

## DOMINION HOUSE, SIBSON RD, SALE, M33 7PP



### LOCATION

Dominion House is conveniently located in the heart of Sale Town Centre, close to the recently redeveloped retail and leisure precinct, Stanley Square. Offering a wide range of amenities including cafes, restaurants, bars. Occupiers include well known restaurants Blanchflower & Greens along with a host of national retailers. M&S Food and Tesco are a short walk from the office.

Sale is well served by both public transport and road connections. Sale Metrolink Station is a 5-minute walk from Dominion House providing regular services into Manchester City Centre and neighbouring towns, including Altrincham. Junction 7 of the M60 is 1.5 miles north of the property, providing swift access to the City Centre and wider region.

### AVAILABILITY

Ground Floor: 868 – 2,449 Sq Ft  
First Floor: 145 – 2,286 Sq Ft

### RENTAL

Ground Floor: £16.50 per Sq Ft  
First Floor Suites: £25 per Sq Ft All Inclusive

### PARKING

Parking spaces are available in the secure car park. Cost TBC.

### DESCRIPTION

Dominion House occupies a prominent position in Sale and is easily accessible via foot or car. There is a secure car park adjacent to the office.

The available accommodation is over the ground and first floor, both served by a spacious reception area with lift and stair access to the first floor.

The ground floor demise can be taken in its entirety or can be split into two suites. Whilst currently office space the ground floor is well suited for a variety of uses including; medical, training and retail. There is a fully fitted kitchen area to the rear of the demise.

The first floor is split into several office suites that can be taken independently or together. Each suite benefits from central heating, perimeter trunking and a suspended ceiling. Tenant's will have use of a shared kitchen and WC facilities.

### BUSINESS RATES

Ground Floor Current Rateable Value: £21,750  
First Floor Current Rateable Values:  
Suite 1 - £8,900  
Suite 2 - £15,250

### LEASE

The premises are available by way of an effective full repairing and insuring lease for a term of years to be agreed.

### GROUND FLOOR ARRANGEMENT

**Service Charge:** The landlord will levy a service charge of £tbc to cover the maintenance of the property and common areas.

**Insurance:** The landlord will insure the property and recharge a percentage of the annual premium to an ingoing tenant.

**Utilities:** TBC

### FIRST FLOOR ARRANGEMENT

**All Inclusive Rent Includes:** rent, service charge, utilities and insurance. Your only costs are internet/phones & rates

**(Small Business rates relief may apply)**

### VAT

VAT payable on all costs quoted.

### LEGAL COSTS

Both parties will be responsible for their own legal costs.

### VIEWINGS

Strictly by appointment with Williams Sillitoe on 01625 800066 / 07557853813 or contact Simon Gardner at [sg@willsill.co.uk](mailto:sg@willsill.co.uk)

**Subject to Contract  
April 2024**

