



stockport
exchange





2 Stockport Exchange
and new public square



Building on Success.

Following the huge success of 1 Stockport Exchange, it's now time to reveal the next chapter in what's proving to be an exciting story: 2 Stockport Exchange a 61,502 sq ft Grade A office building in what has fast become the North West's most exciting business hub.

www.stockportexchange.com



How it all started

The ambitious and expansive Stockport Exchange scheme began in 2014 with the opening of a 1,000-space multi-storey car park let to NCP. 2016 saw the completion of Phase Two: a 115-bed Holiday Inn Express and 1 Stockport Exchange – 50,000 sq ft of Grade A office building.

The award winning 1 Stockport Exchange is now home to tenants such as Stagecoach, musicMagpie, Holiday Express and Sainsbury's, and Cafelito.



THE SUCCESS OF 1 STOCKPORT EXCHANGE HAS BOLSTERED STOCKPORT'S BURGEONING REPUTATION AS ONE OF THE NORTH WEST'S PRIME BUSINESS LOCATIONS.



THE MASTERPLAN

Key

- 1 Stockport Exchange Fully Let
- 2 **2 Stockport Exchange 61,502 sq ft**
- 3 115-bed Holiday Inn Express Hotel
- 4 NCP Car Park
- 5 Stockport Train Station
- 6-10 Future commercial phases



The next big thing

2 Stockport Exchange is every bit as amazing as 1 Stockport Exchange. Providing ultramodern workspace, this six-storey building is perfect for businesses who know just how valuable the right location can be.

2 STOCKPORT EXCHANGE IS THE STUNNING NEW STATE-OF-THE-ART OFFICE BUILDING BEING DELIVERED AS THE NEXT PHASE OF THIS AWARD WINNING SCHEME



2 Stockport Exchange



2 Stockport Exchange
from Railway Road



2 STOCKPORT EXCHANGE WILL BE READY FOR OCCUPATION IN SPRING 2020

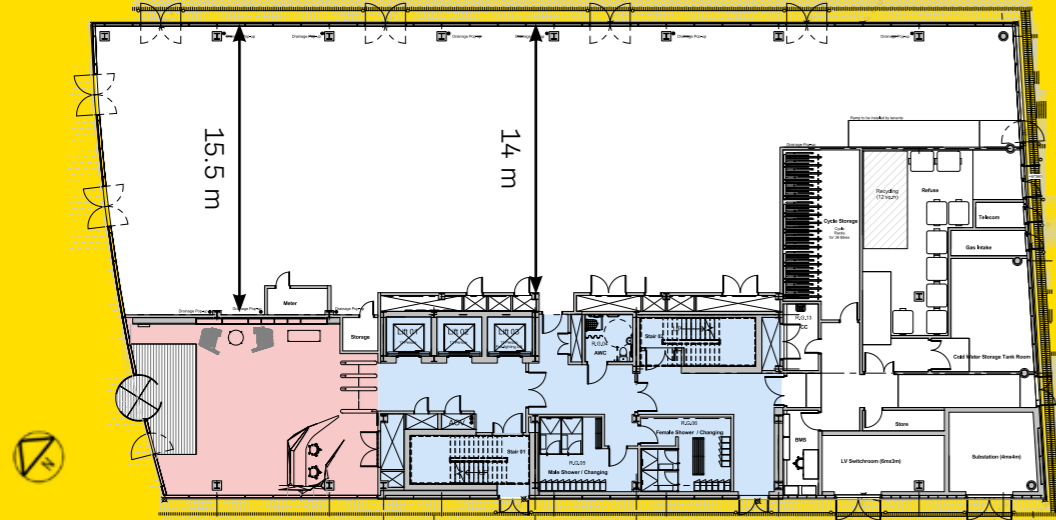
Schedule of accommodation

	sq ft	sq m
Ground Floor	6,568	610.18
First Floor	10,664	990.71
Second Floor	11,418	1,060.76
Third Floor	11,418	1,060.76
Fourth Floor	11,418	1,060.76
Fifth Floor	10,016	930.51
Total	61,502	5,713.72

