



ALLIANCE



Westgate

44 Hale Road, Hale, WA14 2EX



The Space

Westgate is located in Hale, one of South Manchester's most exclusive suburbs. The building benefits from its immediate proximity to Manchester Airport, the M56 and the region's motorway network.

The locality offers excellent public transport links from Hale and Altrincham, superb restaurants, wine bars, hotels, golf clubs, health & fitness clubs, an array of shopping facilities including both specialist boutique and main high street retailers, high quality housing and an excellent staff catchment.



Westgate has been comprehensively re-modelled and refurbished to create Grade A office accommodation to provide the following:

- Exceptional office suite totalling 3,120 sq.ft.
- Feature zinc cladding
- New external canopy / building reception
- Lift access to all floors
- Air conditioning
- WCson each floor
- Fully DDA compliant
- Suspended ceilings incorporating LED lighting
- Underfloor cable management provision
- On site secure car parking
- Fitted kitchens
- Quality carpets, wall decoration and feature lighting throughout
- Fully landscaped mature gardens
- Floor plates offering open plan space with the ability to provide cellular offices



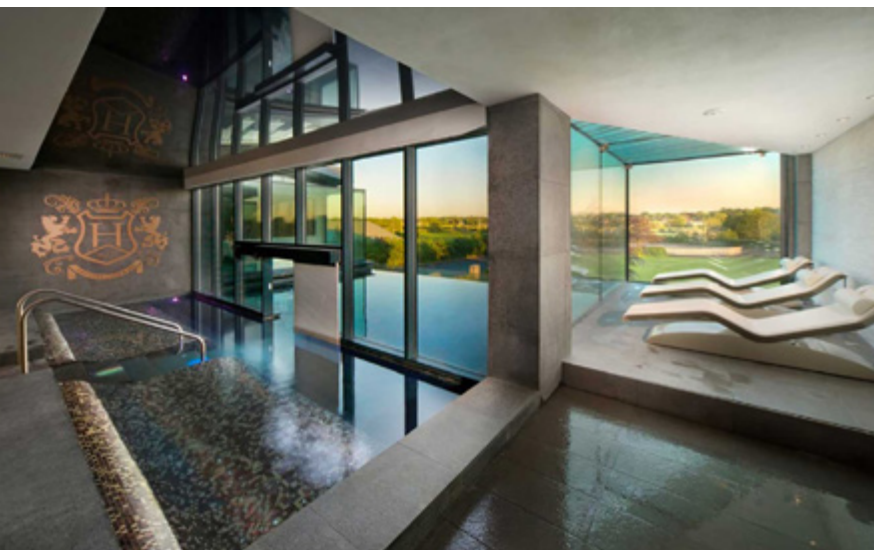
Albert Suite

GROUND FLOOR 3,120 SQ FT

The Albert Suite provides fully fitted, newly refurbished office accommodation which is flooded with natural light.

Benefiting from a stylish boardroom as well as a private offices, the suite also has access to nine on-site car parking spaces.

- Floor-to-ceiling windows
- Stylish boardroom
- Break-out space
- Fitted modern kitchen with fridge
- Private office
- Prominent position
- Lift access to all floors
- Air conditioning
- New LED lighting



The Location

A GREAT LOCATION IN THE HEART OF HALE.

Westgate, Hale, is situated in a highly sought-after location on Hale Road, 9 miles south-west of Manchester city centre and approximately 2 miles from Junctions 6 and 7 of the M56 and Manchester Airport.

Access via road is excellent, with the A56 and M56 both within easy reach.

The site is also well served by bus and Hale railway station. Manchester Airport is a 10-minute drive away, and Manchester city centre is easily accessible via the A56 and M56.



RENT

Available upon request.

PARKING

There are nine car parking spaces included in the rent.

SERVICE CHARGE

There will be a service charge payable to cover the upkeep and maintenance of the common areas.

LEASE

The premises are available for a term of years to be agreed incorporating rent reviews at appropriate intervals.

EPC

EPCs for the various sites are available upon request.

VIEWING

By appointment only with the joint agents:



Dan Lee
T: 07502 304 082
E: Daniel@r-p-s.co.uk



James Dickinson
T: 07876 654 062
E: James@canningoneill.com



Rob Peill
T: 07939 265 422
E: RPeill@propertyalliancegroup.com



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