

bruntwood  
Works

# Sale Point





At Bruntwood Works,  
we make workspace  
a lifestyle and help  
businesses to thrive.

We provide flexible working  
environments powered by  
innovation, and promote  
a better work-life balance  
with access to a range  
of wellness, retail and  
leisure facilities.

Bruntwood Works.

Brilliantly.



# Make an impression

With all the travel and business connections you'd expect from a bustling major town like Sale, recently renovated Sale Point offers a high quality, contemporary commercial office space to rent in a well-connected area of Greater Manchester, just outside of the city.

In order to help your business grow the workspace at Sale Point is flexible to suit your demands, with a great range of benefits and ways to design and fit out your new office.

With Sale Metrolink station just a 10 minute walk away, the building has some of the most accessible and affordable workspace in the area.

## Key features

- Open plan spaces
- Lift access
- DDA compliant
- Car parking
- Customer service team on-site
- Superfast internet
- 24 hour access
- Bike racks
- Natural light
- Air conditioning
- Showers



Showers



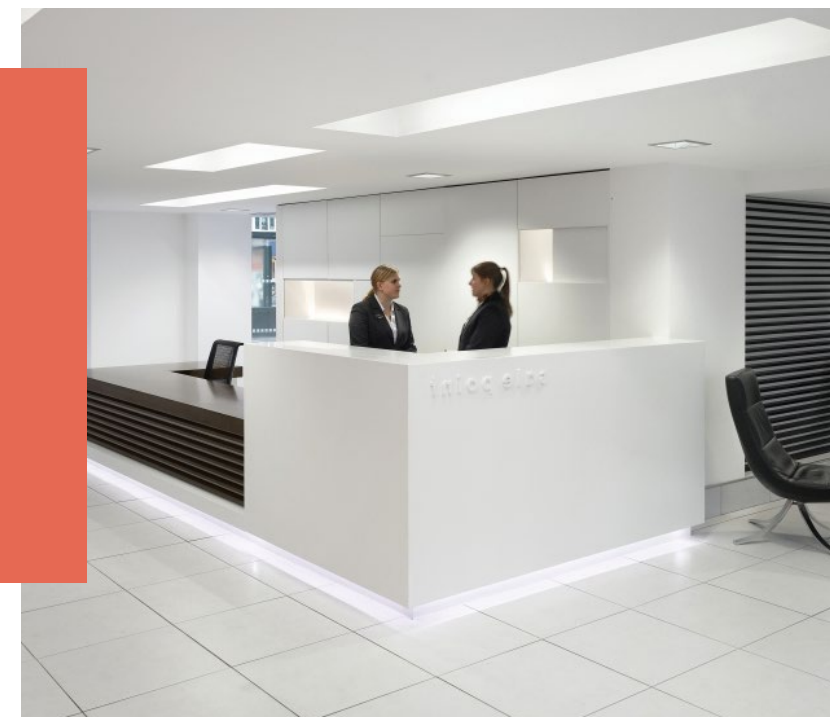
Bike racks



Lift access



24 hour access






# Working in Sale




Sale Point is in a prime location, just minutes from the bustling town centre and a stone's throw away from transport links into the city.

You'll also find a great selection of restaurants, shops and bars close by which are ideal for lunch breaks or after work entertaining.


With convenient links to surrounding areas via bus, tram and car as well as on-site car parking, your commute to work couldn't be easier.



