

westgate

44 Hale Road
Hale
WA14 2EX



ALLIANCE



Welcome to Westgate.

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 residential and an excellent staff catchment.

A photograph of a three-story brick office building with a gabled roof. The building features large glass windows on the upper floors, some with light blue horizontal bands. A central entrance with glass doors is visible on the ground floor. To the left, a 'TO LET' sign is posted, indicating the building is available for rent. The sign lists details such as 'GRADE A, FULLY FITTED OFFICE SUITES', 'READY FOR IMMEDIATE OCCUPATION', and '10,000 sq. ft.'. It also lists several potential tenants: 'Apex & Co', 'Apex LLP', 'Apex P.E. Ltd', 'Apex P.E. Ltd', 'Apex P.E. Ltd', and 'Apex P.E. Ltd'. The building is surrounded by a low brick wall and a paved area.



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

Feature zinc cladding

New external canopy / building reception

Lift access to all floors

Air conditioning

WCs on each floor

Fully DDA compliant

Suspended ceilings with LED lighting

Underfloor cable management provision

On site secure car parking

Fitted kitchens

Quality carpets, wall decoration throughout

Fully landscaped mature gardens







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, Hale railway station, and nearby Altrincham Metrolink . Manchester Airport is a 10-minute drive away, and Manchester city centre is easily accessible via the A56 and M56.





Albert Suite

LOWER GROUND FLOOR
3,120 SQ FT

The Albert Suite provides fully fitted, newly refurbished office accommodation which benefits from plentiful natural light.

Benefiting from a stylish boardroom as well as private offices, the suite also has access to five 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





Your space, your way.

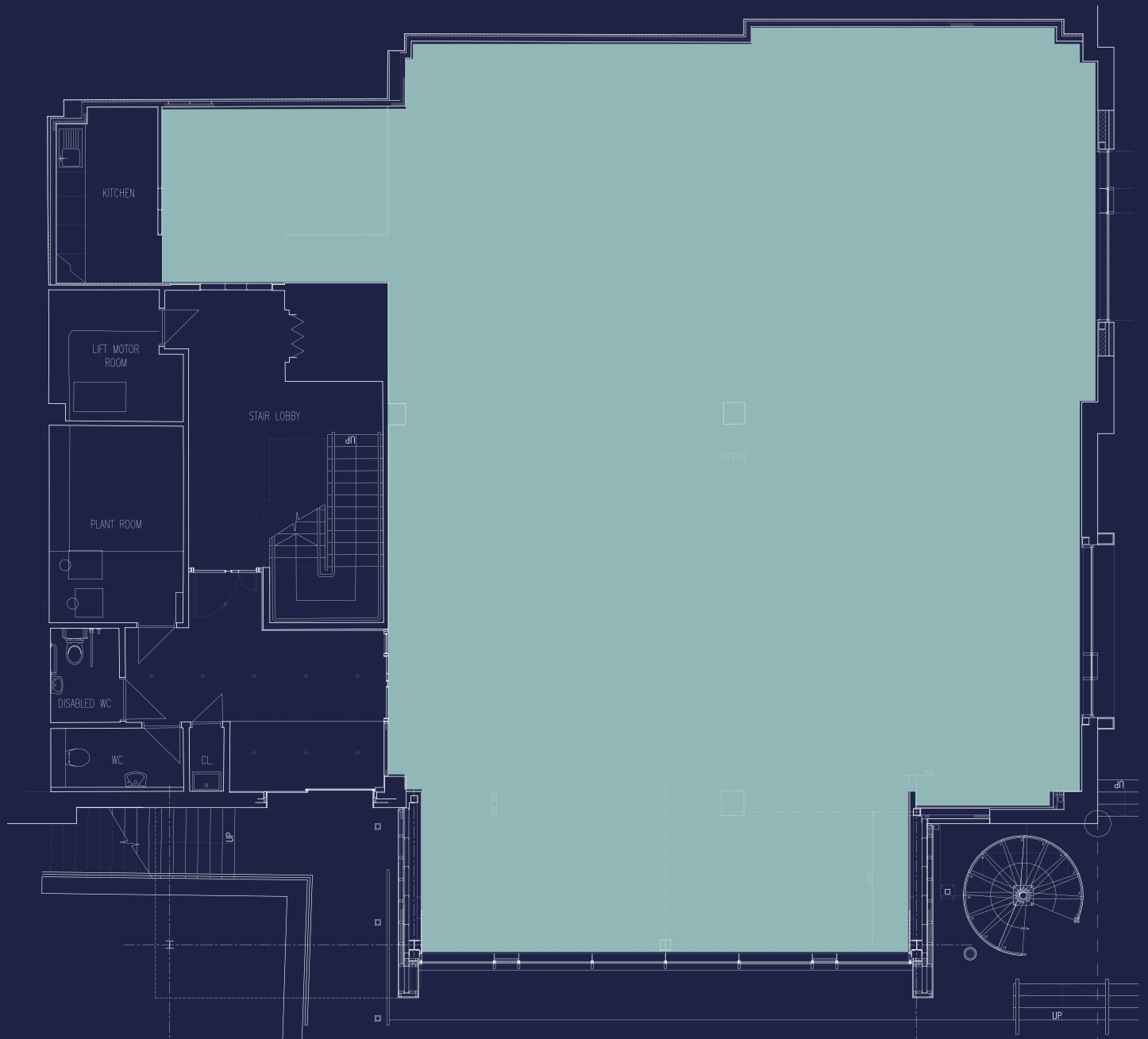
Westgate House presents a unique opportunity, with flexible floors plates offering open-plan space and the ability to provide cellular offices.

Level No.	Availability	Floor Area sq ft / sq m
LGF	Available	3120 sq ft / 290 sq m



Albert Suite

LOWER GROUND FLOOR
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Property Alliance Group

Alliance has a highly successful track record based over three decades of development and investment in the North West region, which is reflected in our exciting residential, industrial, office, hotel, and student accommodation development pipeline, with a GDV of £560M.

Alliance's core strength is its brand which the market recognises as one of trust, partnership and professional excellence. The brand has been forged through our unrivalled network of lasting relationships with occupiers, investors, agents, financiers, architects and planners. Alliance engages closely with public sector partners and has an excellent working relationship with Manchester City Council.

Our track record in the offices sector has been proven many times over and is second to none. We have a well-earned reputation for providing first class offices which are sustainable, flexible and managed for the benefit of the occupier. By providing everything that you need to succeed, we have developed longstanding relationships with companies across our portfolio of office buildings.



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 suites are available upon request.

Viewing

By appointment only with the joint agents.



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