

CROSSGATEHOUSE

SALE MANCHESTER

**SUPERIOR GRADE A
HEADQUARTERS OFFICE BUILDING**

CROSS STREET, SALE, CHESHIRE **M33 7FT**

CROSSGATEHOUSE

KUMON



PRESTIGIOUS OFFICE ACCOMMODATION IN A STRATEGIC LOCATION...

Crossgate House occupies a prominent position on the corner of Atkinson Road and Cross Street (A56), close to the thriving town centre of Sale.

The accommodation offers Grade A specification office space accessed via an impressive glazed reception area. As well as being located in a strategic position, Crossgate House is easily accessible from the major road networks around the North West.

The floor space available is highly flexible and is being offered in wings or whole floors.





CROSSGATE HOUSE AVAILABILITIES

GROUND FLOOR

Atkinson Road Wing 5,381 sq ft 500 sq m

FIRST FLOOR

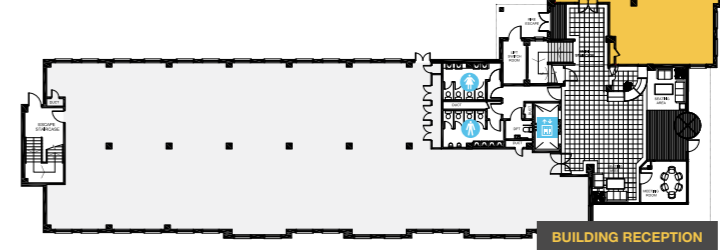
Atkinson Road Wing 5,575 sq ft 518 sq m

Cross Street Wing 5,521 sq ft 513 sq m

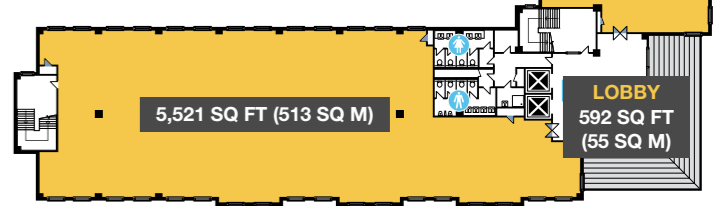
Total 11,096 sq ft 1,031 sq m

Total with lobby 11,688 sq ft 1,086 sq m

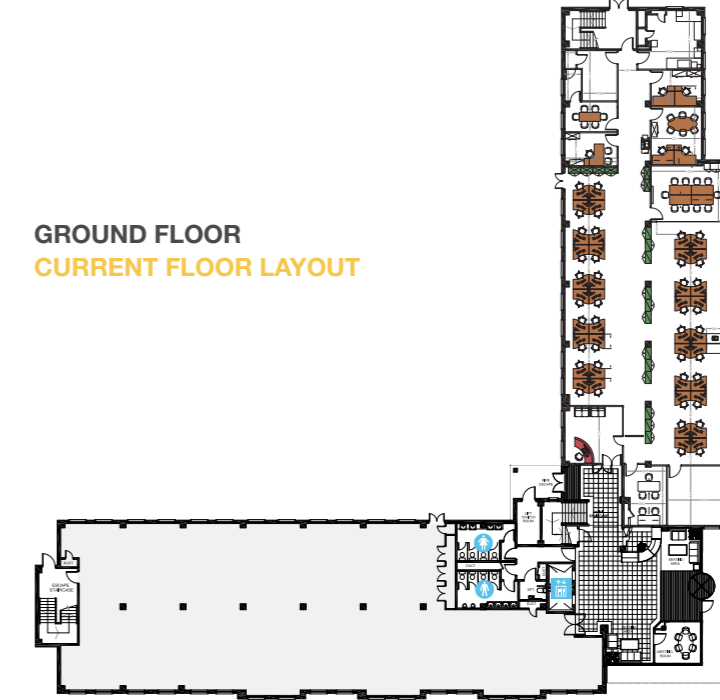
GROUND FLOOR PLAN
5,381 SQ FT



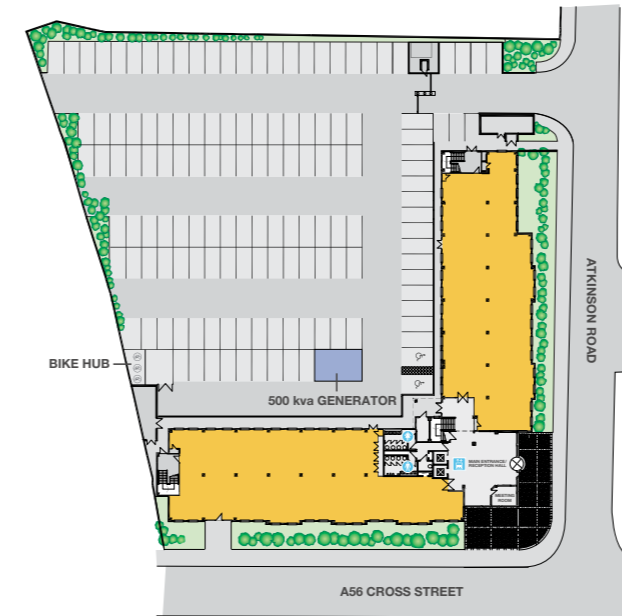
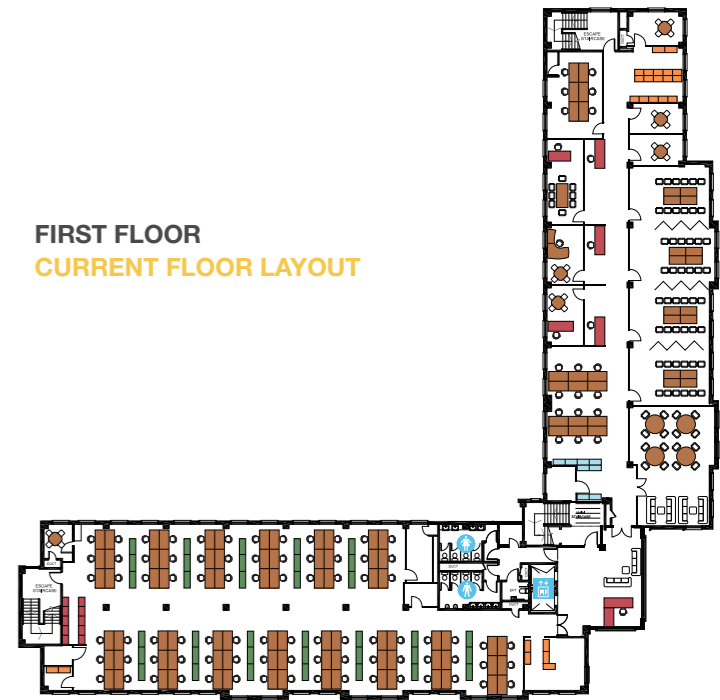
FIRST FLOOR PLAN
11,096 SQ FT / 11,688 SQ FT
(INCLUDING LOBBY)





