

crossgate house

Cross Street | Sale | Cheshire | M33 7FT



SPECIFICATIONS



RAISED FLOORS

Raised floors allow for adaptable layouts, making customisation effortless.



2 X LIFTS

Two modern passenger lifts provide smooth and convenient access across all floors.



GENEROUS PARKING

On-site parking ensures convenience for you and your visitors. Over 100 Spaces.



VRV AIR-CON

Air conditioning provides the perfect climate in every season.



ON-SITE SHOWERS

On-site showers promote an active lifestyle and workplace comfort.



DDA COMPLIANT

DDA-compliant facilities ensure accessibility for everyone.



MEETING ROOM

Free dedicated meeting room on the ground floor is ready for productive collaborations.



BACK-UP GENERATOR

A reliable back-up generator ensures your workday continues without disruption.



SUSPENDED CEILINGS

Sleek suspended ceilings create a contemporary, professional atmosphere.



LED LIGHTING

LED lighting brightens your space while lowering energy consumption.



CCTV

CCTV coverage throughout the premises offers peace of mind around the clock.

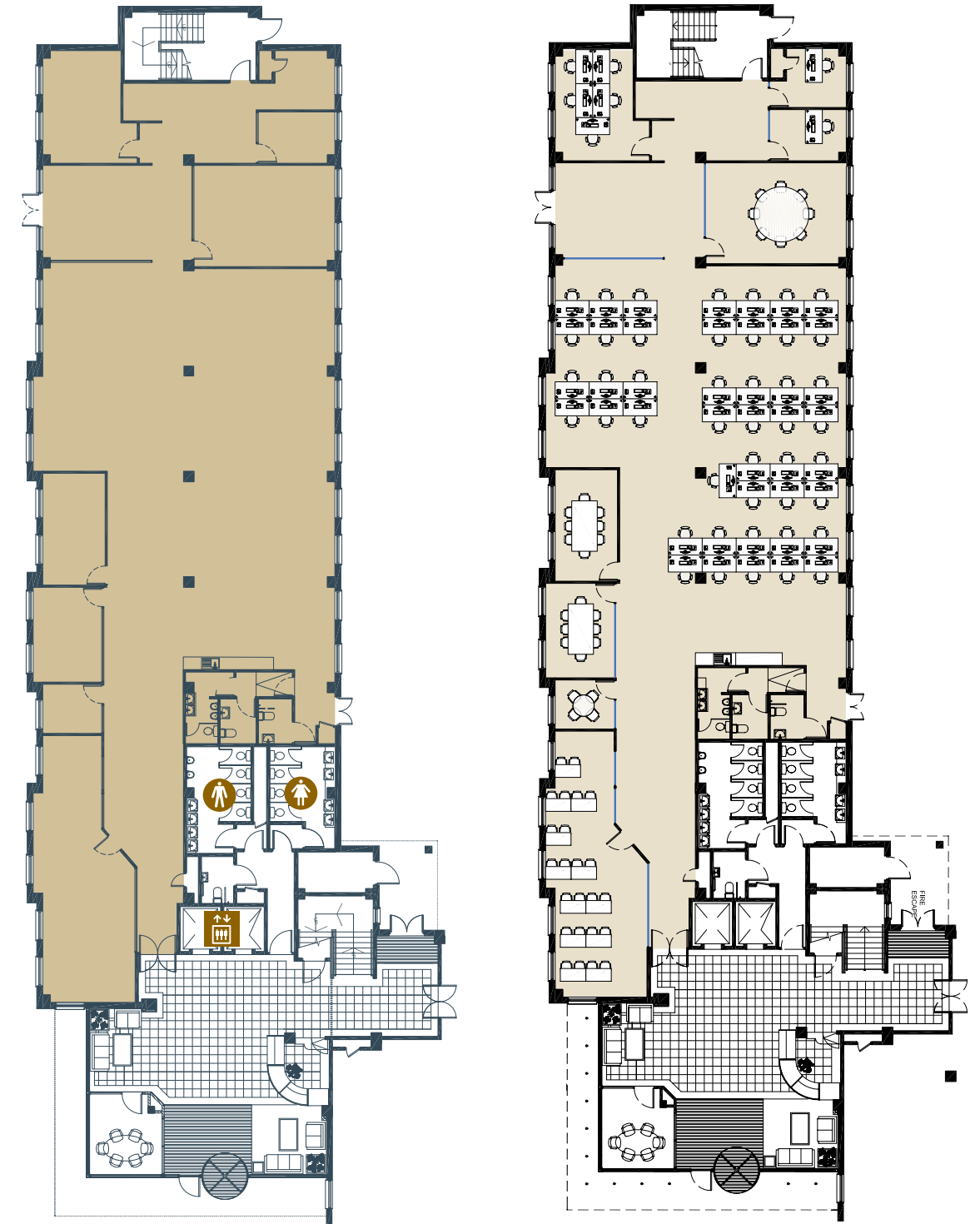


BIKE HUB

A secure bike hub encourages eco-friendly commuting options.

GROUND FLOOR PLAN

5,522 SQ.FT. (513 SQ.M.)



SPACE PLAN

- 3 x 8 person meeting rooms
- 2 x Private Office
- 50 Desks
- 4 person meeting room
- Kitchen & Breakout Area
- Male, Female & Disabled Toilets
- Training Space - 24 Seats
- HR Office





ON YOUR DOORSTEP

Crossgate House has a wide range of excellent facilities on its doorstep including Sainsbury's, Marks & Spencer, Tesco and Stanley Square, along with the existing wide range of retail outlets, banks and restaurants all located in Sale town centre itself.

A SHORT WALK

PRAY TELL
ZUMUKU SUSHI
PETISCO
BEAN & BRUSH
BLANCHFLOWER
THE BUBBLE ROOM
JACKALOPE
A NICE SIP
EVERLAST GYM
FOLIE

RUDY'S PIZZA
SLUG AND LETTUCE
KINGS RANSOM
BLOCK & GASKET
CANTEENA BAR + GRILL
RUM RABBIT RUM
HOPS AND BOOGIE
TESCO
ALDI
SAINSBURY'S



SALE TRAM
7 MINUTES WALK



MANCHESTER AIRPORT
9 MINUTES DRIVE

GETTING AROUND

The A56 (Cross Street) runs through the centre of the town providing direct links to junction 7 of the M60, Altrincham and Manchester city centre.

Extensive public transport links include Metrolink services every 6 minutes throughout the day, direct to Manchester city centre and Altrincham and frequent bus services connecting Sale to the local area.

Sale has undergone significant re-development in recent years and there are additional plans to develop a cinema and brand new 30,000 sq.ft. retail and leisure quarter in the town centre, investing £70 million via an innovative regeneration scheme complete with a residential space and a pedestrianised plaza.



M60
3 MINUTES DRIVE



Costa Coffee	Waterside	M&S Food	Stanley Square	Sale Tram Station
4 mins	5 mins	5 mins	6 mins	7 mins



Old Trafford	Deansgate-Castlefield	Piccadilly Station	Media City	Manchester Airport
6 mins	15 mins	24 mins	28 mins	50 mins



Sale Town Centre	M60 (Jnt 7)	Manchester Airport	Trafford Centre	Manchester City Centre
1 min	3 mins	9 mins	10 mins	22 mins

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CONTACT

For further information and to arrange a viewing



Dean Richards
Regional Leasing Director

Dean.Richards@emerson.co.uk

01625 588 359

07717 817 017

01625 588200

www.orbit-developments.co.uk

Images are for illustrative purposes only and may not represent the exact office space available.

Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property (0326)