**0.5 Miles**  
to M60 ring road



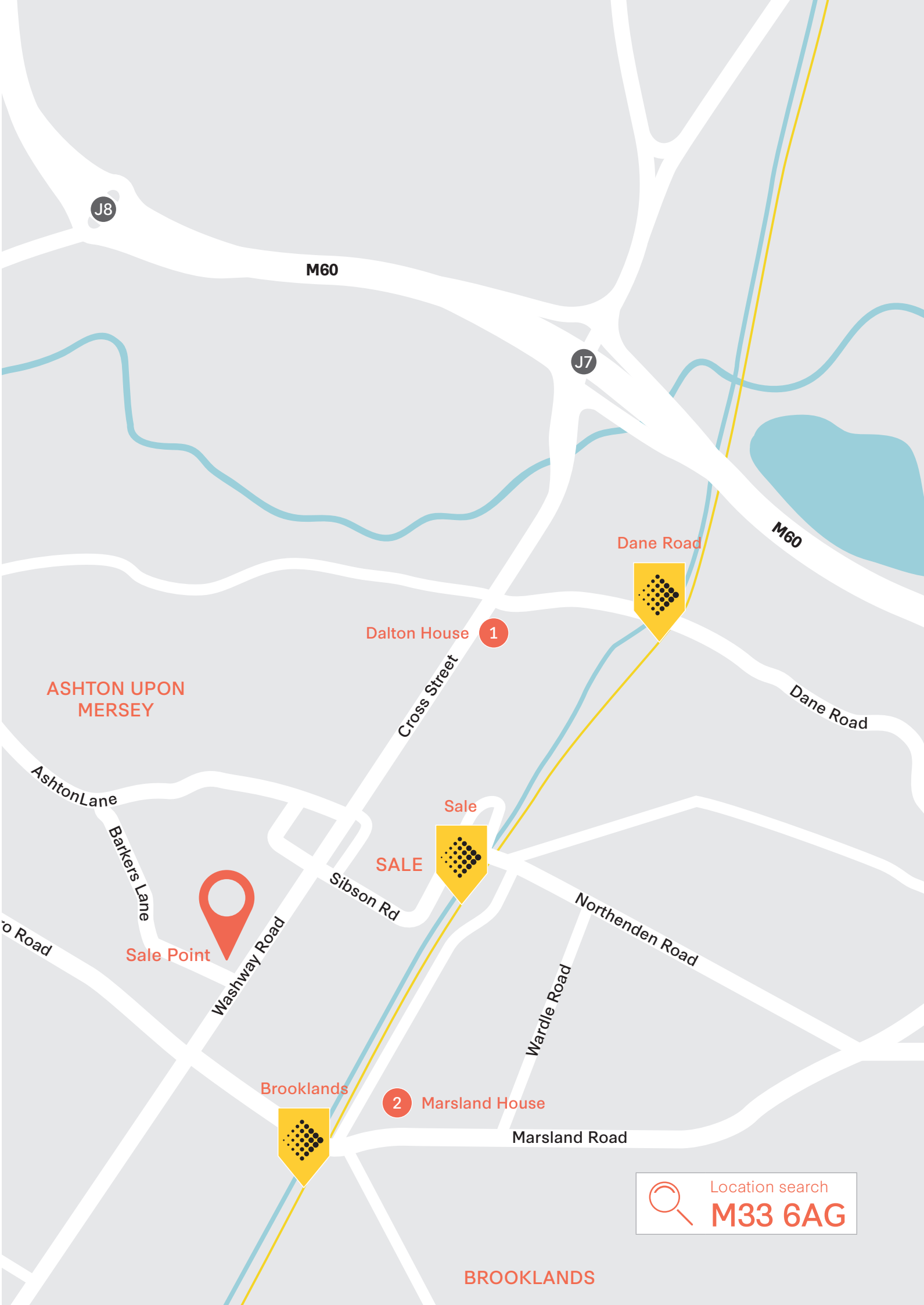
**5 mins**  
walk to Metrolink



**15 mins**  
tram to city centre

Bruntwood Works buildings

- 1 Dalton House
- 2 Marsland House

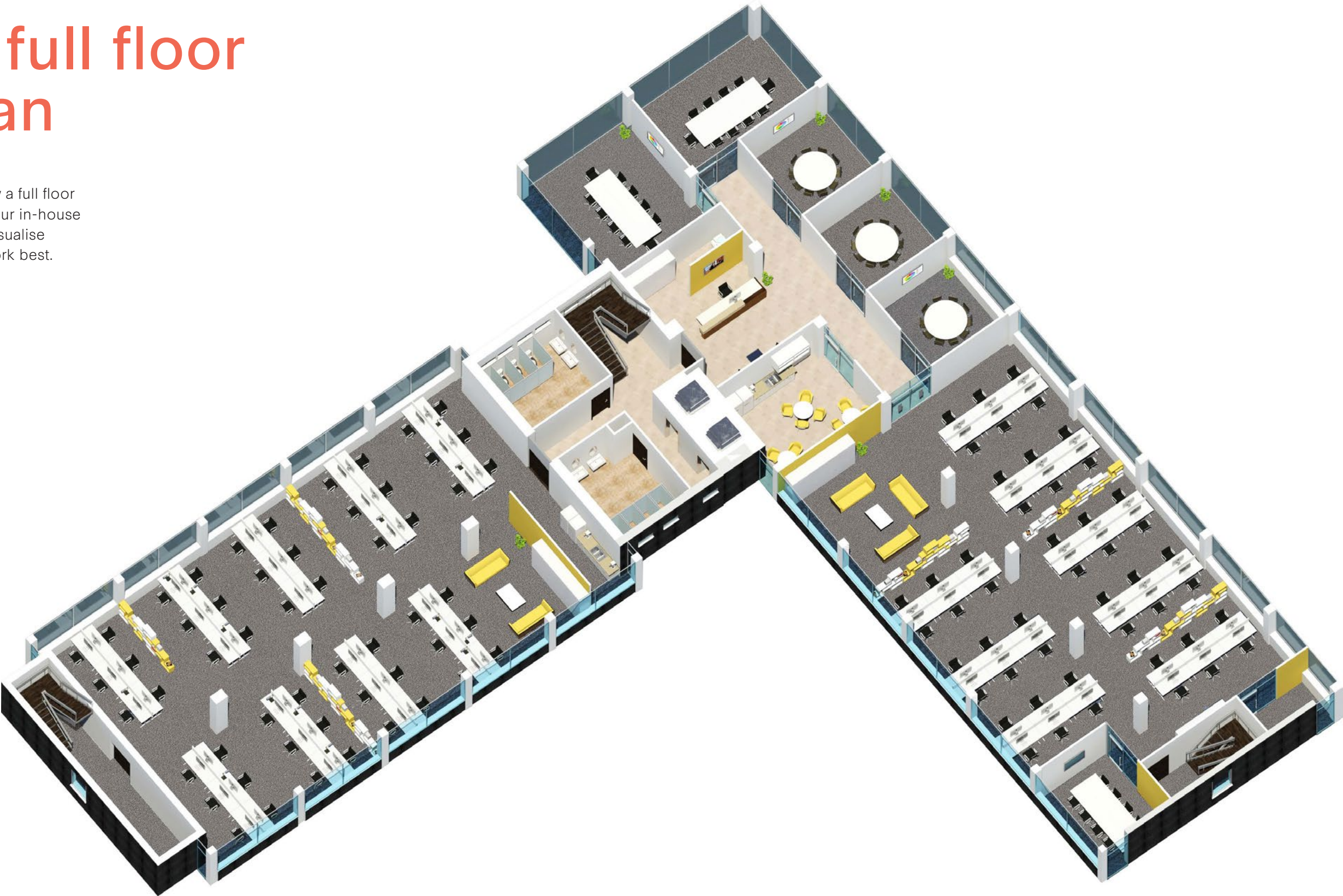


Location search  
**M33 6AG**




# Example full floor space plan

The indicative plan below shows how a full floor at Sale Point can be used, however our in-house space planning team can help you visualise alternatives according to how you work best.



