



Applicon House

EXCHANGE STREET • STOCKPORT

Elevate your space



Exceptional workspace ready to take your business to the next level and beyond

A premier office space in the heart of Stockport, Applicon House offers top-quality facilities in a central location, providing easy access to key transportation hubs, cutting-edge amenities and proximity to dining and retail establishments. Elevate your business at Applicon House, where convenience, style and functionality converge to support your success in Stockport's town centre.



The Property

Applicon House sits overlooking the new transport interchange with its roof top park, and with the new footbridge connecting the train station in a 2 minute walk; it really is easily accessible.

High levels of on-site car parking are provided plus local additional car parking facilities offer further options. Especially handy when the M60 is a 2minute drive away. For those on 2 wheels there are on-site cycle facilities.

Situated on the doorstep to Stockport's retail and leisure district, nearby amenities are led by independent retailers, and food and drink operators,

which sit alongside brand names throughout Redrock and Merseyway.

The office spaces offer a choice of solution; a pre fitted ready to walk in set up, or a blank canvas ready to receive your bespoke fit out. With all floors benefitting from a recently refurbished reception, you are assured a warm welcome.

Successful businesses and brands are attracting new talent who recognise Stockport as a place to both work and live and continued investment continues to transform the town centre.

Reinvigorated as a tech hub and creative centre, part of an exciting time for creativity in the wider North West, Stockport is at its most vibrant and has become a place to put down roots and grow.

Stockport is now building on this success bringing opportunities for new high growth businesses – Stockport is evolving – offering new opportunities and great business locations, Applicon House is at the heart of this transformation.



#MyOrbitSpace

Add the finishing touches



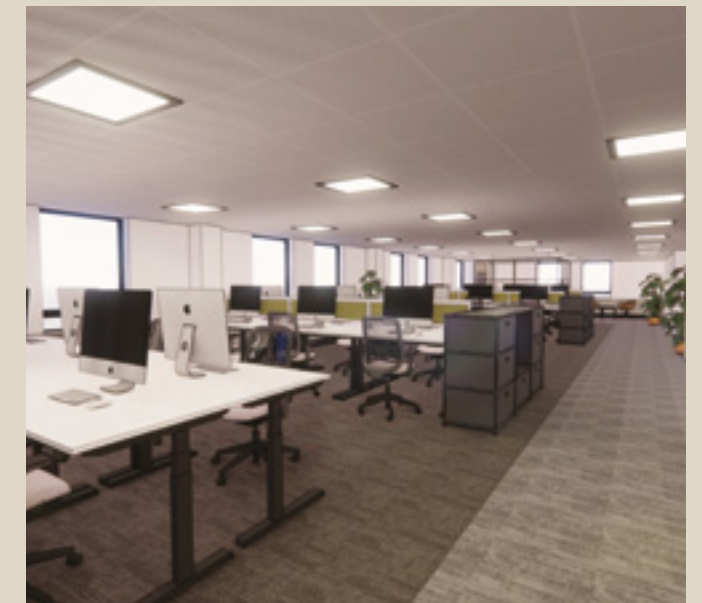
Whether you're ready to...



Or start from the beginning

If you are looking for that **WOW factor** and always feeling envious of other companies workspace then we have the solution. Our **fitted 4th floor** offers **4,530 SQ. FT.** of carefully designed and crafted office space that meets the requirements of the modern day occupier and its flexible workforce. Configured to provide more than just desk space, with areas for group presentations and get togethers, flexible space for coffee and a chat, to quiet corners for those online meetings we've grown to embrace.

With high quality data cabling throughout and a dedicated comms space with high speed fibre connections, staying connected is easy. With air conditioning keeping everyone comfortable this **EPC B** rated space also shows the world your green credentials.



Looking to showcase your creative spark and create a bespoke space that speaks volumes about your business, then our open plan 1st floor offers just that. Again 4,530 SQ.FT. but this time, of refurbished open plan space ready to receive the design of your choice. We can work with you to deliver this or let you take the reins.

Benefitting from a raised access floor this space also has data cabling and a dedicated comms space. Consideration to splitting to around 3,000 SQ.FT. would be considered, or if growth is the plan, then a strategy to assist with this can be considered.

The choice is yours, with which ever route you choose we will be there to help and assist in making your next move a smooth one.



Your newly fitted workspace is ready and offers you



Air-Conditioning



Shower



Fitted Kitchen & Breakout space



Part Furnished



Zoom Booths



EPC B*

Your blank canvas awaits and offers you



Raised Access Floor



Open Plan Layout



Bespoke Fitout Ready

What all floors offer



Parking



Building Manager



24/7 Access



High Speed Internet



Bike Storage



2 Large Passenger Lifts



LED Lighting



100% Renewable Electricity



Structured Data Cabling



Newly Refurbished Toilets



Stockport:

A revival in full swing

A changing skyline is a clear sign of how Stockport has changed. Attracting names like Capital and Centric as they and others add to the development of the town centre, with investment on every corner. At the heart of all this change is the Old Town, with the trendy Underbanks and Marketplace's cobbled streets, being the catalyst to a lot of what's bubbling away. Those in the know, have monitored Stockport's evolution over the last decade, but the message is spreading with National press continuing to pick up on the 'New Berlin' and the near constant stream of exciting news stories coming from the town centre. Stockport is shaking things up and both residents and businesses are taking pride again in saying they call Stockport home.

