



DOVECOTE HOUSE

OLD HALL ROAD, SALE, M33 2GS

Significant Office Repositioning / Redevelopment
Opportunity with Vacant Possession

50,130 SQ FT /
7 ACRE SITE



EXECUTIVE SUMMARY

We are delighted to market the opportunity to acquire a detached freehold office building with extensive car parking and site area. The property, located in Sale, is being sold with the benefit of vacant possession presenting an exceptional opportunity for redevelopment for a variety of uses, subject to the relevant planning permission.

- Existing 50,130 sq ft detached HQ style office building requiring extensive internal refurbishment (Use Class E).
- Large site area currently utilised for 277 parking spaces.
- Total site area of 7 acres with approx. 4 acres net developable.
- Rare redevelopment opportunity for a range of alternative uses including industrial, residential or care, STPP.
- Located directly off J6 M60 Motorway.
- Proximity to Sale town centre.
- Freehold with vacant possession.

MANCHESTER
CITY CENTRE



J6, M60

NORTH TO M62 / M6

M60

SOUTH TO M56



LOCATION

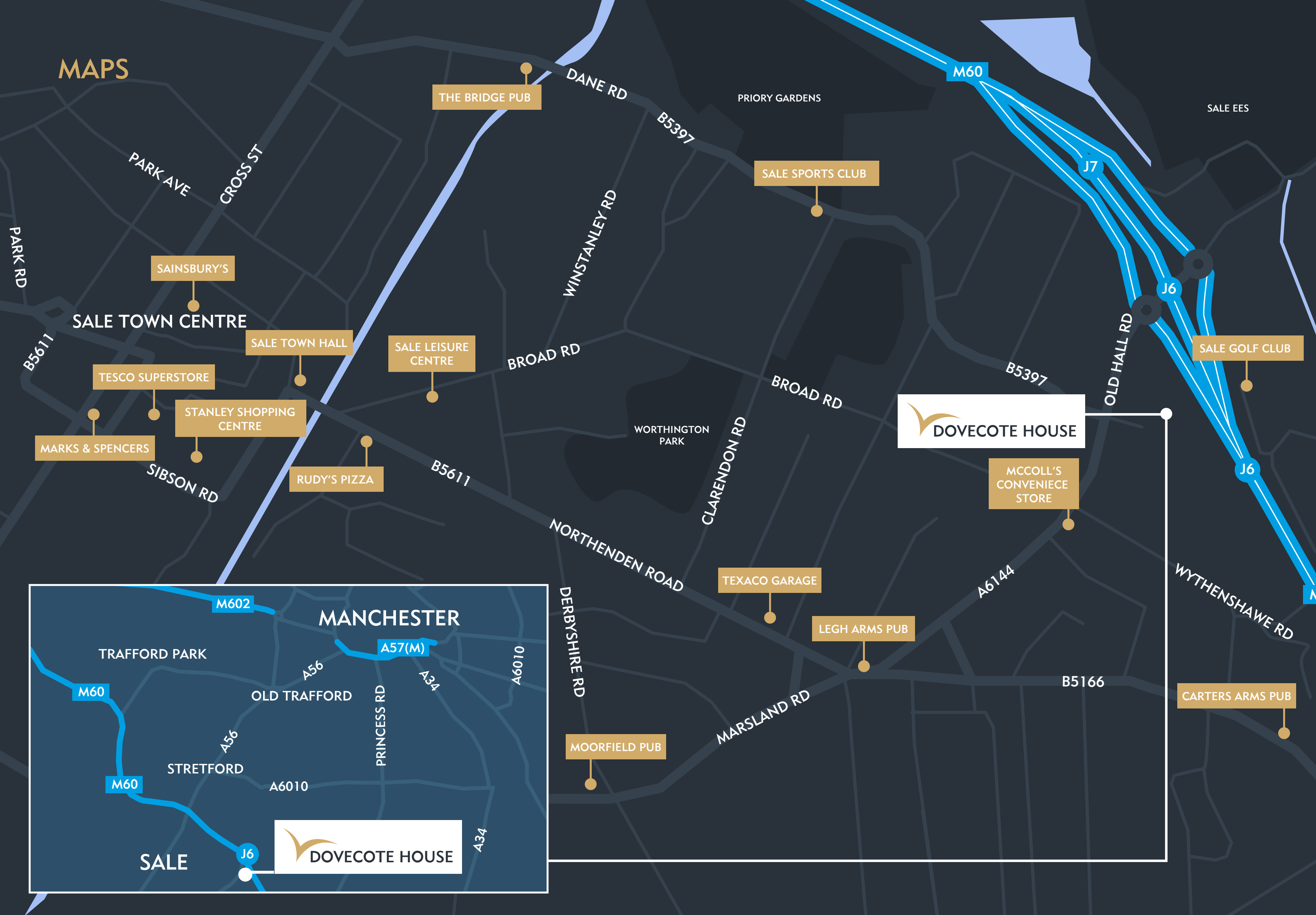
Dovecote House is situated off Old Hall Road (A6144) adjacent to Junction 6 of the M60 Greater Manchester orbital motorway and with easy access to the wider motorway network including M56 and M62.

