



**oaklands  
house**

# NEW WORK SPACE

34 Washway Rd  
Sale  
M33 6F3



**To Let  
4,500-10,000 sq ft  
High Spec  
Workspace**



# HELLO &...



Newly refurbished reception



Business lounge



End of journey facilities



Extensive parking 1:236



EPC: A



Great local amenities





## **RECEPTION**

Oaklands House has undergone a comprehensive refurbishment and remodelling to now offer up to 10,000 sq ft of open plan workspace with fully electric VRF air conditioning.

The stylish new reception provides an impressive space to welcome, meet, work and relax.

# WELCOME

**oaklands  
house**



Coffee & hot drink  
station



Relaxed meeting &  
social space





# THE SPACE



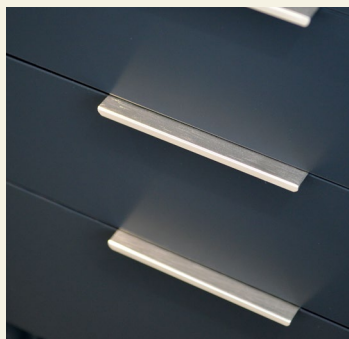
The extensive refurbishment has created a stylish workspace to call your own.

# Suite 01

## 2ND FLOOR

SUITE	SQ FT	SQ M
Suite 01	5,552	515.8

- Fully fitted kitchens
- New meeting rooms with TV and feature wall
- Feature lighting
- Feature reception area
- Electric VRF air conditioning
- Full access raised floor
- Fully carpeted



# Suite 02

## 2ND FLOOR

SUITE	SQ FT	SQ M
Suite 02	4,504	418.4

- Fully fitted kitchens
- New meeting rooms with TV and feature wall
- Feature lighting
- Feature reception area
- Electric VRF air conditioning
- Full access raised floor
- Fully carpeted



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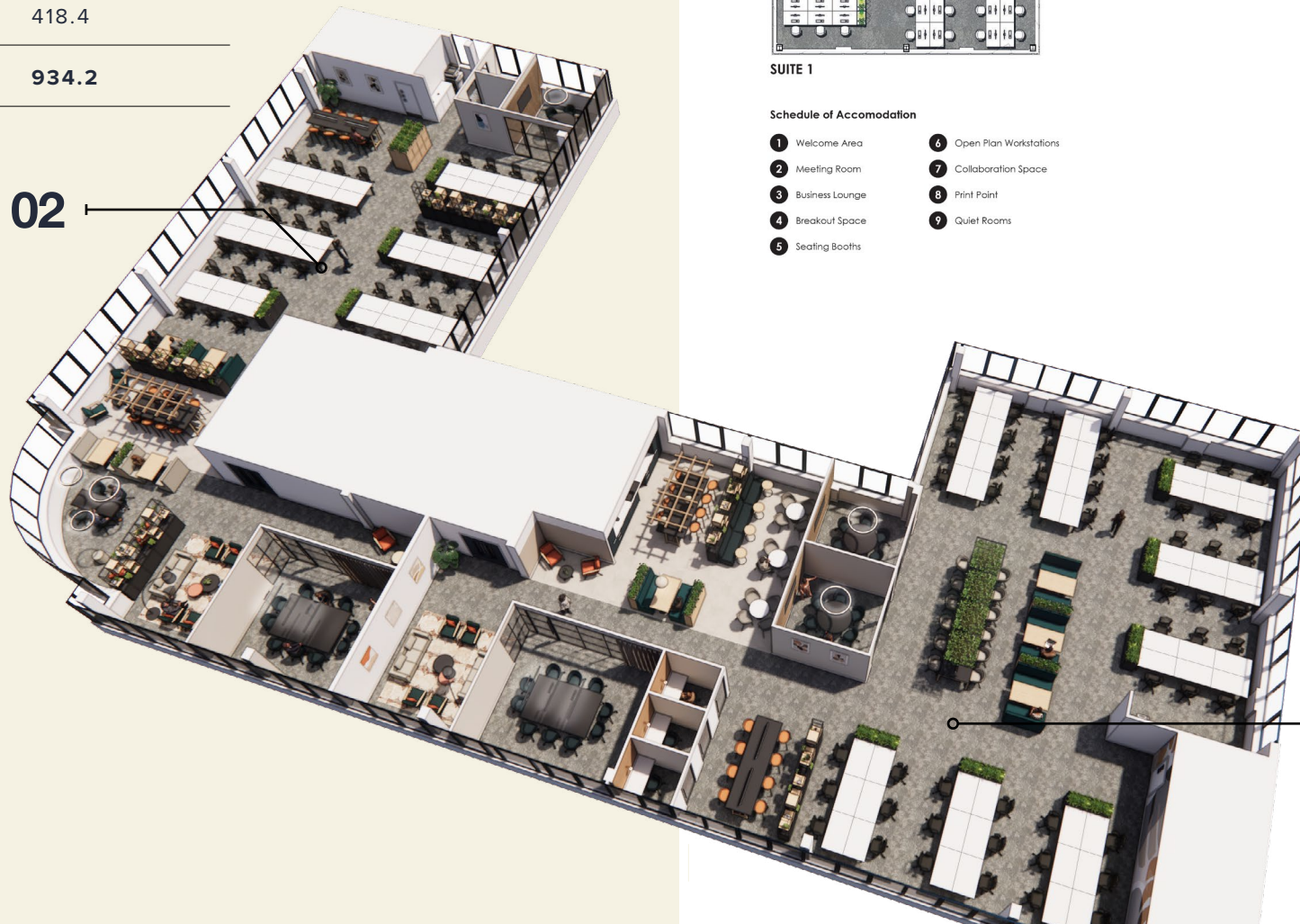
# 2nd Floor