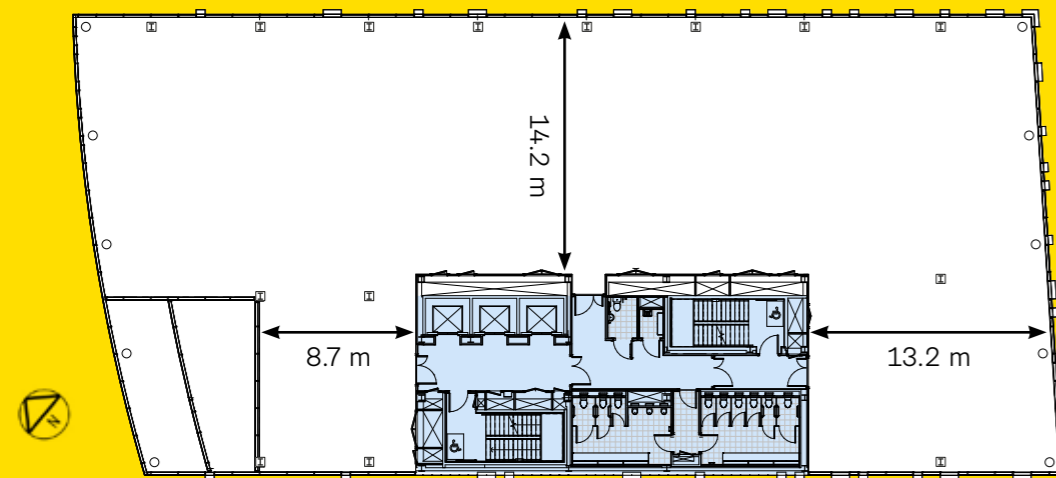
Floors can be subdivided to provide suites from 3,100 sq ft



