CAVENDISH HOUSE

CROSS STREET, SALE, MANCHESTER

CAVENDISH HOUSE

Cavendish House is a high quality office building offering well appointed workspace arranged over four 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 welcoming reception area which is home to the building manager, seating area, lift and restrooms. Single wings are available on the ground and second floor.

The ground floor is being refurbished to provide meeting rooms and an open plan kitchen break out space.



2nd Floor





Reception area

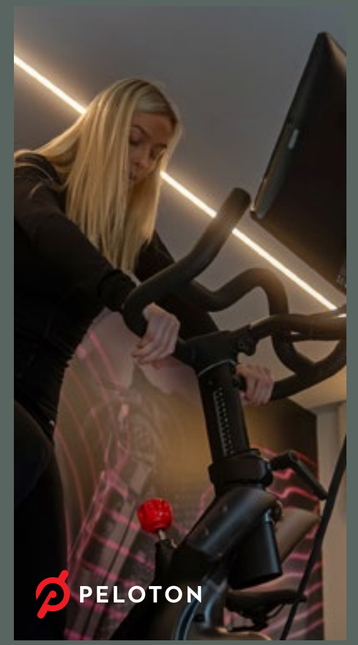
A QUALITY SPECIFICATION

Internal areas

- Coffee Lounge
- Showers
- Peloton Suite
- Refurbished & fitted suites
- Fully air-conditioned throughout
- Three compartment floor boxes within a raised floor system
- LED flat panel lighting throughout

External areas

- Attractive landscaping incorporating a balanced mix of hard and soft landscaped finishes
- Secure Bike Hub
- Parking is provided at a ratio of 1:270 sq.ft.
- Site secured by perimeter fencing and gated entrance with barrier access
- EV charging bays
- 5G connections excellent





Coffee Lounge





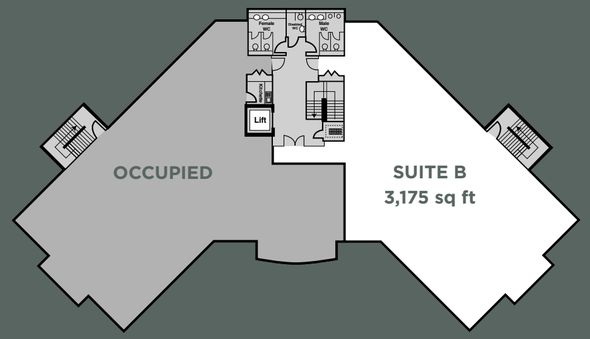
1st Floor Fitout

AVAILABILITY

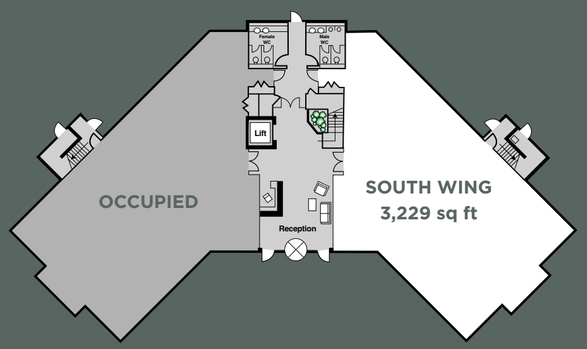
SECOND FLOOR	**SUITE B**	3,175 sq ft	295 sq m
GROUND FLOOR	**SOUTH WING**	3,229 sq ft	300 sq m
TOTAL AVAILABLE		**6,404 sq ft**	**595 sq m**

EPC The building has an EPC rating of B-31.

