



DOVECOTE HOUSE

OLD HALL ROAD, SALE, M33 2GS

TO LET

MODERN, REFURBISHED
GRADE A OFFICE
ACCOMMODATION

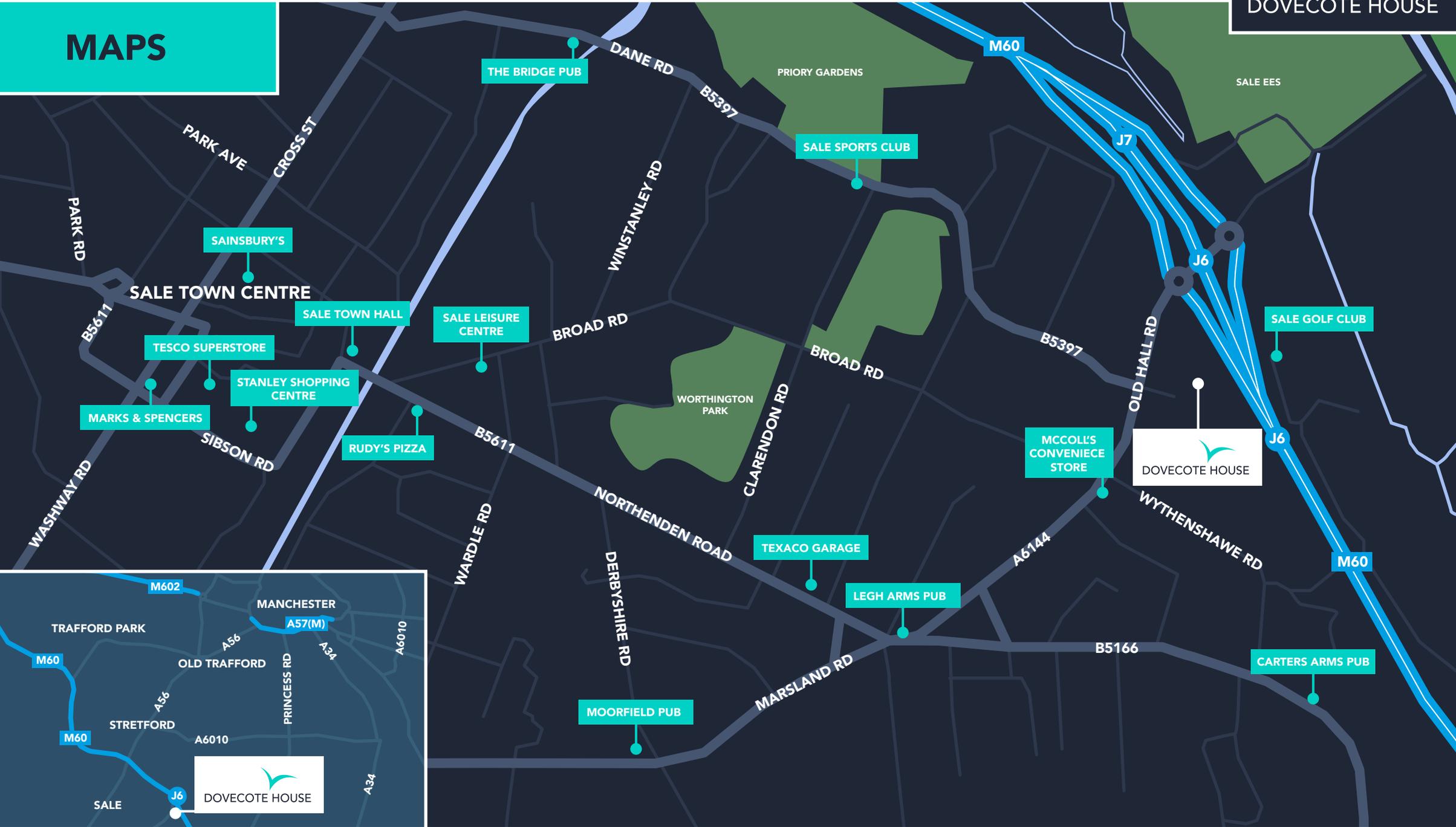
**4,112 SQ FT TO
11,571 SQ FT**

LOCATION

Dovecote House is situated off Old Hall Road (A6144) adjacent to Junction 6 of the M60 Greater Manchester orbital motorway, a 15 minute drive to both Manchester City Centre and Manchester Airport. Sale town centre and 3 Metrolink stations are within walking distance.



MAPS



DESCRIPTION

Modern, refurbished Grade A office accommodation within a detached 3 storey building providing flexible space within an accessible location adjoining J6 of the M60 motorway. Existing occupiers include Genpact, Arval, Verastar, PIN Properties and M3 Construction.