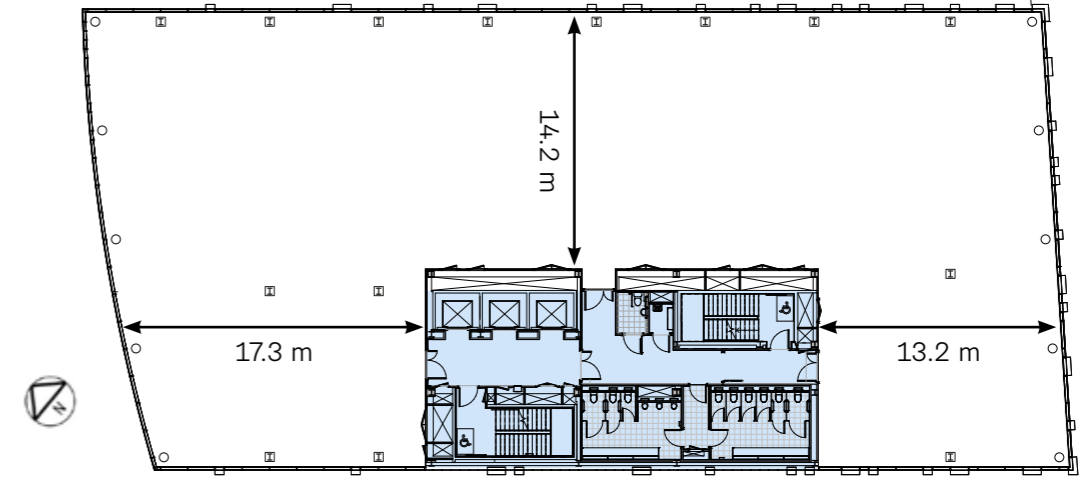
Ground Level



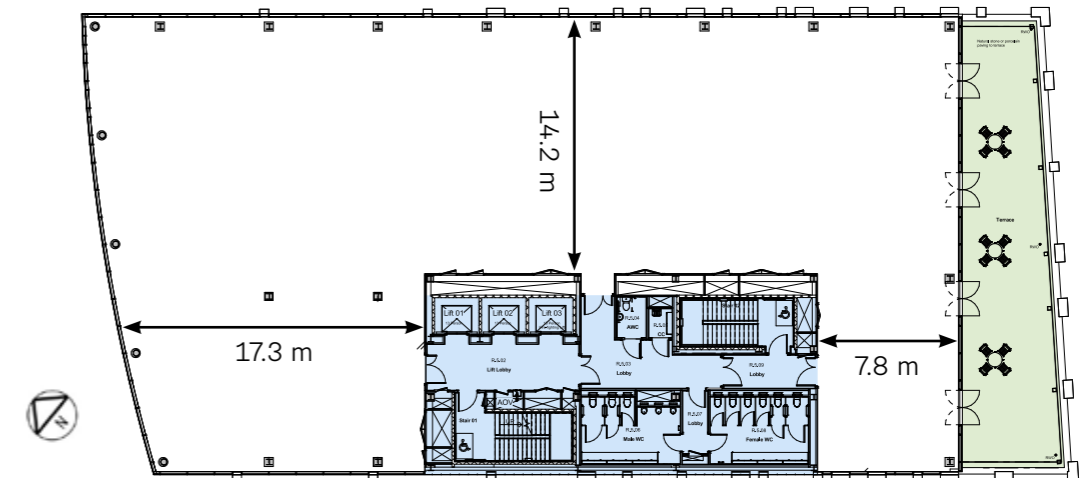
First floor Level



Typical Upper Level



Fifth Level





2 STOCKPORT EXCHANGE IS DESIGNED TO THE HIGHEST STANDARDS INCORPORATING CUTTING EDGE FEATURES AND QUALITY FINISHES

Specification

- Large open plan office floor plate of plates up to 11,400 sq ft
- Floor plates can be subdivided from 3,100 sq ft upwards
- Floor to ceiling height of 2.85m on upper floors and 3.5m on ground floor
- LG7 lighting
- VRF comfort cooling and heating system at 1:8 sq m
- 150mm full access raised floor system to upper floors
- Secure internal bike storage, lockers and shower facilities
- Three 13-person high speed passenger lifts
- Energy efficiency target rating of 'A'
- BREEAM Excellent rating
- Dedicated on-site parking

STOCKPORT: A GREAT PLACE TO INVEST

Stockport is arguably one of the UK's prime and best connected business locations with £1billion of investment to build on its strengths underway.

STOCKPORT IS HOME TO A VIBRANT AND DIVERSE ECONOMY PROVIDING AN IDEAL ENVIRONMENT FOR BUSINESS.

A growing number of jobs are being created as businesses recognise the opportunities presented by the town's skilled workforce and key location. It is home to both big business and creative industries making it an interesting place to be based.

BUSINESS INVESTMENT IS AT AN ALL-TIME HIGH

With deals on over one million square foot of commercial space completed April 2017 – March 2018

£1 BILLION

Value of the investment currently taking place across Stockport.

11,660

Number of businesses – and counting – in Stockport.

135,700

People employed across Stockport – third highest within Greater Manchester.

2 MILLION

People of working age live within 30 minutes of Stockport town centre.

41%

Residents qualified to NVQ 4 or above.