The high street has changed. As shoppers, as people, we want,

we crave interaction, something interesting, something different. Be it the independent fashionistas of Emiko, where they make their clothing on-site, to the high end independent brands of The Old Town General Store, sitting alongside high street names like Primark and River Island, Stockport caters for all tastes.

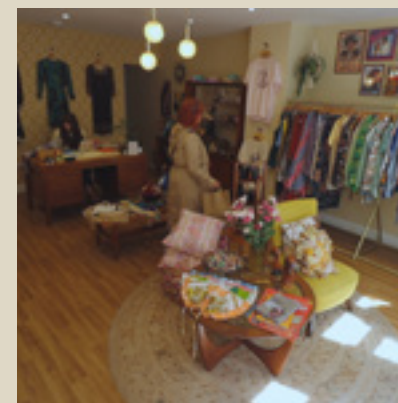
The food and drink scene gets stronger all the time with independent cafes and bars like the multi award winning Coffeeblock and celeb haunt The Spinn Off alongside restaurants like La Capilla and Mekong Cat popping up around the characterful Old Town.

Like most towns, the retail offer may have lost a few headline acts, but whilst the Blossoms are spreading the Stockport love across the world musically, closer to home they even have their own Bohemian speakeasy in the town centre.



“One of the coolest little corners of the country”

Sunday Times 2022





The place to achieve your ambitions

Whilst comparisons with major European Cities are nice, Stockport is writing its own identity.

Scratch the surface and there is a pride and passion for the town centre from the people that know it best. This has transferred to not only the local authority, who's investments have already changed many first impressions of the town, but to the private sector through new residential and commercial schemes. A tough, gritty, determined independent retail and hospitality scene is having its well-deserved time in the spot light. The well documented Underbanks being a driver for this but enabling this belief in a re-imagined high street to spread across all parts of the town centre.

New districts and hubs have been created not only physically, with the station approach and transport interchange with its green park rooftop, but with a clustering of tech companies

throughout the town centre. With the growth of visitors and businesses with links to all corners of the world, an increase in hotels caters for these.

Residential areas are being created through new developments on under loved parts of the town and the re-purposing of outdated spaces, bringing an active workforce seeking something different. All these fast of foot businesses crave community and drive a busy activity and event scene with help from a range of local groups. Art Battle and Crazy Races, just two of these events whilst the monthly Foodie Friday is a religion to some people. Adding to all of this has been a public art boom with artists from as far afield as Argentina utilising the many canvas opportunities the town presents. All this enabling Stockport to create its own identity out of the shadow of Manchester down the tracks.

Stockport, a town centre that, may, just finally have found its purpose again. Be a part of it.

Join the community



AEROCLOUD

A trailblazer in airport operations software, creates scalable solutions with predictive AI and machine learning on a cloud-native platform. Their AeroCloud Optic passenger count tracking technology and Common-Use Passenger Processing & Self-Service solutions are revolutionizing global airport operations.

DISTOLOGY

An acclaimed cloud security distributor, possesses extensive expertise and fosters robust partnerships built on mutual trust and respect. They serve a wide network of partners in the UK, Ireland, Benelux, and Germany. Their success in IT security and the cloud results from dedicated proactive investments in vendor-quality support.



DIGITAL ID

Digital ID proudly leads the UK's ID card industry with an impressive 27-year legacy. Operating from their central Stockport headquarters, they serve a vast clientele of 22,000+ customers worldwide, providing a comprehensive suite of ID card solutions, including printers, ribbons, and blank cards.

With support from



A celebration of Stockport businesses of all sizes. Proudly shouting about the huge range of amazing companies and people that see the benefits of being located in Stockport.



The Economic Development Team within Stockport Council are known to many by name and by face and are here to support your businesses growth in the town.



Whether it's a monthly networking event or more specific advice, assistance or a good ear, Helen and Richard are passionate about Stockport.



A thriving community for businesses in Greater Manchester. Another great resource with many successful outcomes with Stockport clients.

