

# CROSSGATE HOUSE

CROSS STREET | SALE | CHESHIRE | M33 7FT

CROSSGATE HOUSE

**TO LET - Grade A Specification Prestigious Office Accommodation**

Fully Air-conditioned | car parking ratio of 1:300 sq ft

Prestigious office accommodation in a prime location





# CROSSGATE HOUSE

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 has recently undergone extensive refurbishment and now 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.





## Sale

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.

## Local Amenities

Crossgate House has a wide range of excellent facilities on its doorstep 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.



SITE LAYOUT

A56 CROSS STREET

# CROSSGATE HOUSE



SALE METROLINK  
3 MINUTES

SALE

TRAMS EVERY 6 MINS  
TO ALTRINCHAM  
AND EVERY 12 MINS  
TO MCR CITY CENTRE

CROSSGATE HOUSE - IN THE HEART OF SALE



## Accommodation

The property provides modern accommodation over four floors and is available in wings from 4,614 sq ft (429 sq m), or full floors from 11,096 sq ft (1,030 sq m).

The whole building is 37,659 sq ft (3,499 sq m).

| Floor                        | Total sq ft   | Total sq m   |
|------------------------------|---------------|--------------|
| Ground (Cross St. wing)      | 5,522         | 513          |
| First (Both wings)           | 11,096        | 1,030        |
| First (Both wings & lobby)*  | 11,688        | 1,085        |
| Second (Both wings)          | 11,096        | 1,030        |
| Second (Both wings & lobby)* | 11,688        | 1,085        |
| Third (Cross St. wing)       | 4,614         | 429          |
| <b>Total*</b>                | <b>33,512</b> | <b>3,113</b> |

Car parking Ratio 1:300 sq ft approx

## Specification

- Modern, open plan accommodation
- New suspended ceilings and LG3 lighting
- Complete redecoration and new carpeting
- Double glazed windows
- Raised floors
- Disabled, male and female toilets
- 2 lifts to all floors
- Recently installed VRV air-conditioning
- Generous car parking (1:300 sq ft ratio approx)
- Showers
- DDA compliant
- CCTV
- Back-up generator on-site (500 kva)





# Location

Crossgate House is situated on the corner of Atkinson Road and 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 less than 1 mile from the M60 Greater Manchester orbital motorway and only a 15 minute drive from Manchester city centre and Manchester Airport.

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



## M33 7FT



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**01625 588200**  
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