

cavendishhouse



CROSS STREET SALE M33 7BU

PRESTIGIOUS HEADQUARTER OFFICE BUILDING



Description

Cavendish House is a superior self-contained office development at the heart of South Manchester's business community in Sale, immediately adjacent to Junction 7 off the M60 motorway.

This building provides air-conditioned, flexible accommodation within a highly prominent area.

Specification

Internal areas

- VRV air-conditioning system
- Full access raised floors
- Suspended ceilings with LG3 lighting
- 12 person passenger lift
- Carpeted throughout
- Large impressive ground floor reception area
- High quality finishes throughout
- Three compartment floor boxes
- Showers

External areas

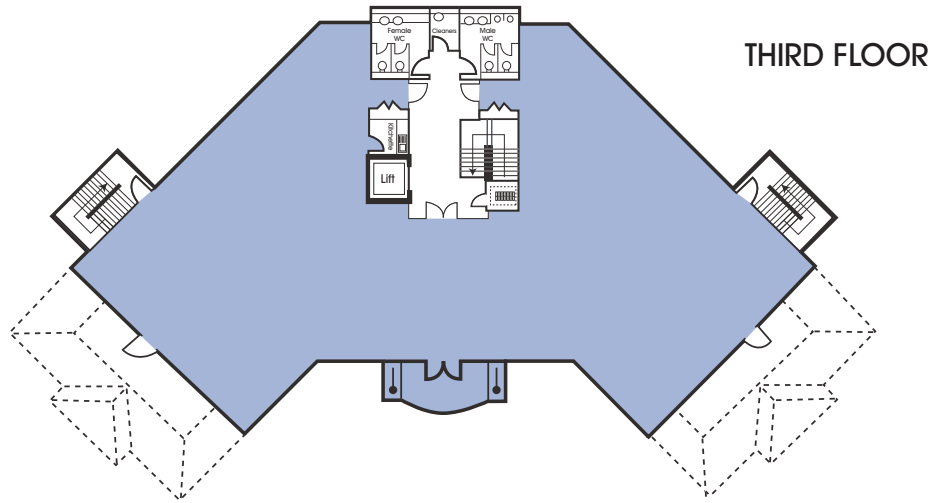
- Powder coated, aluminium framed double glazed windows with anti-glare coating
- Attractive landscaping incorporating a balanced mix of hard and soft landscaped finishes
- Parking is provided at a ratio of 1:268 sqft approx
- Barrier controlled entry system
- Perimeter fencing and gates



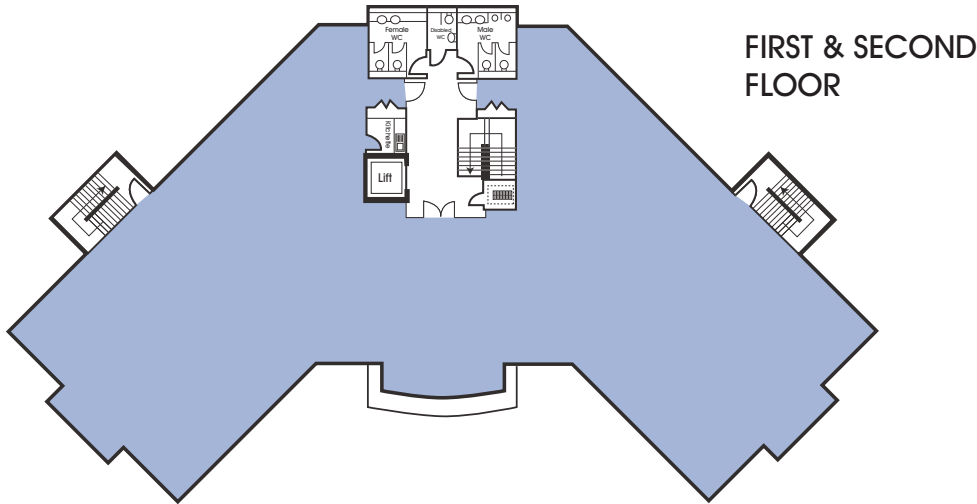
Local Amenities

In addition to the ease of access to both Altrincham and central Manchester and the proximity of the M60 motorway at Junction 7, Cavendish House is also within easy reach of an excellent range of useful amenities including; Sainsbury's, Marks & Spencer, Tesco, LA Fitness and The Square shopping centre, along with the existing wide range of retail outlets, banks and restaurants all located in Sale town centre itself.

