HIGH QUALITY OFFICE ACCOMMODATION

Stafford Court

WASHWAY ROAD, SALE, M33 7PE

Stafford Court

Stafford Court is a contemporary three-storey office building, designed to provide a welcoming and professional environment for modern businesses. With a manned reception and well provided facilities throughout, the building offers companies an ideal base to establish a strong presence in Sale, Greater Manchester.

Ideally located on a prominent corner of Washway Road (A56) and Marsland Road, Stafford Court benefits from excellent local amenities, with shops, cafés, and services just a short walk away. The building also boasts superb connectivity, with quick access to the M60 and M56 motorways for convenient links to Manchester Airport and the wider national motorway network.

For commuters, Brooklands Metrolink station is only a short walk from the property, providing fast and easy travel into Manchester city centre and beyond.

Key Features

Suspended ceilings with LED lighting

Full access raised floors

Triple compartment floor outlet boxes

Shower

13 person passenger lift

Manned reception area

24/7 secure access

On-site Secure Car Park 1:250 ratio

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.

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
Stafford Court is just a few mins walk away from the local rain, Metro and Bus Station. Providing environmentally friendly options for office commutes.

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.

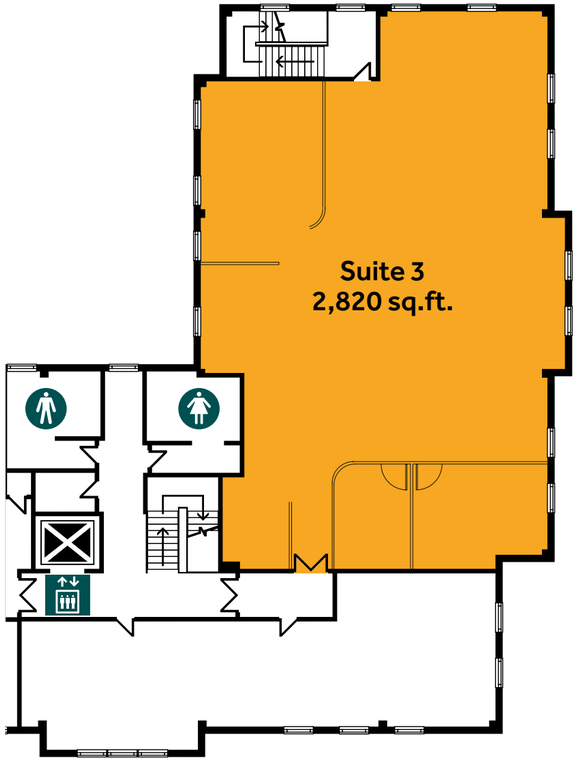
Zero Landfill
We recycle the majority of our waste and separates non-recyclables to be used to generate electricity at a waste-to-energy facility producing ZERO landfill.

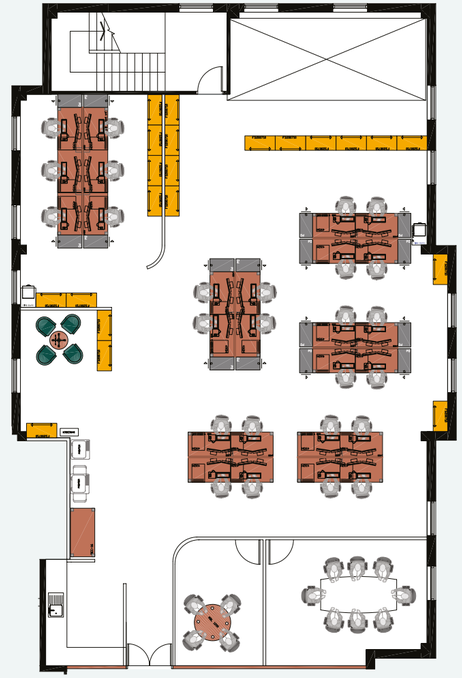
Showers at Our Offices
Installation of economically friendly showers. Ideal for encouraging green commuting options with trip-end facilities.

Zero Radioactive Waste
Zero Radioactive waste as a landlord.

Availability

Second Floor	SQ FT
Suite 3	2,820





Space Plan
Suite 3

- 26 Desks
- Meeting room
- 8 person board room
- Kitchen
- Breakout space
- Filing area

Perfectly Located

Stafford Court is ideally located in Sale town centre to the west of Manchester city centre, which benefits from excellent transport links and a thriving retail centre and business community.

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.

In recent years, Sale has undergone major redevelopment, with substantial investment in infrastructure and public spaces. Stanley Square has been transformed into a vibrant hub, featuring new bars, independent shops, and diverse retail offerings. The addition of the Northern Light Cinema has further boosted the town's cultural and leisure appeal.

Drive Times

M60 Motorway	5 mins
M56 Motorway	8 mins
MCR Airport	11 mins
MCR Picadilly	17 mins
MCR City Centre	17 mins

Train Times

Brooklands	2 min
Altrincham	14 mins
MCR City Centre	34 mins
Media City	41 mins
Airport	1hr 5 mins

Amenities

RETAIL
- Co-op
- Sainsburys
- Aldi
- M&S Simply Food
- Tesco Superstore
- Boots
- Wilkos
- B&M

FOOD & DRINK
- Starbucks
- Costa Coffee
- Caffè Nero
- Roti
- Petisco
- Hops & Boogie
- King's Ransom

LEISURE & GENERAL
- Shell
- Kwik Fit
- Pear Tree Motessori Nursery
- Everlast Gym
- Sale Leisure Centre

Stafford Court

Orbit Developments

01625 588200
www.orbit-developments.co.uk

DISCLAIMER: Whilst the statements contained in these particulars are given in good faith and as a general guide to the property, they do not form any part of an offer or contract.
Neither the Lessor or their Agents can accept responsibility for them. Interested parties must satisfy themselves by inspection, or otherwise, as to the correctness of these particulars. (1026)