GROUND FLOOR
CURRENT FLOOR LAYOUT





FIRST FLOOR
CURRENT FLOOR LAYOUT





- 


2 LIFTS TO ALL FLOORS
- 


GENEROUS CAR PARKING (1:300 SQ FT RATIO APPROX)
- 


VRV AIR-CONDITIONING
- 


RAISED FLOORS
- 


BACK UP GENERATOR ON SITE (500KVA)
- 


SUSPENDED CEILINGS
- 


LED LIGHTING
- 


SHOWERS
- 


COMPLETE REDECORATION AND NEW CARPETING
- 

CCTV
- 

DOUBLE GLAZED WINDOWS
- 

DDA COMPLIANT
- 

DISABLED, MALE AND FEMALE TOILETS
- 

FREE MEETING ROOM
- 

BIKE HUB



2 MINUTES DRIVE TO
J7 OF THE M60



5 MINUTES WALK TO
SALE METROLINK

TRAMS EVERY 6 MINS TO MANCHESTER CITY CENTRE



15 MINUTES DRIVE TO
MANCHESTER INTERNATIONAL AIRPORT
VIA THE M60 & M56



PERFECTLY PLACED FOR CITY CONNECTIONS

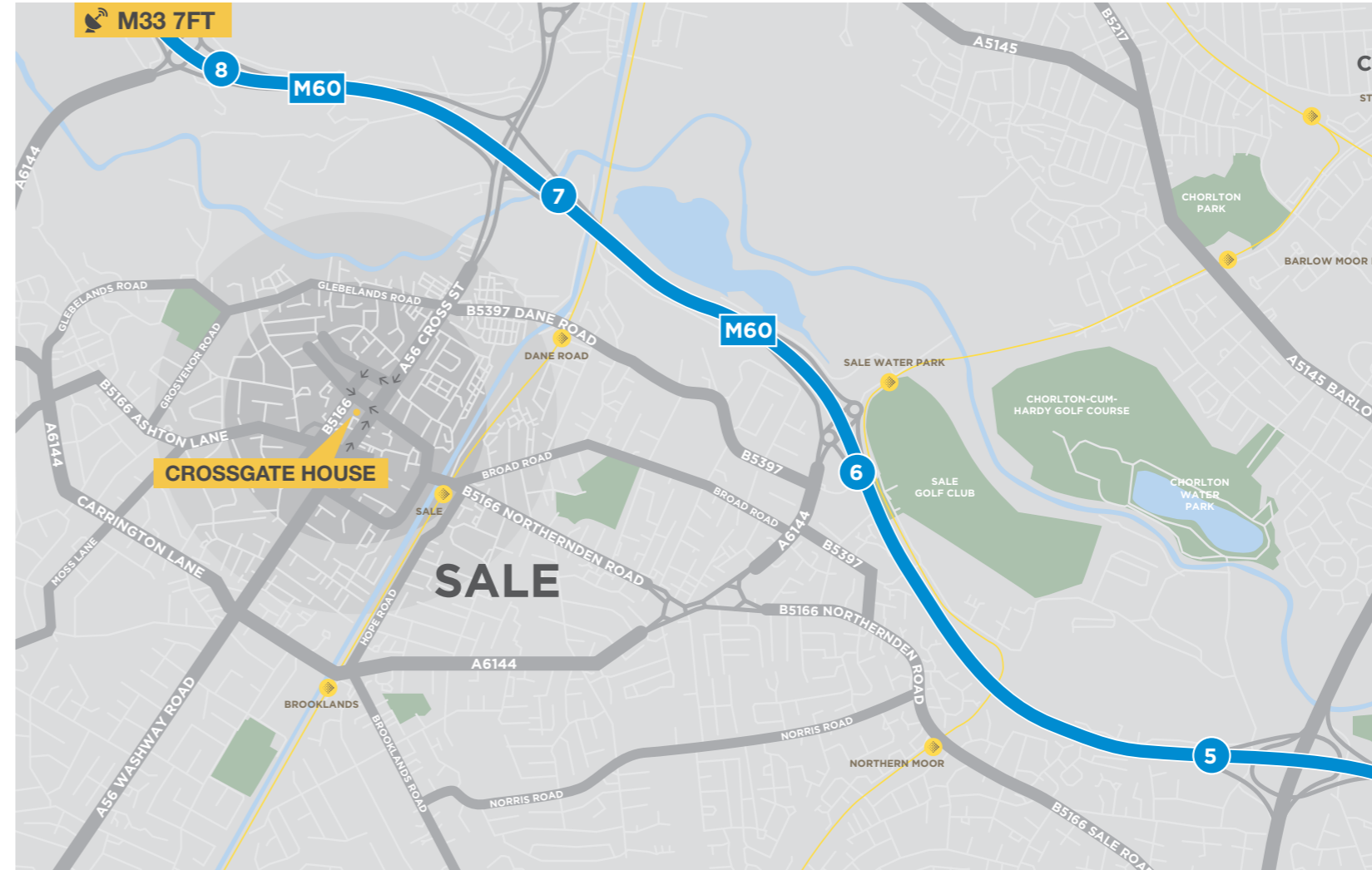
Crossgate House occupies a prominent position on the corner of Atkinson Road and Cross Street (A56), close to Junction 7 of the M60 motorway, providing excellent access to the M60 orbital motorway network.

Crossgate House benefits from the amenities of Sale Town Centre and is just a 10 - 15 minute drive from Manchester Airport and Manchester City Centre. Crossgate House is also situated within walking distance from Dane Road Metrolink which provides regular services to Manchester City Centre and Altrincham.



Sale town centre has recently undergone an impressive re-development. Significant improvements have been made around the Bridgewater canal, Town Hall and surrounding areas. Sale's new Waterside centre, includes the development of modern apartments and new restaurant/bar facilities. All of which add to the attraction of Sale for both businesses and residents alike.