 **102**  
Workstations

 **6**  
Meeting rooms

 **2**  
Breakout spaces

 **1**  
Kitchen

 **1**  
Dedicated reception



# Let's talk options...

## Leased Offices

Our leased offices are for companies that want to personally build a work environment in their own image. We provide the space and a place in the Bruntwood Works community, but the rest is completely down to you. It's a blank canvas for your business, ready to customise to your liking.

Lease to any size and scale up or down with flexible contracts. Bring your own furniture. Manage your own bill payments. Brand your surroundings as you see fit. If preferred, we'll add an end-to-end design and fit-out service, led by the Bruntwood team.

### Leased is ideal for:

Businesses of all sizes that want the flexibility of planning and managing their own office.

**Small businesses, scale-ups, large enterprises**

### Included as standard with Leased:

A private office

24/7 building access

Use of communal business lounge\*

Access to showers and changing rooms\*

25% off meeting room bookings for any Bruntwood venue

Optional design and fit-out services

\*Available in selected buildings



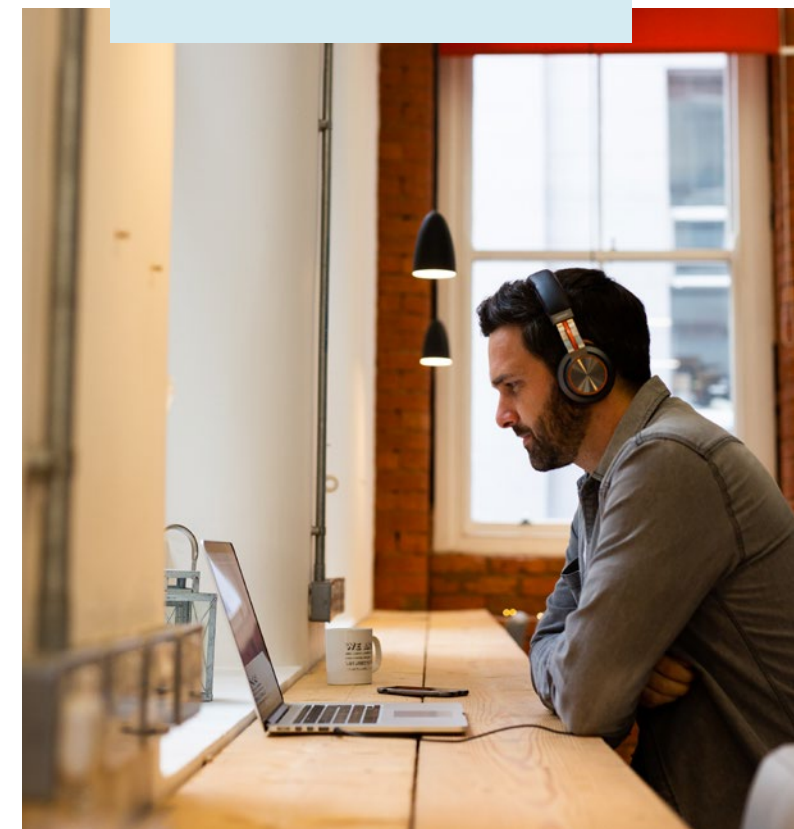
Your own, private office



Design your own space



Bruntwood Collective Membership





# The Bruntwood Collective

Being part of the Bruntwood community gives you access to over 50,000 incredible people across Manchester, Liverpool, Cheshire, Leeds and Birmingham (including our own team).

This means that whatever you need - business advice, collaboration opportunities, someone to run that charity 5k with - it's likely someone with the skills or knowledge is only a chance kitchen encounter, an event, an introduction or a click away via our exclusive online platform.

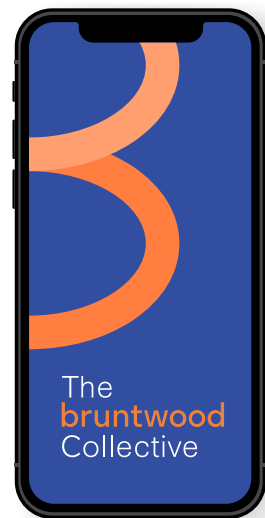
Together, we live, work, learn and play in the places we proudly call home, coming together and collectively harnessing the power of partnerships to grow, collaborate and reach our full potential.



