



Marsland House

Marsland Road, Sale, Cheshire M33 3AQ

bruntwood



Make an impression

Marsland House offers affordable, high quality office space in the heart of Sale. It's ideally situated to provide businesses with the chance to put a little breathing room between them and Manchester city centre.

We provide complete flexibility for our customers in accommodating their space needs for now and in the future. Our offices are designed with productivity in mind and come with essential amenities like air conditioning, superfast internet, and bright, open plan layouts.

Marsland House is next to Brooklands Metro Station, providing convenient access to the city centre and Altrincham. There's also on-site parking and bike racks, making the building highly accessible and a great choice for any business.

You'll find a host of independent shops and restaurants just across the road and Sale town centre is just a short walk from the property, providing a bigger range of retail amenities.

The building is also close to The Bridgewater Canal, perfect for a peaceful lunchtime stroll.

Key features:

Open plan spaces

Lift access

DDA compliant

Car parking

Customer service team on-site

Superfast internet

24 hour access

Bike racks

Natural light

Air conditioning

Showers



2 mins
Walk to Metrolink

What's on offer?

Whether you're looking for a small all-inclusive office with a short term lease or a large suite where you can really make your mark, we can create a space that works for you.

Leased

Lay the foundations for success and make your space your own with a Bruntwood leased office. Our flexible leases in landmark office buildings help you to choose the strategy that's right for your organisation. Leased offices provide a blank canvas that you can design and manage to perfectly fit your needs.

Ideal for:

Companies of any size that want to design and manage their own unique office space.

What's included:

Run your office your way with the flexibility to add on an optional design and fit-out from Bruntwood

Private office

24/7 building access

Discount on Bruntwood meeting room bookings





Blank canvas

With our Made & Managed product we take the hassle out of managing your office and let you put the focus back onto running your business.

We design, create and fully manage your offices, all for a single monthly fee. You select a bespoke package of services and a fit-out that is reflective of your brand and personalised to the way you work.

We help you manage these costs so that you don't have a huge upfront investment to get your office up and running.

Here's some we made earlier...



Space planning



Made & Managed





Working in Sale

Marsland House is situated directly opposite Brooklands Road Metrolink and has an on-site car park for up to 133 cars. Within easy access of the A56 and M60 motorway, this location is great for both car and public transport commuting.

There are an abundance of shops, bars and restaurants all within a few minutes' walk of Marsland House, ideal for breaks or after work entertaining.

With convenient links to surrounding areas via bus, tram and car as well as on-site car parking, your commute to work couldn't be easier.

Eight minutes by tram to Altrincham town centre
 15 minutes by tram to Manchester city centre In which ever direction you walk in you will find yourself in the thick of the action, with some of the cities best bars and restaurants at every turn.



