

# STOK



43–59 PRINCE'S STREET, STOCKPORT SK1 1RY

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## A GAME CHANGER FOR THE STOCKPORT OFFICE MARKET

# STOK



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## INTRODUCTION

STOK IS AN ULTRA-MODERN, ULTRA-FLEXIBLE OFFICE SPACE DEVELOPMENT THAT'S PART OF THE GAME-CHANGING TRANSFORMATION OF STOCKPORT. IF EVER THERE WAS A RIGHT PLACE, RIGHT TIME AND RIGHT OPPORTUNITY, THIS IS IT.

Stockport's renaissance is centred on a new urban village, bringing 3,500 homes and additional business space, supported by all the social infrastructure and place management required for a significant increase in people living in and around the town centre. Stockport Central and Merseyway Shopping Centre are primed for further investment, whilst work has already started on the transformational new green space and apartments over the new or old transport interchange site.

This vision for Stockport is certain, multi-faceted and coherent. The fact that Intercity rail, the M60 and the A6 all intersect here underpins the ambition – Stockport's transformation into a vibrant place destination is truly underway, and STOK is proud to be a part of it all.

- SPACE**  
Flexible office space ranging from 150- 22,323 sq ft
- LOCATION**  
43-59 Prince's Street, Stockport SK1 1RX
- SPECIFICATION**  
Modern facilities and finishes
- AMENITIES**  
Bar, cafés and restaurants all within walking distance
- WORKFORCE**  
Educated, experienced and within an easy commute
- CONNECTIVITY**  
Road, rail and air links on the doorstep



MODERN EFFICIENT OFFICE SPACE IN A VIBRANT, EASILY ACCESSIBLE LOCATION



 **STOK**  
**ROOM**



AN INTELLIGENTLY DESIGNED  
CONTEMPORARY WORKSPACE  
OFFERING FLEXIBILITY TO SUIT  
ALL BUSINESS NEEDS.