SPECIFICATION

- Specification
- Air conditioned
- LED lighting
- Full access raised floors
- On site cafe
- DDA compliant
- Male, female and disabled WC facilities
- Showers
- Cycle store
- Extensive on site car parking
- Electric car charging points
- Site wide CCTV

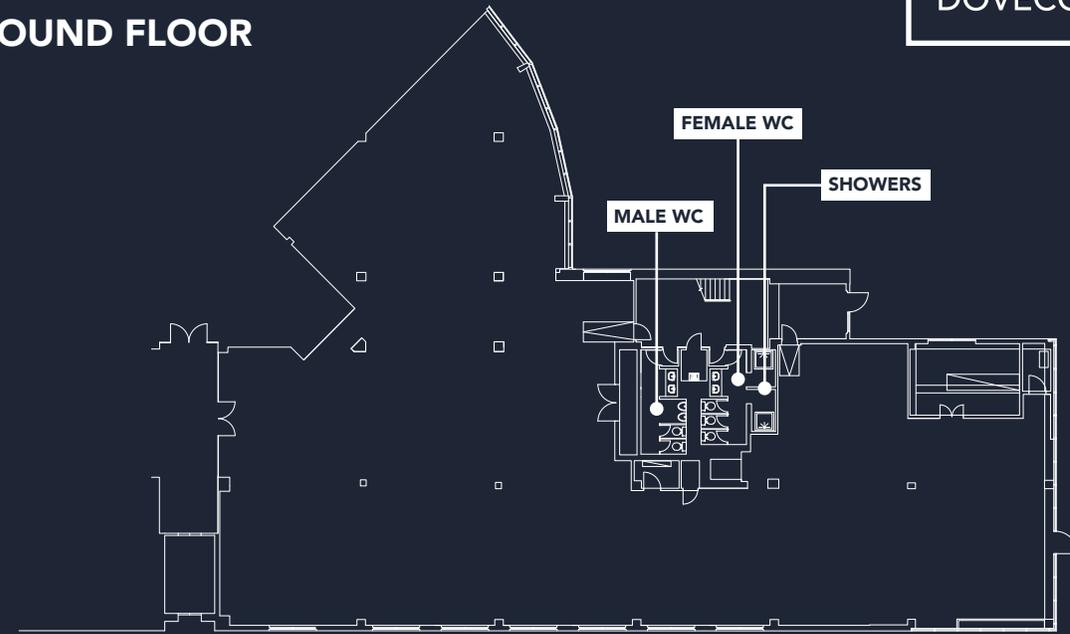


ACCOMMODATION

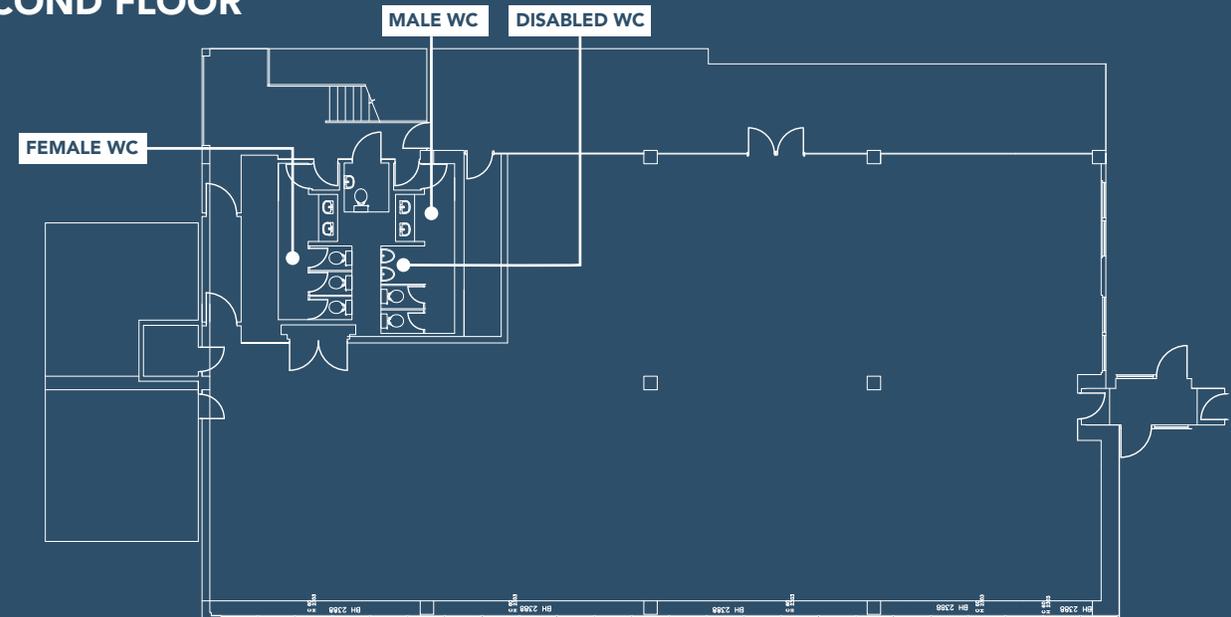
The accommodation comprises the following:

| NAME | SQ FT | SQ M |
|----------------------------|---------------|-----------------|
| 2nd - Part 2nd floor | 4,112 | 382.02 |
| Ground - Part Ground Floor | 7,459 | 692.96 |
| TOTAL | 11,571 | 1,074.98 |

GROUND FLOOR



SECOND FLOOR



GALLERY



FURTHER INFORMATION

EPC

This property has been graded as E (113). The certificate is available upon request.

RENT

£16.50 per sq ft exclusive of rates, service charge and VAT (if applicable).

BUSINESS RATES

We believe the rates payable equate to £6.29 per sq ft.

CONTACT

Please contact the agents for more details:



RICHARD WHARTON
07970 938 698
richard.wharton@eu.jll.com



HARRY SKINNER
07775 711 136
harry.skinner@cushwake.com



IMPORTANT NOTICE. JLL and Cushman & Wakefield give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Photography taken June 2021, published July 2021.

B LA Z E 0161 387 7252
MARKETING