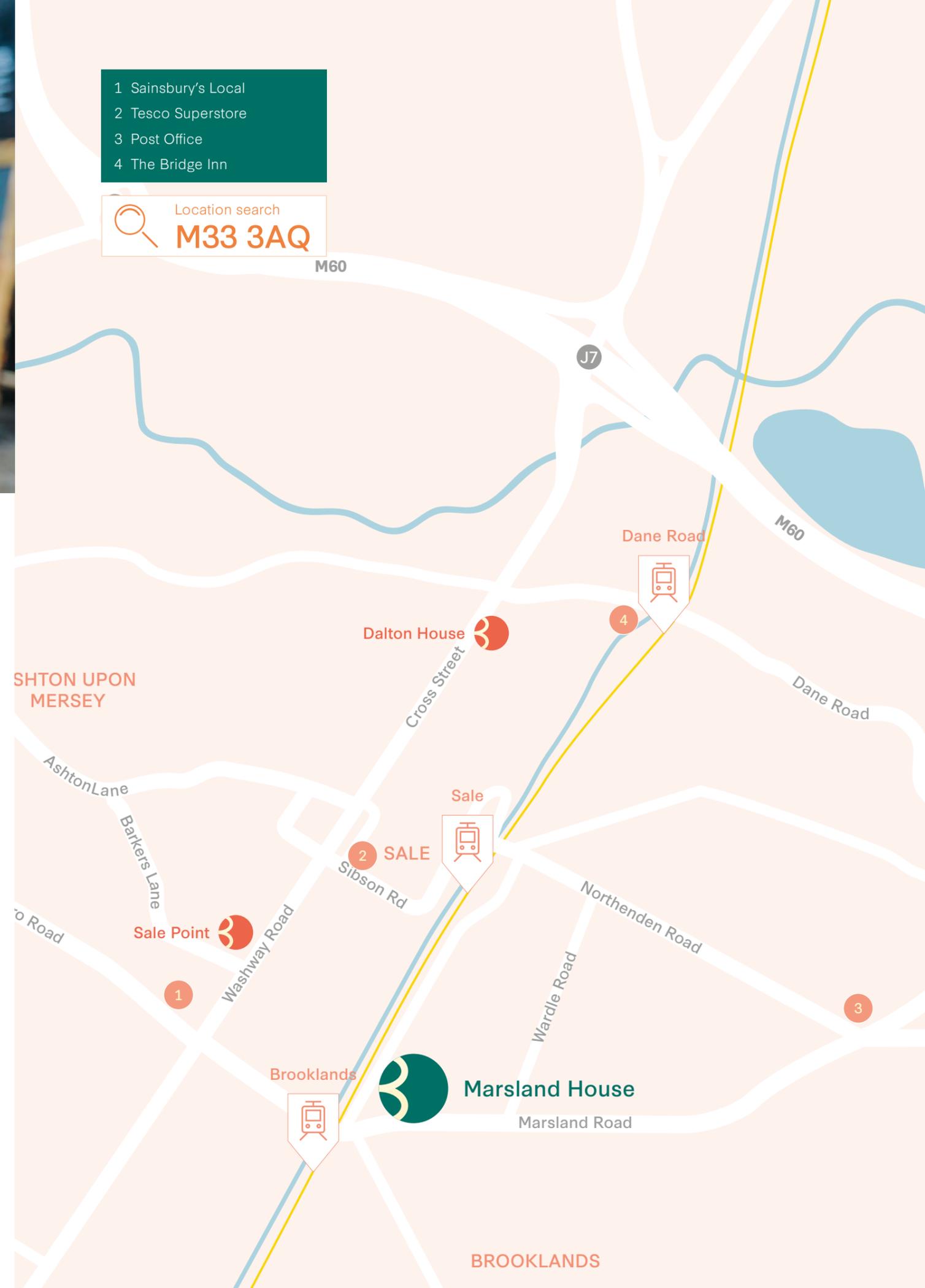
2 miles
M60 Ring Road



5 mins
Walk to Metrolink



15 mins
Manchester City Centre



- 1 Sainsbury's Local
- 2 Tesco Superstore
- 3 Post Office
- 4 The Bridge Inn

Location search
M33 3AQ

BROOKLANDS

The bruntwood Collective

We know that a lot of your time is spent at work, so you want to make sure you're working from a stimulating and collaborative space.

And you don't just need that from your day-to-day office base. It can be the spaces, the buildings and the places around you. We can connect you to people and businesses throughout your building, your city and beyond.

We're creating vibrant communities across our buildings for you to join and enjoy; helping you, your colleagues and your business to thrive.

Take part in a wellbeing workshop or yoga class, devour some tasty treats at a FIKA for a midday pick me up, or immerse yourself in the lively city around you with access to innovative arts performances. We've got an extensive events programme providing business support and connecting you to like-minded organisations within our wide network across Manchester, Cheshire, Leeds, Liverpool and Birmingham.

And it's simple to join. You can access all of this and more through The Bruntwood Collective digital community.

The Bruntwood Collective

The Bruntwood Collective is your exclusive online gateway that enables you to connect and collaborate with the community within your building and up to 50,000 customers across the entire Bruntwood group.