Crossgate House has a wide range of excellent facilities on its doorstep including Sainsbury's, Marks & Spencer, Tesco and The Square shopping centre, along with the existing wide range of retail outlets, banks and restaurants all located in Sale town centre itself.

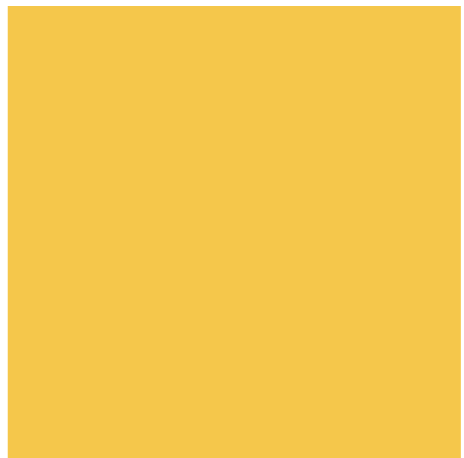



CROSS THE ROAD TO
SALE TOWN CENTRE & LOCAL AMENITIES

ABUNDANT LOCAL AMENITIES ON YOUR DOORSTEP..

Enjoy a mix of cafes, restaurants, shops and transport links all within walking distance





| | |
|--|---------|
|  Drive | |
| M60 Junction 7 | 2 mins |
| Manchester International Airport | 15 mins |
| Manchester City Centre | 20 mins |
| Warrington | 36 mins |
| Liverpool John Lennon Airport | 43 mins |
| Chester | 49 mins |
| Liverpool Lime Street | 52 mins |
| Liverpool | 57 mins |

| | |
|--|---------|
|  Metrolink | |
| Altrincham | 9 mins |
| St Peter's Square | 21 mins |
| Manchester Piccadilly | 23 mins |
| Salford Quays | 25 mins |
| MediaCityUK | 33 mins |

| | |
|---|---------------|
|  Manchester Airport | |
| London | 1 Hour |
| Edinburgh | 1 Hour 5 mins |

The UK's 3rd largest airport provides over 200 destinations worldwide.

A PRIME POSITION WITH SUPERB COMMUNICATIONS



Sainsbury's 

VIEWING & FURTHER INFORMATION

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