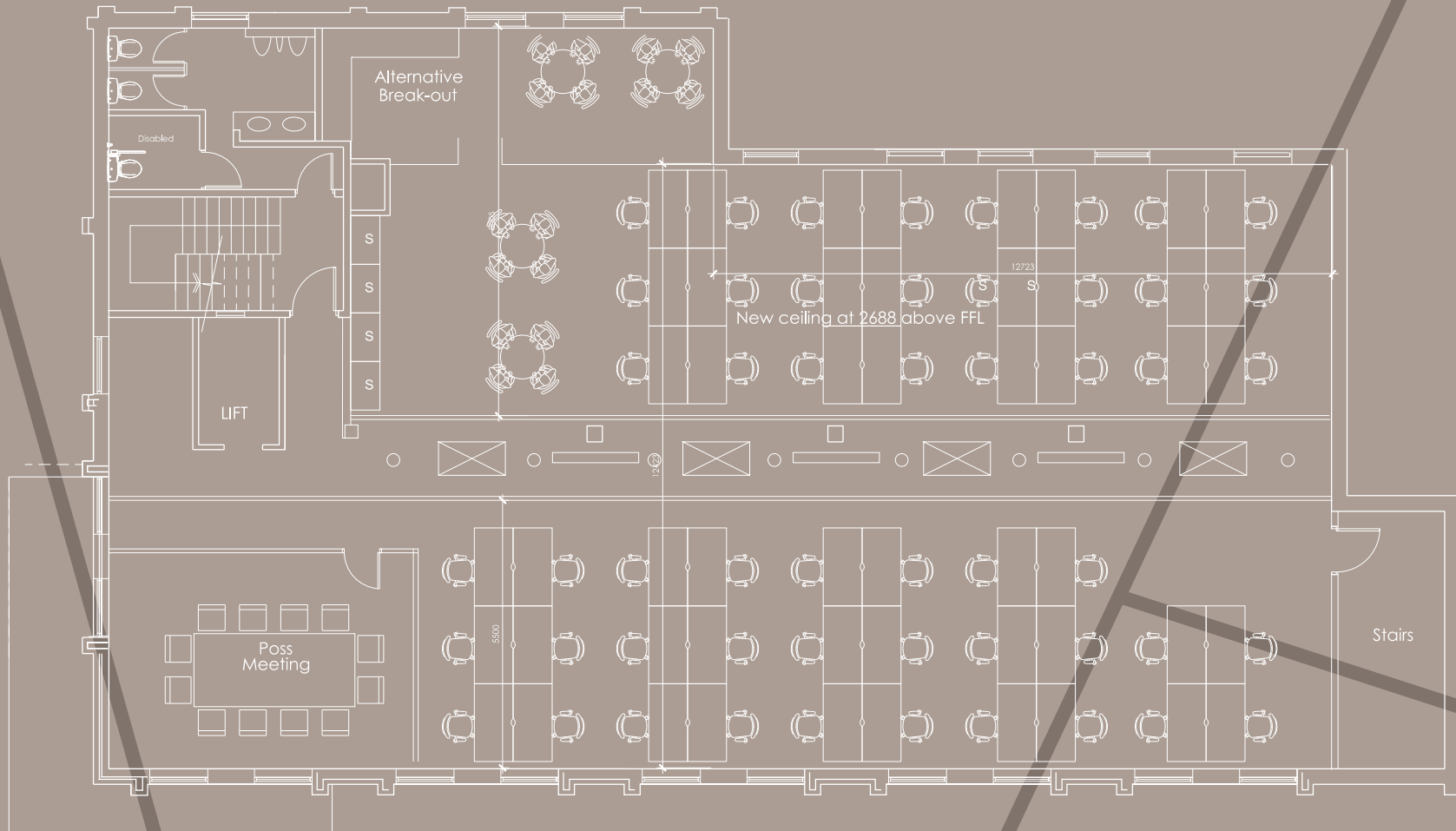
A6144 Marsland Rd

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## ACCOMMODATION



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## LEASE TERMS

The accommodation is available by way of a lease for a term of years to be agreed. Rental details on application.

## VAT

All rents and other outgoings (where appropriate) are quoted exclusive of but may be liable to VAT.

## VIEWING

Strictly by appointment with the leasing agent:  
**James Dickinson** - [james@canningoneill.com](mailto:james@canningoneill.com)  
**John Nash** - [john@canningoneill.com](mailto:john@canningoneill.com)



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