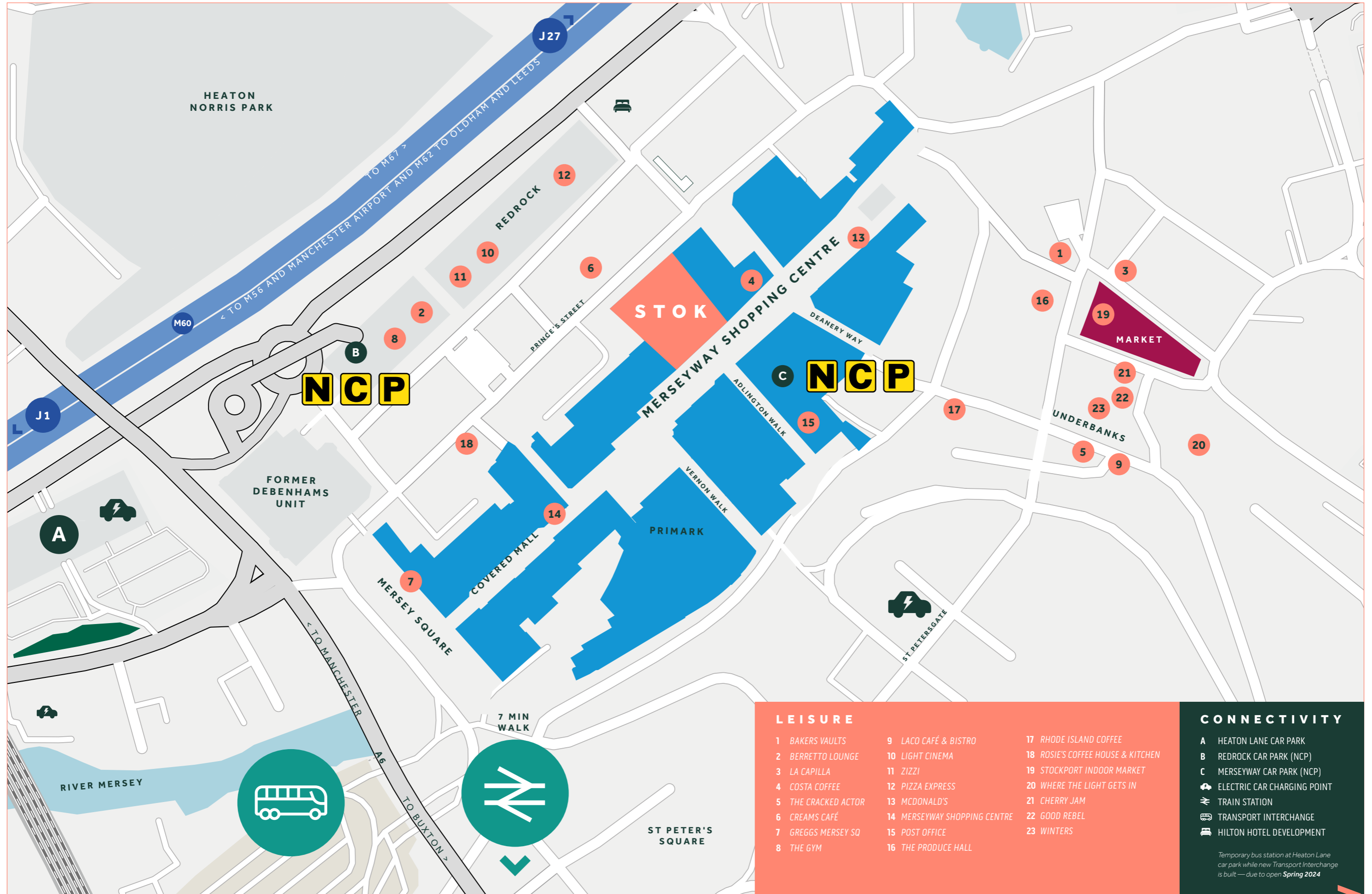
GROUND FLOOR

**SPACE**

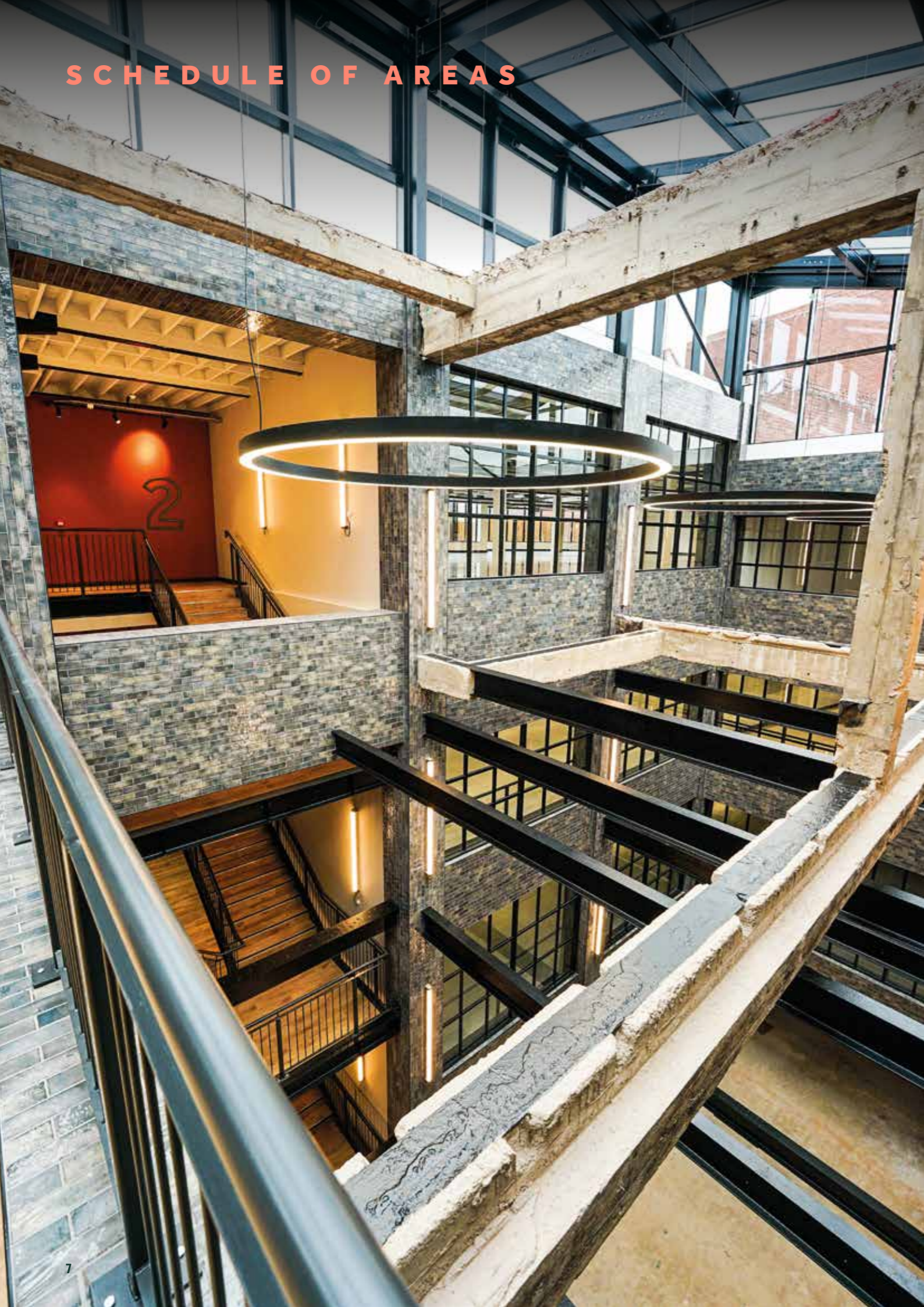
OFFICE SPACE,  
R&D SPACE,  
RETAIL SPACE

SUITES FROM  
150 SQ FT  
UPWARDS



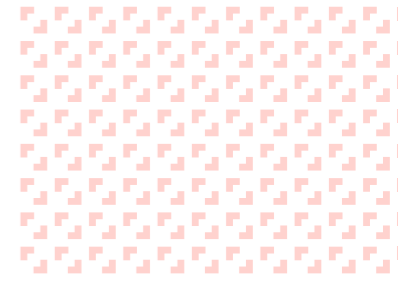


# SCHEDULE OF AREAS



# FLEXIBLE

## FLOOR AREAS (SQ FT)



SUITE NO.	SQ FT
<b>SECOND FLOOR</b>	
PART A	6,372 SQ FT
PART B	7,405 SQ FT
TOTAL	13,777 SQ FT
<b>PART FIRST FLOOR</b>	
	8,546 SQ FT

SUITE NO.	SQ FT
<b>LOWER GROUND</b>	
PART A	8,438 SQ FT
PART B	7,470 SQ FT
TOTAL	15,984 SQ FT

## DESKS PER SUITE

SUITE NO.	DESKS PER SUITE
<b>FIRST FLOOR</b>	
FF.01	8
FF.02	4
FF.03	7
FF.04	8
FF.05 & FF.06	12
FF.07	6
FF.08 & FF.09	9
FF.10	4
FF.11	6
FF.12	4
FF.13	6
FF.14	12
FF.15	16
FF.16	12

SUITE NO.	DESKS PER SUITE
<b>GROUND FLOOR</b>	
SUITE 2	36
SUITE 3	10
SUITE 4	20
G1.1	4
G1.2	4
G1.3	4
G1.4	6
G1.5	8
G1.6	2
G1.7	6
G1.8	4
G1.9	6