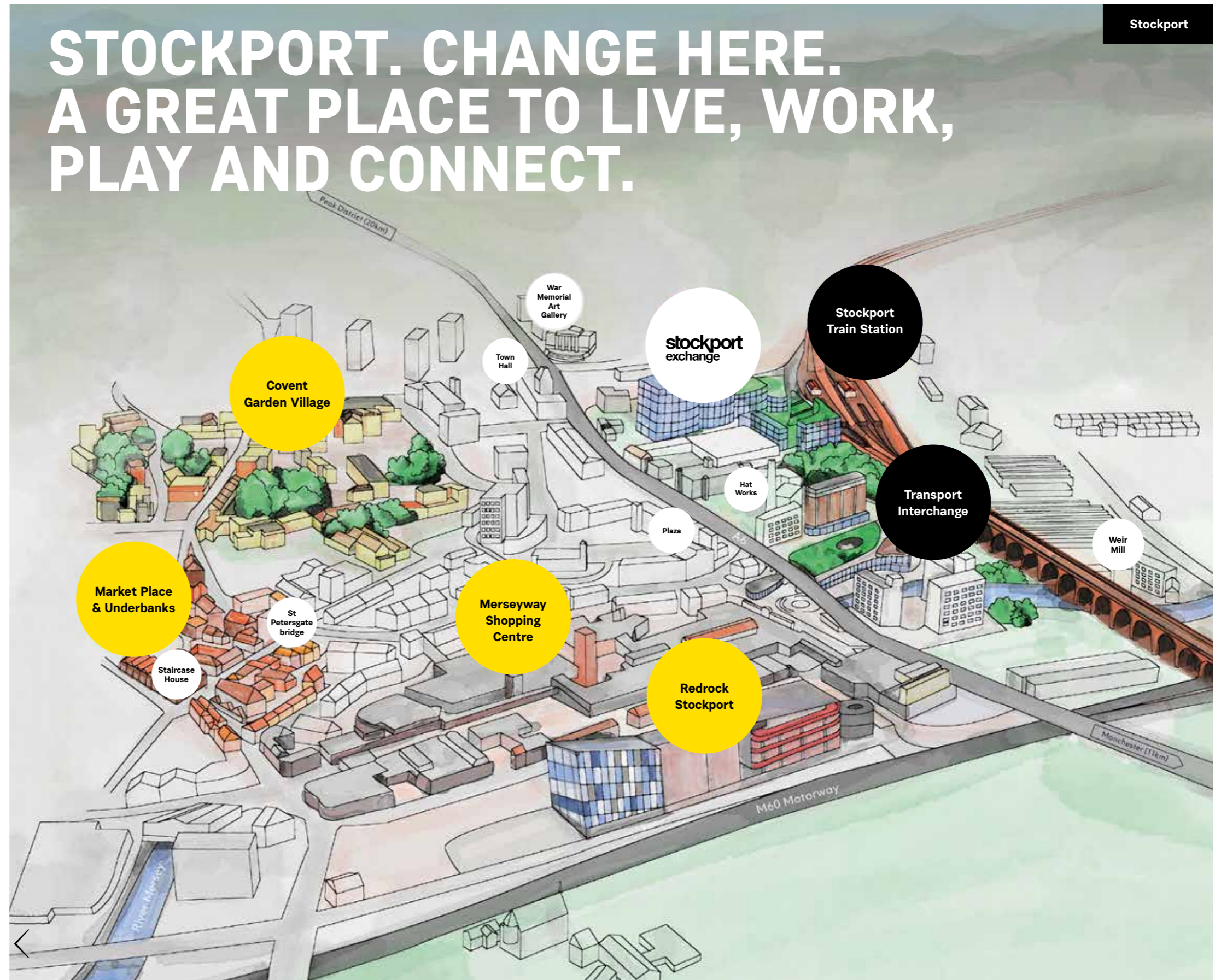
STOCKPORT. CHANGE HERE. A GREAT PLACE TO LIVE, WORK, PLAY AND CONNECT.

The centre of Stockport is undergoing a radical and exciting £1billion programme of investment. Rooted in its rich heritage, but looking to the future and its role in the global economy with a varied suite of commercial, residential and leisure opportunities for all.

Over the next five years, significant investment in a range of regeneration projects will create new jobs, homes, leisure opportunities and improve transport networks across Stockport even further. In turn this will boost the local economy, creating significant opportunities for businesses.

Work is already well underway with:

- Redrock Stockport, a £45m leisure development open and trading above expectations
- 145,000 sq ft industrial park, Aurora Stockport, completed and proving highly popular
- One Stockport Exchange fully let within just six months
- £73million investment into improving town centre transport links further already bringing benefits
- Large scale investment into Stockport's Market Place and Underbanks accelerating the area's rejuvenation.



