

CAVENDISH HOUSE



CROSS STREET, SALE, MANCHESTER

CAVENDISH HOUSE

Cavendish House is a high quality office building offering well appointed workspace arranged over four floors.

The building is located immediately adjacent to Junction 7 of the M60 motorway and is set within a secure site benefiting from ample on-site car parking provision and landscaped grounds.

The impressive entrance leads through to a newly refurbished reception area which features a reception desk, waiting area, passenger lift and male and female WC's. The available accommodation offers an open plan floorplate on the first floor which has recently been refurbished and features a modern kitchen/breakout area and meeting rooms, as well as a smaller suite on the second floor, both accessed from the central core of the building via staircase or passenger lift.



1st Floor Meeting Room



1st Floor Kitchen



Reception area

A SUSTAINABLE FUTURE

Prioritising sustainability is a must, businesses can not only reduce their environmental impact but are key to building trust and demonstrating a commitment to a sustainable future. Here is what we're doing to help:



Zero Scope 2 Emissions

Our tenants have ZERO scope 2 emissions from our renewable energy products we supply, in accordance to the GHG Protocol Scope 2 Guidance.



Renewable Energy

We support our clients on their net-zero journey by supplying them with certified 100% renewable electricity across our entire 8 million sq ft portfolio.



Cycle Hubs

Introduction of cycle hubs across our portfolio, a safe and secure place to keep bikes under cover, helping to advocate for sustainable forms of transport.



Zero Landfill

We recycle the majority of our waste and separates non-recyclables to be used to generate electricity at a waste-to-energy facility producing ZERO landfill.



LED & PIR Motion Detection Lighting

Installation of LED motion detecting, PIR lighting to reduce energy usage, eliminating the possibility of leaving the lights on.



Public Transport

Cavendish House is just a few mins walk away from the local train, Metro and Bus Station. Providing environmentally friendly options for office commutes.



Showers at Our Offices

Installation of economically friendly showers. Ideal for encouraging green commuting options with trip-end facilities.



Electric Vehicle Charging

Providing installation of charging points to supply power for electric vehicles, in turn helping reduce vehicle emissions.



A PROMINENT LOCATION

Cavendish House is a prominently located building adjacent to Junction 7 of the M60 motorway, providing excellent access to the M60 orbital motorway network.

Located on Chester Road (A56) the building benefits from the amenities of Sale Town Centre and is just a 10 - 15 minute drive from Manchester Airport and Manchester City Centre. Cavendish House is also situated within walking distance from Dane Road Metrolink which provides regular services to Manchester City Centre and Altrincham.



SUPERB LOCAL AMENITIES & TRANSPORT CONNECTIONS

- Travel on foot**
Sale town centre is easily accessible on foot providing abundant amenities.
- Travel by road**
The local and national motorway are easily accessible via junction 7 of the M60. Cross Street bus stop is a 5 min walk away.
- Travel by air**
Manchester International Airport is 8 minutes away via the M60 and M56. Liverpool John Lennon Airport is a short journey via the M602.
- Travel by rail**
Dane Road Metrolink station is a 5 minute walk away. Trams run every 6 minutes to Manchester.