By signing up, you'll be able to meet a network of innovative and interesting people, seek opportunities to support you and your business, explore events taking place across all our regions and get access to experiences and competitions across the north and the midlands.

Meet - People

Expand your network by starting a conversation with people from all types of businesses and backgrounds. You never know where your new connections could take you.

Seek - Opportunities

You won't have to look far to find businesses and people who will be interested in your work and keen to collaborate. The help and support you need to grow and succeed could be just around the corner.

Explore - Events

There's a world of opportunity right outside your workspace and it's ready to be explored. Join a creative workshop, learn a new skill, or build your network to help grow your business. Go and see what's happening in your city and beyond.

Thrive - Together

Download the app on iOS and Android stores by searching 'Bruntwood', or visiting collective.bruntwood.co.uk

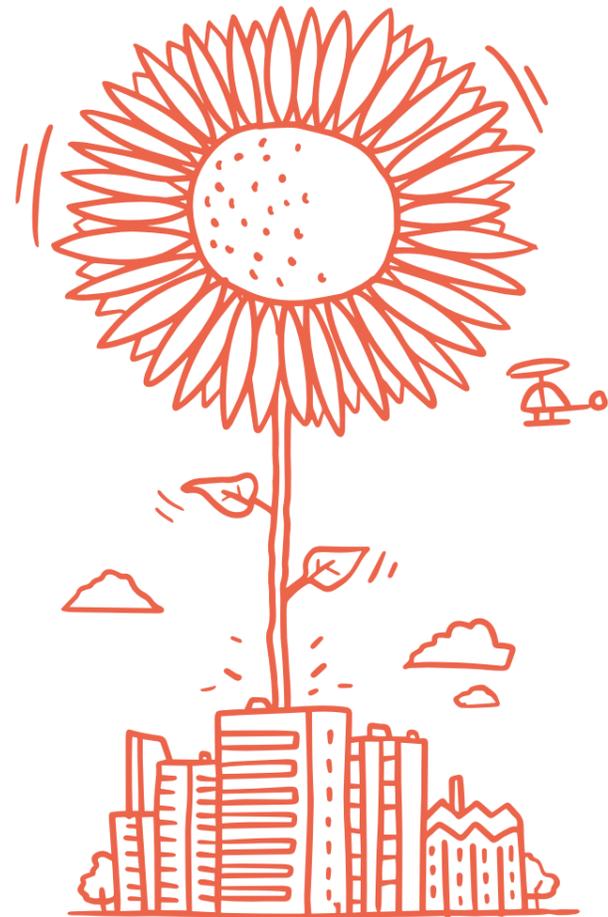
Join now at: collective.bruntwood.co.uk



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Creating Thriving Cities



A family-owned and run business, Bruntwood has been in existence for over 40 years, with a single-minded focus on creating the right places and spaces for businesses of all shapes and sizes to flourish. Whether it's a single desk for a day, or a whole building for 25 years, Bruntwood prides itself on not just meeting but exceeding its customers' needs.

With an unrivalled track record in developing and managing properties across the UK's regional cities, Bruntwood believes in acting as your property partner, not your landlord. Flexibility, sustainability and leaving places better than we find them are all part of our core values.

Everywhere we operate you will find that Bruntwood is always actively involved in the life and wellbeing of our communities. Every year, we contribute 10% of our profits to charitable causes, from sponsoring and encouraging cultural activity to supporting programmes that help people of all ages get more out of life.

Our philosophy is simple: for our business to be a success we need our customers to be successful and the cities where we operate to be successful too. That's why we're good people to do business with.



1.8m

Sq ft of development planned 2017-2020



£1.01bn

Value of Bruntwood portfolio



£1.5bn

Gross value of development pipeline



8.6m

Total ownership in sq ft



3,017

Total number of customers



4.1m

Total sq ft in Manchester city centre

“Everything we do relates back to our core purpose: Creating Thriving Cities.”

– Chris Oglesby



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For more information please
call us or visit the website

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bruntwood.co.uk



**CUSHMAN &
WAKEFIELD**

**AVISON
YOUNG**

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