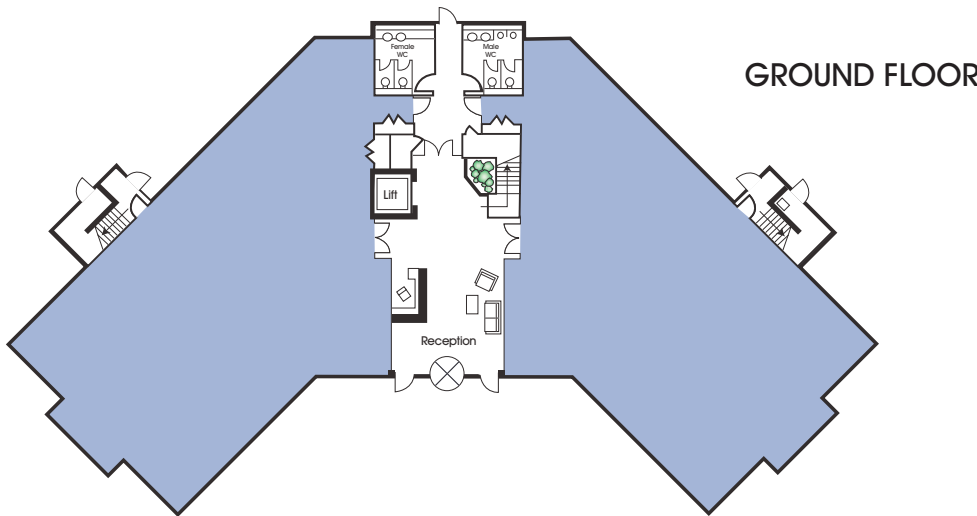




THIRD FLOOR



FIRST & SECOND FLOOR



GROUND FLOOR

Accommodation

Cavendish House provides a total of 26,530 sqft (2,465 sqm) on the ground and three upper floors set within an extensively landscaped environment.

Floor	Total sq ft	Total sq m
Ground floor	6,458	600
First floor	7,265	675
Second floor	7,265	675
Third floor	5,542	515
TOTAL	26,530	2,465

Car parking Ratio 1:260 sq ft approx



◀ To Jet 7 M60
Manchester

Cross Street

To Altrincham ▶

M60 JCT 7

SALE WATERPARK

M60

cavendish house



A56 CROSS STREET

DANE RD



KwikFit

SALE TOWN CENTRE

Sainsbury's

TRAFFORD COURT



SALE TOWN HALL

SALE WATERSIDE ARTS CENTRE



MARKS & SPENCER



SALE

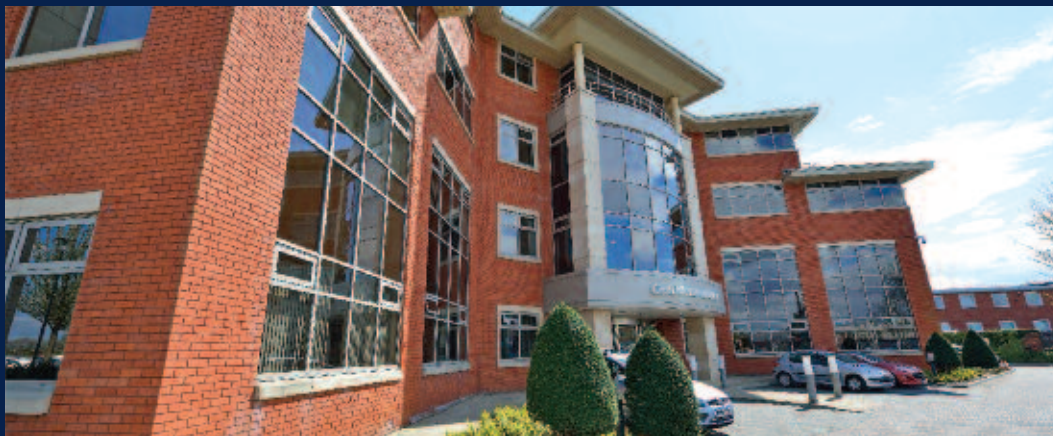
SALE LEISURE CENTRE



B51 66 NORTHENDEN ROAD

A56 WASHWAY ROAD





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Location

Cavendish House is situated on Cross Street (A56). The A56 is the principle route between Manchester city centre and Altrincham giving convenient access to South Manchester by car.

The building is conveniently located, adjacent to junction 7 off the M60 Greater Manchester orbital motorway and only a 10 minute drive from Manchester city centre and Manchester Airport.

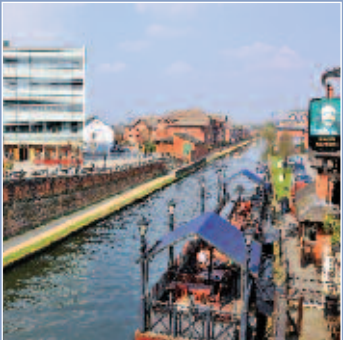
The Metrolink is accessible from 3 stations within walking distance of Cavendish House and Sale town centre can also be reached on foot in a few minutes.

Drive Times

Manchester Airport – 10 minutes

Stockport Mainline Train Station – 15 minutes

Manchester City Centre – 15 minutes



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