SECOND FLOOR



GROUND FLOOR

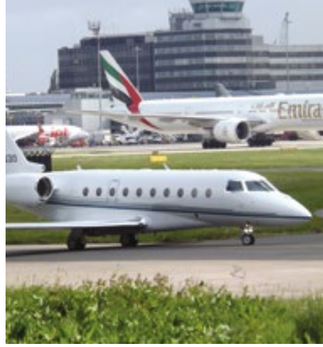




SALE TRAM
15 MINUTES WALK



MANCHESTER AIRPORT
10 MINUTES DRIVE

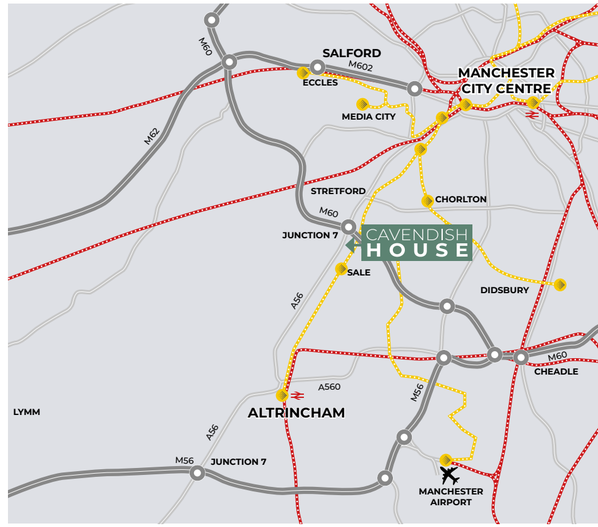


GETTING AROUND

The A56 (Cross Street) runs through the centre of the town providing direct links to junction 7 of the M60, Altrincham and Manchester city centre.

Extensive public transport links include Metrolink services every 6 minutes throughout the day, direct to Manchester city centre and Altrincham and frequent bus services connecting Sale to the local area.

Sale has undergone significant re-development in recent years and there are additional plans to develop a cinema and brand new 30,000 sq.ft. retail and leisure quarter in the town centre, investing £70 million via an innovative regeneration scheme complete with a residential space and a pedestrianised plaza.





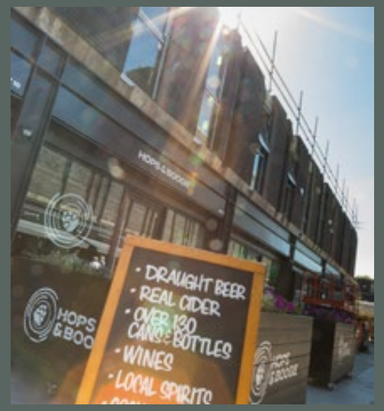
M60
3 MINUTES DRIVE















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.

AMENITIES

Travelodge

Rudy's Pizza Napoletana

COSTA COFFEE

EVERLAST

TESCO

M&S

ALDI

Sainsbury's



A SUSTAINABLE FUTURE

Prioritising sustainability is a must, businesses can not only reduce their environmental impact but are key to building trust and demonstrating a commitment to a sustainable future. Here is what we're doing to help:

Zero Scope 2 Emissions
Our tenants have ZERO scope 2 emissions from our renewable energy products we supply, in accordance to the GHG Protocol Scope 2 Guidance.

Renewable Energy
We support our clients on their net-zero journey by supplying them with certified 100% renewable electricity across our entire 8 million sq ft portfolio.

Cycle Hubs
Introduction of cycle hubs across our portfolio, a safe and secure place to keep bikes under cover, helping to advocate for sustainable forms of transport.

Zero Landfill
We recycle the majority of our waste and separates non-recyclables to be used to generate electricity at a waste-to-energy facility producing ZERO landfill.

LED & PIR Motion Detection Lighting
Installation of LED motion detecting, PIR lighting to reduce energy usage, eliminating the possibility of leaving the lights on.

Public Transport
Cavendish House is just a few mins walk away from the local train, Metro and Bus Station. Providing environmentally friendly options for office commutes.

Showers at Our Offices
Installation of economically friendly showers. Ideal for encouraging green commuting options with trip-end facilities.

Electric Vehicle Charging
Providing installation of charging points to supply power for electric vehicles, in turn helping reduce vehicle emissions.

CAVENDISH HOUSE



Orbit Developments

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www.orbit-developments.co.uk

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