Manchester City Centre and Manchester Airport are both 15 minutes drive from the property and accessible using the Metrolink network. A total of 3 Metrolink stations are within walking distance.

The popular Sale town centre is 1.5 miles from the property providing a range of retail and leisure amenity. Key

commercial destinations including Trafford Park and the Trafford Centre are 10 minutes drive from the property. Neighbouring land uses include commercial (offices) and residential. Sale Water Park is 1 mile from the property and accessible via car or walking.

MAPS



OFFICE REPOSITIONING OPPORTUNITY

Dovecote House is a detached HQ style office building totalling 50,130 sq ft set over ground and 2 upper floors. The property sits within a secure site with the benefit of designated surface car parking for 277 vehicles.

The property is of steel frame construction with brick and glazed elevations providing modern external appearance. Internally the property has been fitted to Grade A specification however following a significant period of occupancy by multiple tenants, the building now requires significant internal refurbishment including new M&E.

The property is available with the benefit of vacant possession and would appeal to a single self-contained occupier or multi-let occupation.

ACCOMMODATION

Ground Floor	17,723 sq ft	1,646.52 sq m
First Floor	16,203 sq ft	1,505.31 sq m
Second Floor	16,204 sq ft	1,505.40 sq m
TOTAL	50,130 SQ FT	4,657.23 SQ M



OFFICE SPECIFICATION

While in need of significant internal refurbishment, the existing office specification includes:



AIR CONDITIONING



METAL TILED SUSPENDED
CEILING AND INTEGRATED LED



EXTENSIVE ON-SITE CAR
PARKING FOR 277 SPACES



FULL ACCESS RAISED FLOORS



DDA COMPLIANT



ELECTRIC CAR CHARGING
POINTS



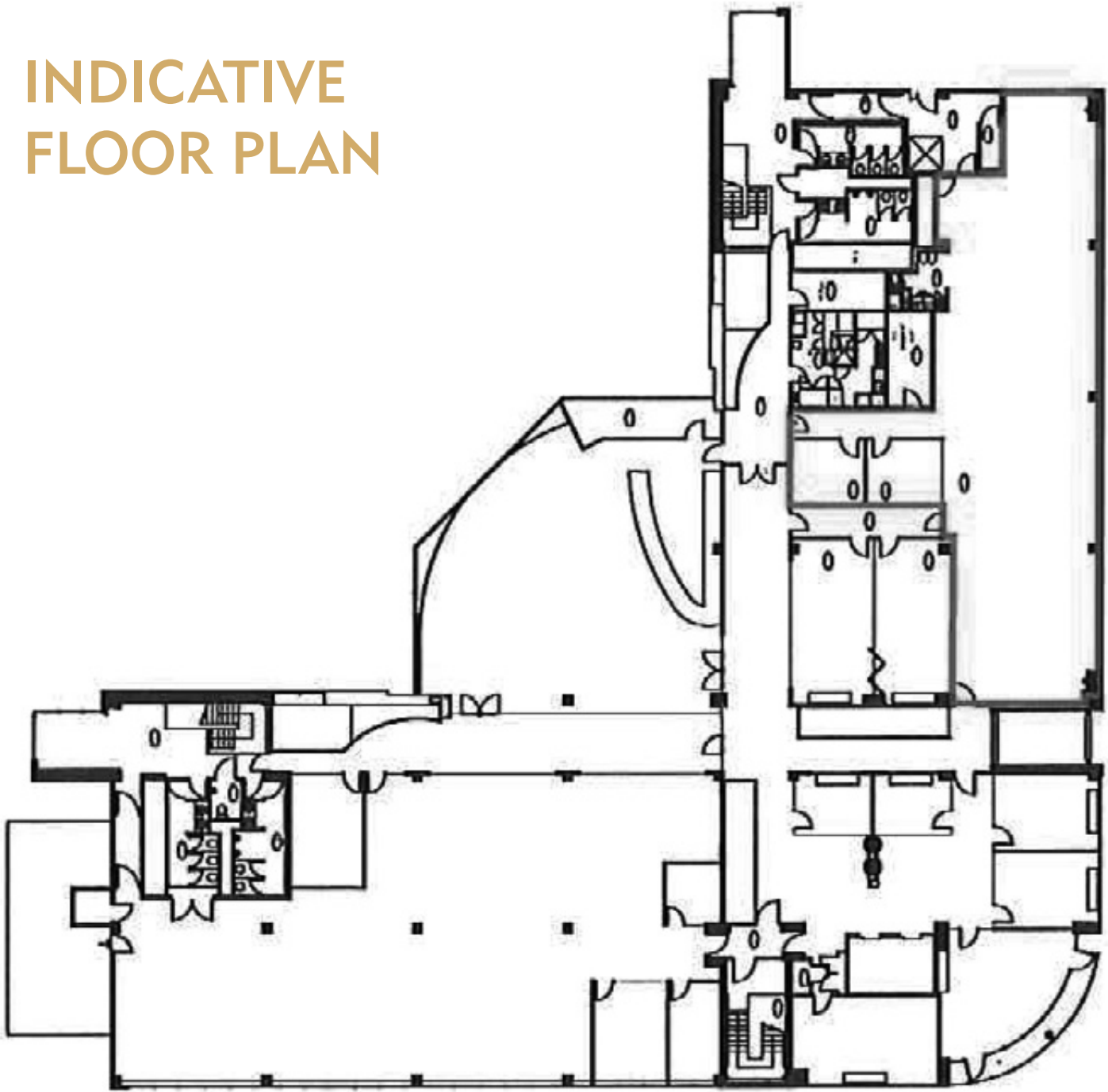
MALE, FEMALE AND
DISABLED WC FACILITIES



SHOWERS FACILITIES
AND CYCLE STORE



INDICATIVE FLOOR PLAN



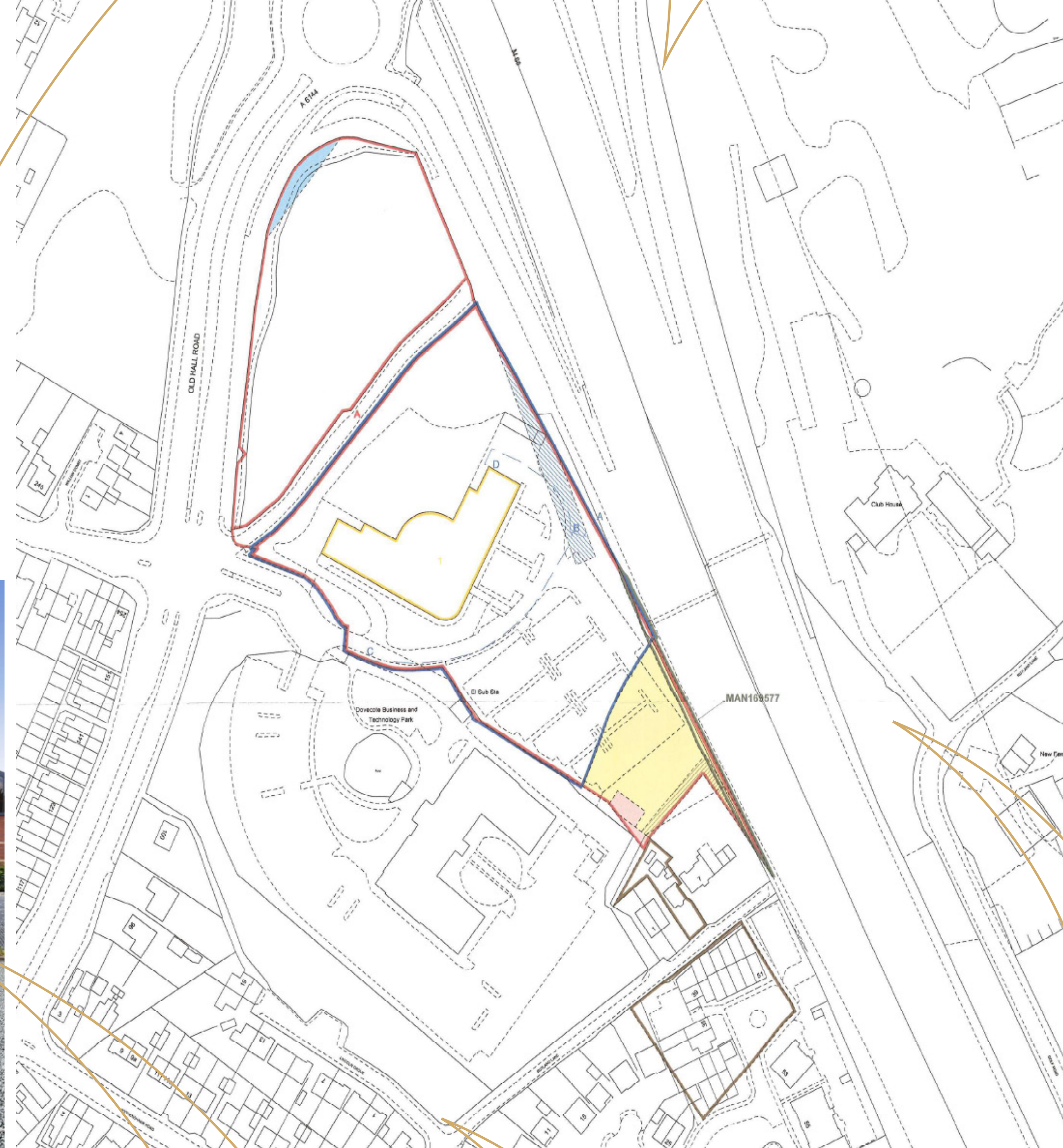
REDEVELOPMENT OPPORTUNITY

Dovecote House sits within a secure 7 acre site with c.4 acres of net developable land based on an initial architect scheme review.

The developable area currently comprises Dovecote House and surfaced parking for 277 vehicles. The remaining site area is made up by a mixture of boundary tree planting and a larger block of woodland shown in the North of the plan below.

The property is located directly off J6 M60 motorway with excellent vehicular access.

The property is available with the benefit of vacant possession with no known restrictions on redevelopment, subject to the relevant planning permission.







FURTHER INFORMATION

PROPOSALS

Offers invited on a conditional and unconditional basis, subject to contract and exclusive of VAT.

TENURE

Freehold with Vacant Possession.

VAT

The Property is elected for VAT.

DATA ROOM

The following documents will be made available on request:

- Title documents
- Survey documents
- Indicative site massing plans
- Purchasers are responsible for their own due diligence in relation to a purchase.

AML

In accordance with Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor on the source of funds used to complete the transaction.

EPC

The building has an EPC rating of D95.

CONTACT

For further information, or to arrange a viewing, please contact:



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