

CAVENDISH HOUSE

CROSS STREET SALE MANCHESTER

THE PERFECT LOCATION



SUPERIOR HEAD QUARTERS OFFICE BUILDING 3,229 - 20,988 SQ FT (300 - 1,950 SQ M)

DESCRIPTION

Cavendish House is a high quality office development well suited as a HQ building offering space arranged over ground and three upper floors. The building is located immediately adjacent to Junction 7 of the M60 motorway and is set within a secure site benefiting from ample on-site car parking provision and landscaped grounds.

The impressive entrance leads through to a newly refurbished reception area which features a reception desk, waiting area, passenger lift and male and female WC's. The available accommodation offers four large open plan floorplates, which are accessed from the central core of the building via staircase or passenger lift.

Ideal
for an office
HQ



Office area finish

A PROMINENT LOCATION

Cavendish House is a prominently located building adjacent to Junction 7 of the M60 motorway, providing excellent access to the M60 orbital motorway network. Located on Chester Road (A56) the building benefits from the amenities of Sale Town Centre and is just a 10 - 15 minute drive from Manchester Airport and Manchester City Centre. Cavendish House is also situated within walking distance from Dane Road Metrolink which provides regular services to Manchester City Centre and Altrincham.



SALE LOCAL AMENITIES

M&S

TESCO



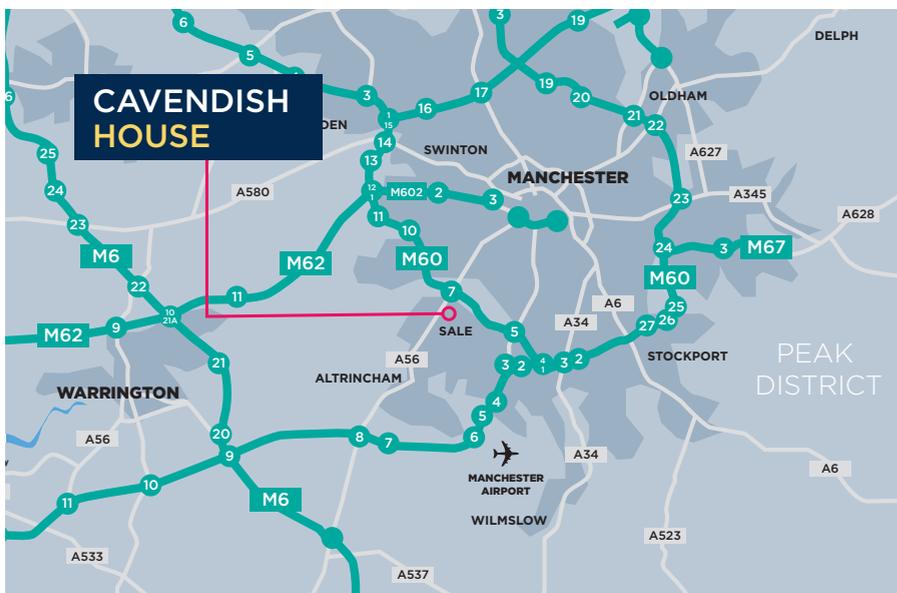
Sainsbury's

Travelodge

Lloyds TSB



SPORTS DIRECT
FITNESS.COM



SUPERB LOCAL AMENITIES & TRANSPORT CONNECTIONS



Travel on foot

Sale town centre is easily accessible on foot or by car and provides abundant amenities.



Travel by road

The local and national motorway are easily accessible via junction 7 of the M60. Cross Street bus stop is a 5 min walk away.



Travel by air

Manchester International Airport is 8 minutes away via the M60 and M56. Liverpool John Lennon Airport is a short journey via the M602.



Travel by rail

Dane Road Metrolink station is a 5 minute walk away.

SAT NAV:
M33 7BU

CAVENDISH HOUSE

J7 M60

A56 CROSS STREET

SALE WATERPARK



5 MINS TO DANE RD METROLINK



DANE ROAD METROLINK STATION

**MANCHESTER - 10 MINS
ALTRINCHAM - 6 MINS**



8 MINS TO MANCHESTER AIRPORT



TO ALTRINCHAM & HALE

SALE TOWN CENTRE

TESCO  **Sainsbury's**

 **CAFFÈ NERO** **M&S**

J6 M60





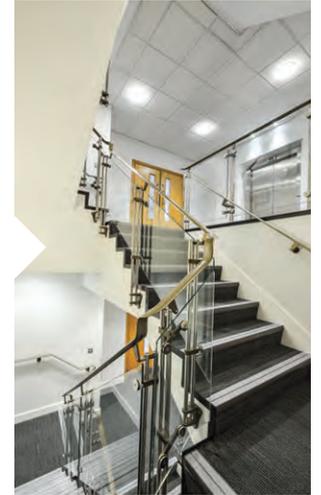
A QUALITY SPECIFICATION

Internal areas

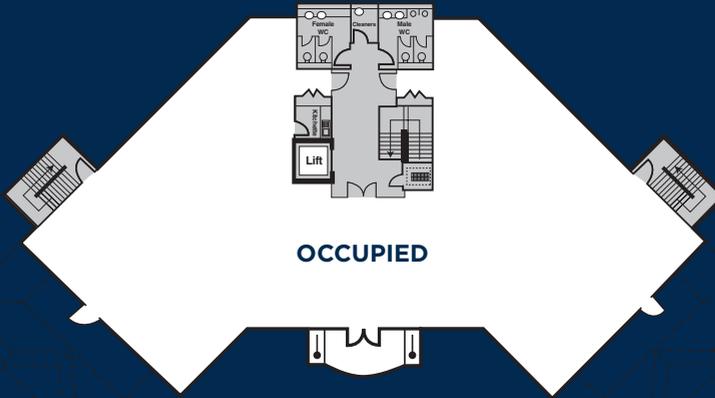
- Fully refurbished
- VRV air-conditioning system
- Three compartment floor boxes as part of a raised floor system
- Suspended ceilings with LG7 lighting
 - 13 person passenger lift
- Quality fitted carpets throughout
- Large impressive ground floor reception area
 - Shower