## SPLIT LAYOUT

SUITE	SQ FT	SQ M
Suite 01	5,552	515.8
Suite 02	4,504	418.4
<b>Total</b>	<b>10,056</b>	<b>934.2</b>

Suite 02

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Suite 01



Suite 02

Suite 01



# THE BUILDING

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Refurbished  
WCs



Extensive  
parking 1:236



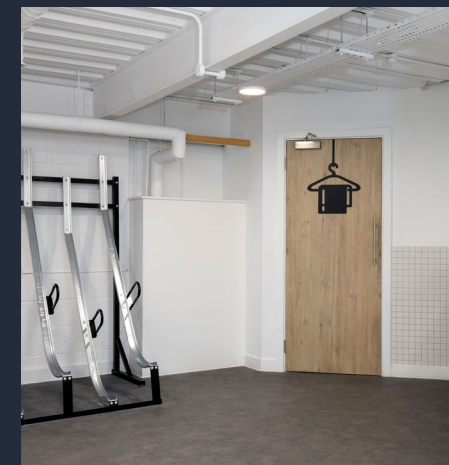
Showers &  
lockers



Bike storage  
& dry room



Passenger  
Lifts





# REST & PLAY



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**M60 - 4 MINS**



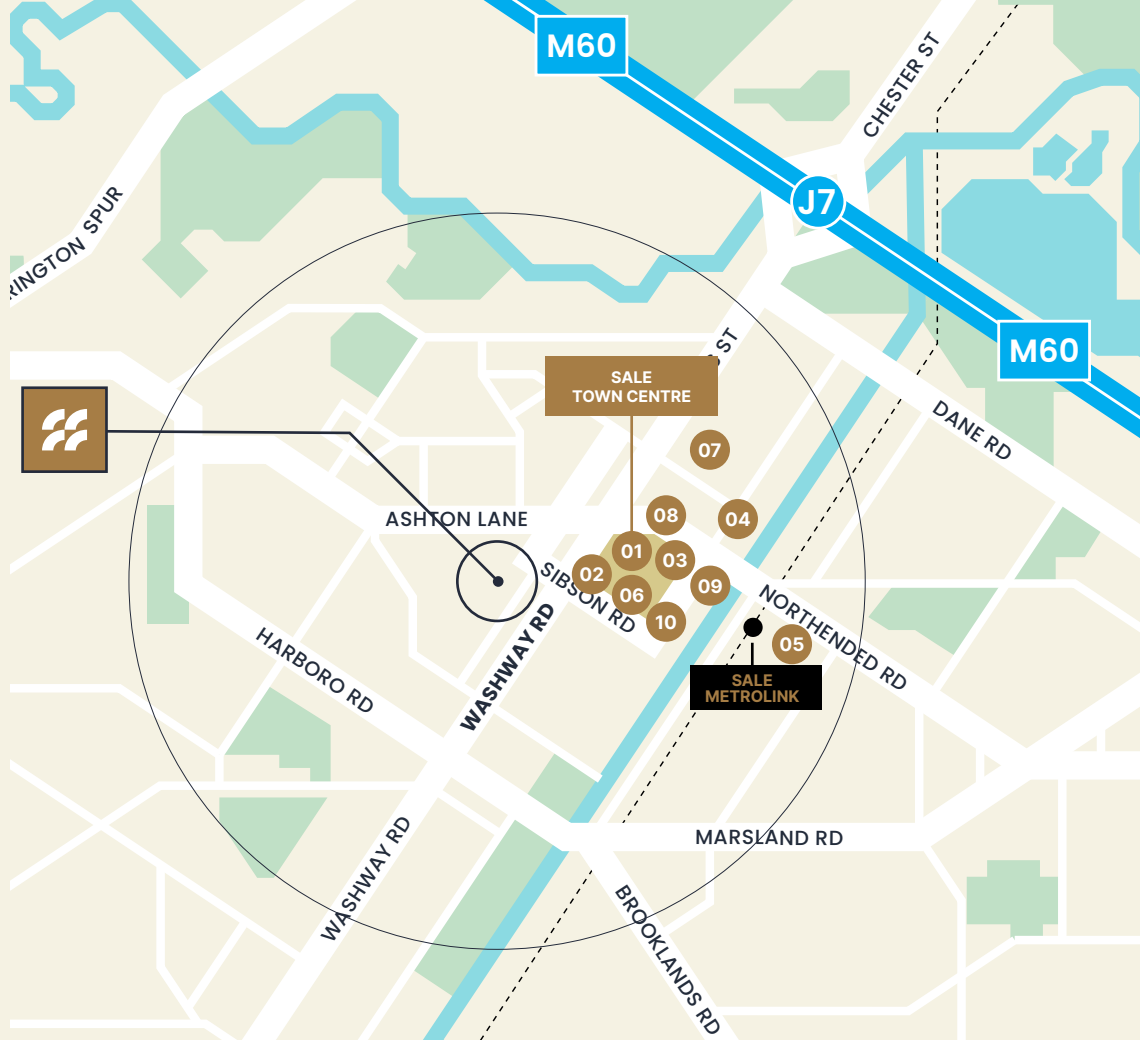
**SALE METROLINK  
11 MINS WALK**



**MANCHESTER  
AIRPORT - 17 MINS**



**MANCHESTER  
PICCADILLY - 34 MINS**



## LOCATION

The building is ideally located within a short distance of the M60 motorway, allowing convenient access to Manchester Airport and central Manchester. Within walking distance of the building is Sale Station, Stanley Square and a host of local amenities.

- |    |                                      |    |                   |
|----|--------------------------------------|----|-------------------|
| 01 | Sale Town Centre                     | 06 | BlanchFlower Cafe |
| 02 | M&S Food                             | 07 | Sainsbury's       |
| 03 | Stanley Square<br>eat   drink   play | 08 | Costa             |
| 04 | Waterside Arts Centre                | 09 | Block & Gasket    |
| 05 | Rudy's Pizza                         | 10 | Tesco             |

# BE CONNECTED





# CONTACT



## VIEWINGS

Viewing by appointment through the joint letting agents.

EPC : A

VAT

All figures are exclusive of but liable to VAT.

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