## Join our digital community

As well as being connected through our teams, events and business support, our exclusive online platform enables you to be connected to the wider Bruntwood community. You can have fun, collaborate, get to know your neighbours, find or list opportunities, join events, and take advantage of exclusive offers and experiences from Bruntwood retailers and partners - all at the tap of finger.

Register at [collective.brunwood.co.uk](https://collective.brunwood.co.uk) or search Bruntwood in your app store to download the app.



## Meet people

Expand your network by starting a conversation with people from all sorts of businesses and backgrounds. You never know where your new connections could take you.



## Seek opportunities

You don't have to look far to find businesses and people who could be interested in the work you do and in collaborating with you. The help and support you need to grow and succeed could be just around the corner.



## Explore events

There's a world of opportunity outside your workspace or laboratory ready to be explored. Join a creative workshop, learn some new skills, or build your network at a business event and have some fun. Go see what's happening in your building and in your region.

Find out more at [collective.brunwood.co.uk](https://collective.brunwood.co.uk)



# Creating thriving cities

Bruntwood is a business led by one purpose, creating thriving cities. Our deep connection with the cities we work in sets us apart. Everything we have achieved over the last forty years has been with this purpose in mind.



The company is formed of two business units made up of Bruntwood Works and Bruntwood SciTech.

Bruntwood Works create workspace environments that help businesses thrive, no matter what size, shape or ambition. Whether you're looking for a single desk for the day or an expansive office suite for 25 years, you'll discover spaces to lead you to your most successful and rewarding work yet.

With more than 70 buildings under our banner in Yorkshire, the North West and the Midlands, we cover some of the UK's most exciting cities. Bruntwood Works does it all – development, design, and ongoing management – making us more of a property partner than a landlord. We want to leave places better than we found them, with flexibility and sustainability at the top of our agenda.

We are constantly active in the communities we've helped build. Our purpose fuels our passion for supporting arts and culture, our deep community engagement and our ambitious plans for future growth. It ensures every investment and decision we make benefits our customers, our communities and our colleagues; because when our cities thrive, so do we.

It's a simple philosophy: cities are only as vibrant and prosperous as the businesses within them. One stimulates the other. What impact will you make?



## Bruntwood Works facts and figures

**1.8m**

SQ FT OF DEVELOPMENT  
PLANNED 2017-2020

**£1.5bn**

GROSS VALUE OF  
DEVELOPMENT PIPELINE

**£1.01bn**

VALUE OF BRUNTWOOD  
PORTFOLIO

**8.6m**

TOTAL OWNERSHIP  
IN SQ FT

**3,017**

TOTAL NUMBER OF  
CUSTOMERS





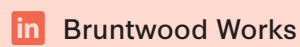
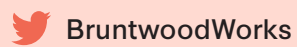
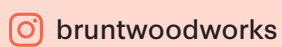
Sale Point  
Washway Road  
Sale  
Cheshire  
M33 6AG

For more information please call us  
or visit the website:

**0161 233 7877**  
**[bruntwood.co.uk/works](https://bruntwood.co.uk/works)**



**CANNING O'NEILL**



In line with the Misrepresentation Act 1967, Unfair Contract Terms Act 1977 and The Property Misdescriptions Act 1991, Bruntwood Works Limited gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or customers, and do not constitute the whole or any part of an offer or contract. (2) Bruntwood Works Limited cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy. (3) No employee of Bruntwood Works Limited has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. (4) Bruntwood Works Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. (5) Space planning contained in this brochure is indicative only and may require modifications to the building design. (6) All floor plans are not to scale and are for identification purpose only.