STOCKPORT. CHANGE HERE.

LIVE

The heart of Stockport is becoming a dynamic and desirable place to live with new high quality residential developments and attractive public spaces just minutes from Manchester.

- Developments already on site at the White Lion & Covent Garden with more to follow soon.
- High demand for town centre housing due to education offer and quality of life
- First town centre park planned as part of transport interchange development
- 286,000 residents call Stockport home with 82% of the population economically active



Strawberry Studios

PLAY

The heart of Stockport is becoming a dynamic and desirable place to live with new high quality residential developments and attractive public spaces just minutes from Manchester.

- Stockport is one of Greater Manchester's largest and best performing conurbations.
- Redrock the town's new £45 million leisure destination is proving incredibly successful and trading above expectations
- Stockport Market Place is becoming food-lover's hotspot – home to award-winning eateries The Allotment Vegan and Where The Light Gets In.
- Redrock is home to The Light Cinema, The Gym as well as a number of restaurants.
- New restaurants are continuing to invest in the town centre. The historic Produce Hall is being redeveloped into an artisanal food hall, along the lines of Manchester's wildly successful Mackie Mayor.
- Independent business have a strong foothold in the Underbanks, with high street names found in Merseyway.



Stockport Exchange

WORK

Stockport town centre is arguably one of the UK's prime and best connected business locations.

- Home to thriving business start-up and international headquarters
- Third largest workforce in Greater Manchester
- 10,000 students on the doorstep
- Investment creating 5,000 new jobs



Stockport Train Station

CONNECT

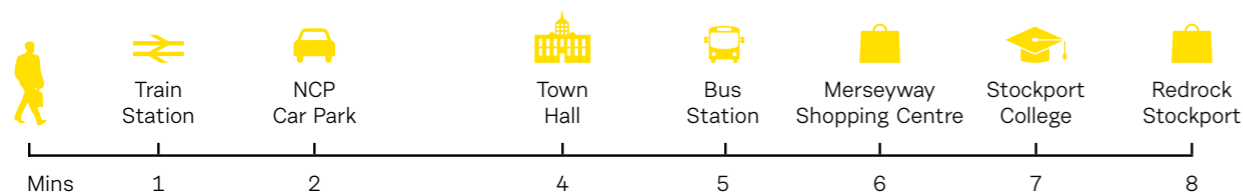
Stockport town centre is arguably one of the UK's prime and best connected business locations.

- Connectivity is one of the town's key offers and we're building on this for the future.
- International markets are within easy reach with Manchester Airport just 15 minutes away
- Multi million pound investments planned through the rail station masterplan and development of a new transport interchange.

WE'RE MOVING FAST - A RAIL STATION ON YOUR DOORSTEP: MANCHESTER IN EIGHT MINUTES, LONDON IN UNDER TWO HOURS



LOCATED DIRECTLY OPPOSITE STOCKPORT MAINLINE RAIL STATION, 2 STOCKPORT EXCHANGE REALLY COULDN'T BE MORE CONVENIENTLY PLACED. HOP ON A TRAIN AND MANCHESTER PICCADILLY IS LESS THAN TEN MINUTES AWAY, WHILE LONDON EUSTON IS JUST SHY OF TWO HOURS.



Road connectivity is also fantastic. The A6 runs adjacent to Stockport Exchange, with the M60 just five minutes away. And with a 1,000-space multi-storey car park within Stockport Exchange, you'll never struggle to find a spot.



By Car

Manchester Airport	15 mins
Manchester City Centre	20 mins
Warrington	30 mins
Liverpool	50 mins
Leeds	1 hr
Birmingham	1 hr 30 mins

By Train

Manchester	8 mins
Wilmslow	8 mins
Leeds	1 hr 20 mins
Liverpool	1 hr 20 mins
Birmingham	1 hr 25 mins
London	2 hrs



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