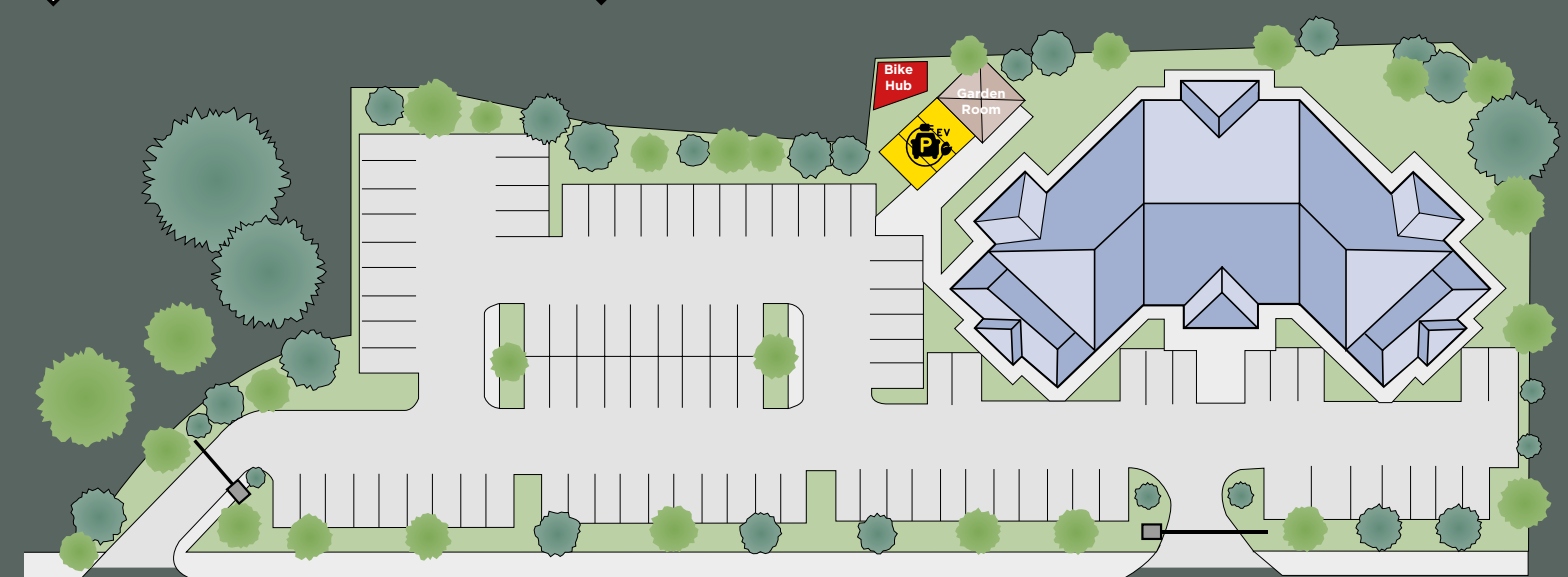
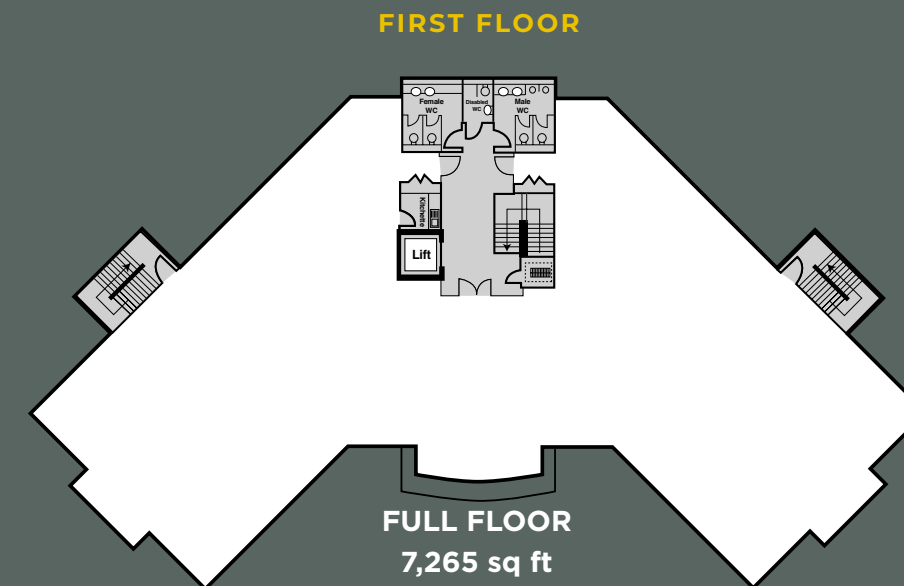
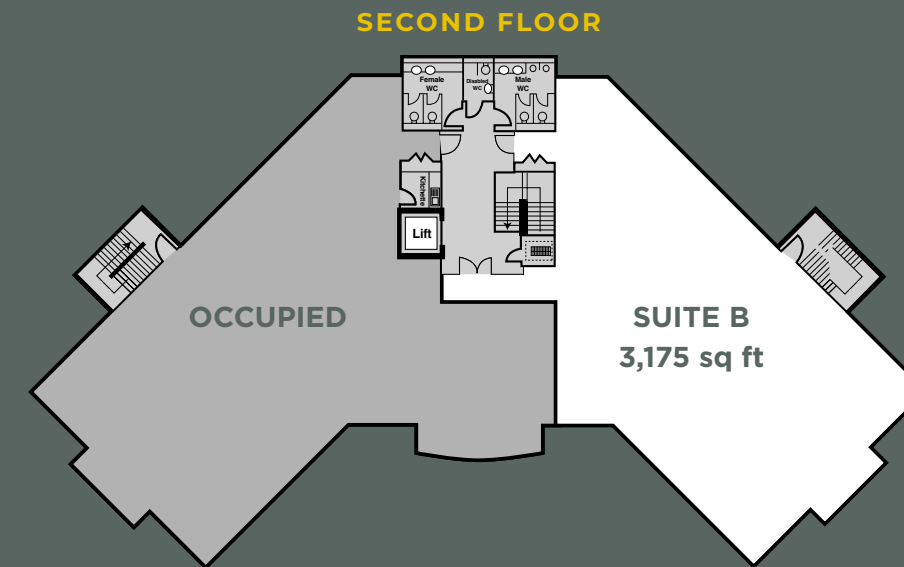
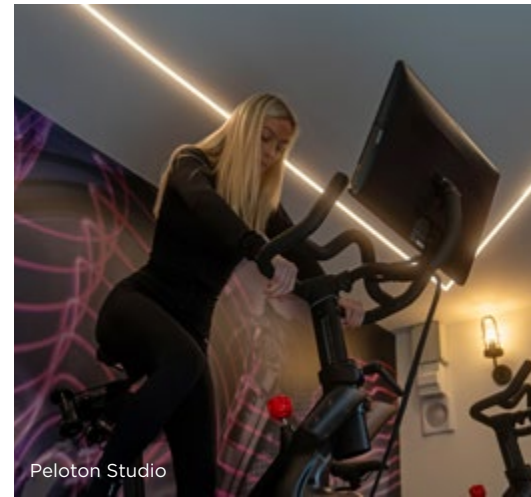
A QUALITY SPECIFICATION

Internal areas

- Fully refurbished
- Fully air-conditioned throughout
- Three compartment floor boxes within a raised floor system
- Suspended ceilings with LED flat panel lighting
- 13 person passenger lift
- Quality fitted carpets throughout
- Large ground floor reception area
- Coffee Lounge providing free filtered coffee, and hot chocolate
- Showers
- Peloton Suite

External areas

- Powder coated, aluminium framed double glazed windows with anti-glare coating
- Attractive landscaping incorporating a balanced mix of hard and soft landscaped finishes
- Parking is provided at a ratio of 1:270 sq.ft. Additional parking spaces are available on land owned by Orbit Developments adjacent to Cavendish House
- Site secured by perimeter fencing and gated entrance with barrier access



◀ To Jct 7 M60 Manchester

Cross Street

To Altrincham ▶

AVAILABLE

| | | |
|-------------------------------|---------------------|-------------------|
| SECOND FLOOR SUITE B | 3,175 sq ft | 295 sq m |
| FIRST FLOOR FULL FLOOR | 7,265 sq ft | 675 sq m |
| TOTAL AVAILABLE | 13,669 sq ft | 1,270 sq m |



The building has an EPC rating of B-31.

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Orbit
Developments **01625 588200**
www.orbit-developments.co.uk