External areas

- Powder coated, aluminium framed double glazed windows with anti-glare coating
- Attractive landscaping incorporating a balanced mix of hard and soft landscaped finishes
 - Parking is provided at a ratio of 1:218 sq ft.
Additional parking spaces are available on land owned by Orbit Developments within 250m of Cavendish House
- Site secured by perimeter fencing and gated entrance

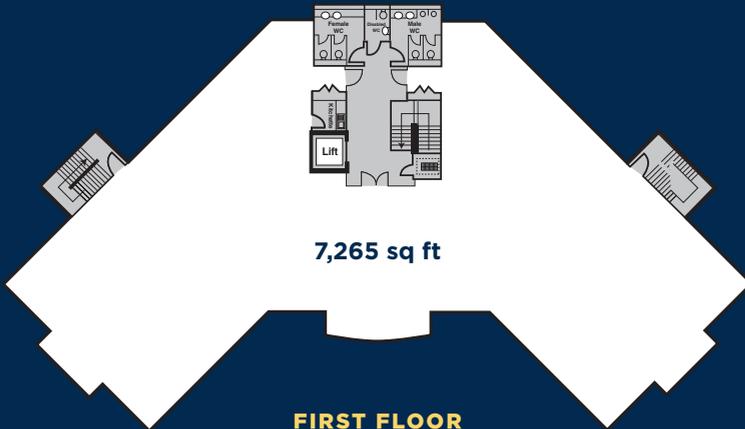


THIRD FLOOR



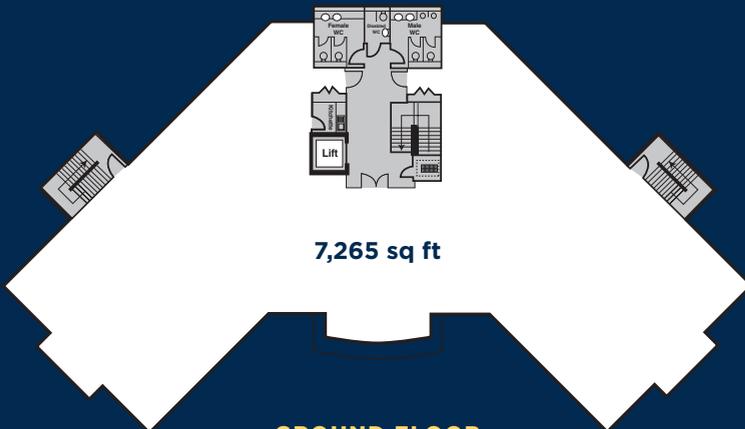
OCCUPIED

SECOND FLOOR



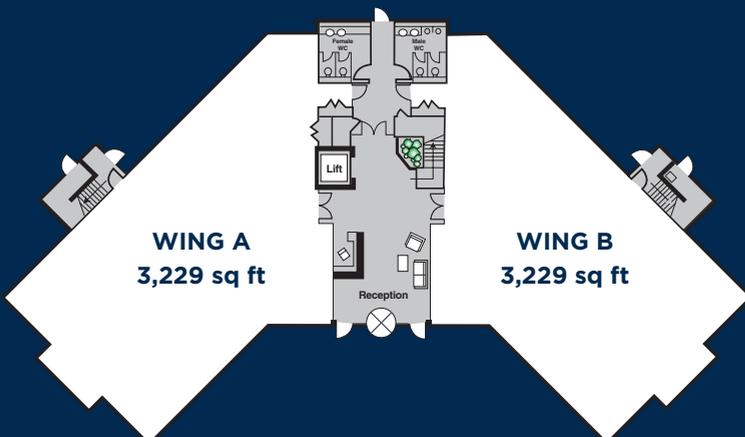
7,265 sq ft

FIRST FLOOR



7,265 sq ft

GROUND FLOOR



WING A
3,229 sq ft

WING B
3,229 sq ft

ACCOMMODATION

| | | |
|------------------------|---------------------|-------------------|
| GROUND FLOOR | 6,458 sq ft | 600 sq m |
| FIRST FLOOR | 7,265 sq ft | 675 sq m |
| SECOND FLOOR | 7,265 sq ft | 675 sq m |
| THIRD FLOOR | OCCUPIED | |
| TOTAL AVAILABLE | 20,988 sq ft | 1,950 sq m |
| WINGS | 3,229 sq ft | 300 sq m |

AVAILABILITY

The building is available as: individual floors or wings, please call for current availability.

LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be agreed.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

EPC

The building EPC is available on request



◀ To Jct 7 M60
Manchester

Cross Street

To Altrincham ▶

CAVENDISH HOUSE

CROSS STREET SALE MANCHESTER



Orbit
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A MEMBER OF THE EMERSON GROUP

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