

TO LET

DALTON HOUSE CROSS STREET, SALE, M33 7AR



REFURBISHED OFFICES IN SUITES FROM 1,000 SQ FT

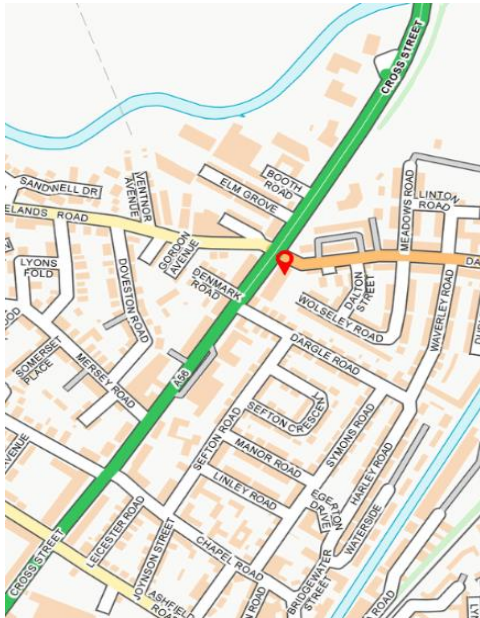
- Air conditioning
- Suspended ceilings
- LED lighting
- DDA compliant
- Lift access
- On-site car parking spaces
- Close to Sale town centre
- Easy access to the M60 Motorway /
Dane Road Metrolink station

CANNING O'NEILL

THE NORTH WEST'S SPECIALIST OFFICE AGENTS

6 Hewitt Street, Manchester, M15 4GB

0161 244 5500 canningoneill.com



Description

Dalton House is a prominent office building located at a major junction on the A56 Washway Road from Manchester to Sale.

The building has been refurbished both inside and out and offers flexible floor plates, on-site car parking and a dedicated customer service team to ensure the smooth running of the building. The ground floor has two prominent retail units occupied by Majestic Wine and Ducati Motorbikes, with office accommodation on the upper 3 floors.

The building is well located for easy access to the M60 and then onwards to the regions extensive motorway network. For public transport users, the A56 is the main bus corridor between the City and South Manchester, and Dane Road Metrolink stop is just a few minutes' walk away.

Dalton House is close to a wealth of amenities and facilities Sale has on offer, nearby amenities include TGI Friday's restaurant and Costa Coffee which are within walking distance, and Sainsburys and Marks and Spencer's food hall are close by.

Availability

1st Floor – 3,176 sq ft

3rd Floor – 1,065 sq ft

3rd Floor – 1,302 sq ft

Quoting Rental

£14.50 psf

VAT

All rents and other outgoings (where applicable) are quoted exclusive of VAT.

Car Parking

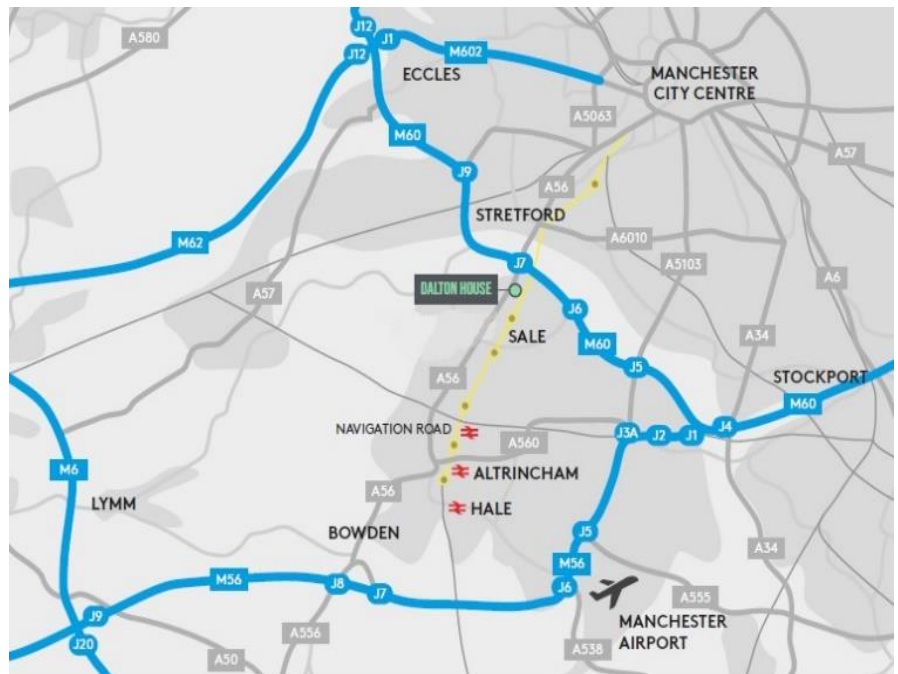
On-site car parking spaces are demised with the accommodation @ £500 per space per annum.

Terms

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

Business Rates

The ingoing Tenant will be responsible for the payment of Non-Domestic rates directly to Trafford MBC.



Viewings

Strictly by appointment with the Sole Letting Agents, Canning O'Neill.

Contact Mark Canning 0161 244 5500 / mark@canningoneill.com

July 2022 - Subject to contract

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