



Citygate

SALE





Description

Citygate is situated within a superior self-contained business park at the heart of South Manchester's business community in Sale, immediately adjacent to Junction 7 of the M60 motorway.

Citygate offers office space over four floors at a total size of 24,594 sq ft. The building has recently undergone a complete refurbishment with new reception area and transformed office space.

The property also benefits from a Travelodge hotel adjacent to the building, which includes Costa coffee available for all to use.



Citygate – Whole 2nd floor Available

Citygate whole 2nd floor 6,555 sq ft (606 sq m) is available.

Second floor



Availability

Floor	Total sq ft	Total sq m
Third floor	LET	LET
Second floor	6,555	609
First floor	LET	LET
Ground floor	LET	LET

Space Plan



Local Amenities

In addition to offering convenient access to both Altrincham and central Manchester as well as the proximity of Junction 7 of the M60 motorway, Citygate is also within easy reach of an excellent range of useful amenities including Sainsbury's, Marks & Spencer, Tesco, Sports Direct Fitness.com and The Square shopping centre, along with the existing wide range of retail outlets, banks and restaurants located in Sale town centre itself.



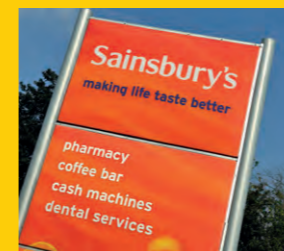
Walking Times

Metro Stop – 5 minutes
Sale Town Centre – 7 minutes



Driving Times

Manchester City Centre – 15 minutes
Manchester Airport – 15 minutes



Amenities



Occupiers



Specification



Internal areas:

- Air-conditioning
- Full access raised floors
- Suspended ceilings with LG3 lighting
- New 12 person passenger lift
- Carpet throughout
- Three compartment floor boxes
- Shower

External areas:

- Attractive landscaping incorporating a balanced mix of hard and soft landscaped finishes
- Powder coated, aluminium framed double glazed windows with anti-glare coating
- Secure on-site parking controlled by ANPR
- Overflow car parking also available



Location

Citygate is situated on Cross Street (A56) which is the principle route between Manchester city centre and Altrincham, providing convenient access to South Manchester by car.

It is ideally located adjacent to Junction 7 of the M60 Greater Manchester orbital motorway and just a 10 minute drive from Manchester city centre or Manchester Airport.

The Metrolink is accessible from three stations which are within walking distance of Citygate. Sale town centre can also be reached on foot in a few minutes.

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