A Central hub

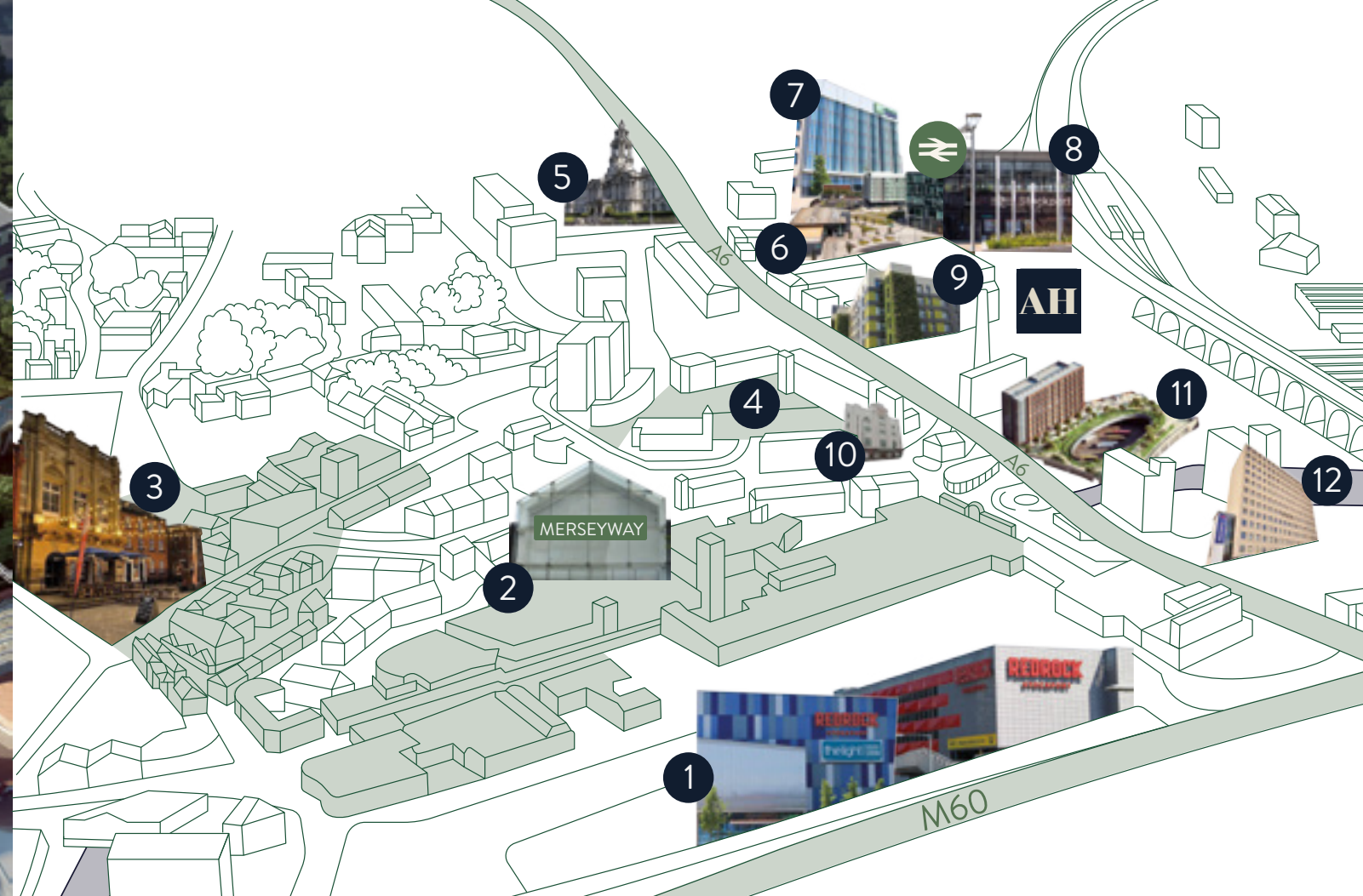


Proposed redevelopment of bus interchange, image courtesy of BDP Architects

For those at Applicon House, a brief 2-minute walk lands you at Stockport's main bus interchange or the mainline railway station, swiftly connecting you across the country.

If road travel is your preference, a 2-minute drive connects you to the A6 and M60, plugging you into the region's road and motorway network. Plus, Manchester Airport is a convenient 15-minute drive away, ensuring international connectivity is within reach.

This strategic location offers a multitude of transportation options, enhancing accessibility.



- **Stockport Train Station**
2 minutes walk
- **London Euston**
2 hour train journey
- **Manchester Piccadilly**
8 minute train journey
- **Macclesfield**
12 minute train journey



- **Manchester Airport**
10 minutes drive time



- **Stockport Transport Interchange**
2 minutes walk



- **M60**
2 minutes drive time
- **M56**
6 minutes drive time
- **M6**
20 minutes drive time
- **Manchester City Centre**
15 minutes drive time

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|-----------------------------|--------------------------|--------------------------|
| 1 Redrock Stockport | 5 Town Hall | 9 Mailbox |
| 2 Merseyway Shopping Centre | 6 Stockport Exchange | 10 Plaza |
| 3 Marketplace & Underbanks | 7 Holiday Inn Express | 11 Stockport Interchange |
| 4 St Peters Square | 8 Stockport Rail Station | 12 Travelodge |



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