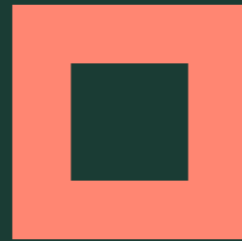
\*All areas are NIA





## SPECIFICATION

# LOCK STOK & BARRREL



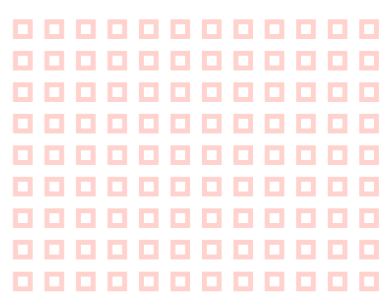
SHOWER FACILITIES



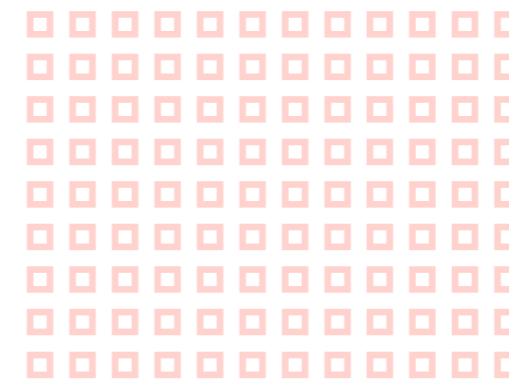
CYCLE STORAGE

FOLLOWING A SUBSTANTIAL REMODELLING OF THE BUILDING, THE SPECIFICATION INCLUDES:-

- ❑ EPC 'A' RATING
- ❑ FITTED OUT SPACE — 150 SQ FT UPWARDS
- ❑ FULLY ELECTRIC BUILDING
- ❑ EXCELLENT BROADBAND AND FIBRE CONNECTIONS
- ❑ A VARIETY OF LARGE FLEXIBLE FLOORPLATES
- ❑ LINKBRIDGE ACCESS TO CAR PARK
- ❑ TWO 9 PERSON LIFTS
- ❑ NEW CENTRAL GLAZED ATRIUM
- ❑ NEW HEATING AND VENTILATION SYSTEM
- ❑ LARGE, MODERN RECEPTION WITH COMMUNAL WORKSPACE
- ❑ EXCELLENT NATURAL DAYLIGHT
- ❑ NEW LED LIGHTING THROUGHOUT
- ❑ CYCLE STORAGE AND SHOWERING FACILITIES
- ❑ SECOND FLOOR FEATURE TERRACE

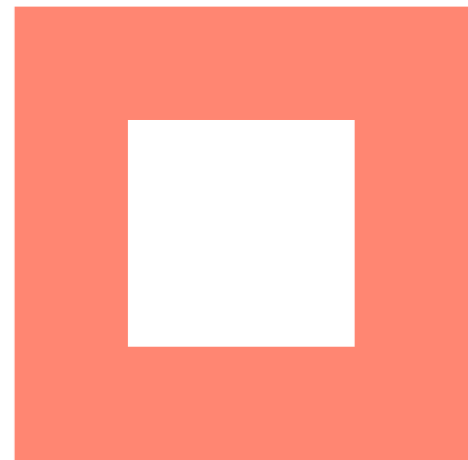


# MODERN



# STOK HUB OFFERS

- ❑ 24/7 ACCESS
- ❑ ALL INCLUSIVE - UTILITIES, SERVICE CHARGE AND BUILDING INSURANCE
- ❑ MEETING ROOMS
- ❑ COMMUNAL KITCHEN
- ❑ ABILITY TO FLEX AND GROW WITH YOUR BUSINESS
- ❑ ON SITE CONCIERGE
- ❑ PHONE BOOTHS
- ❑ CLEANING
- ❑ BIKE STORAGE
- ❑ ONSITE SHOWERS
- ❑ WIFI
- ❑ TEA, COFFEE & FILTERED WATER
- ❑ BOOKABLE EVENT SPACE
- ❑ FULLY FURNISHED



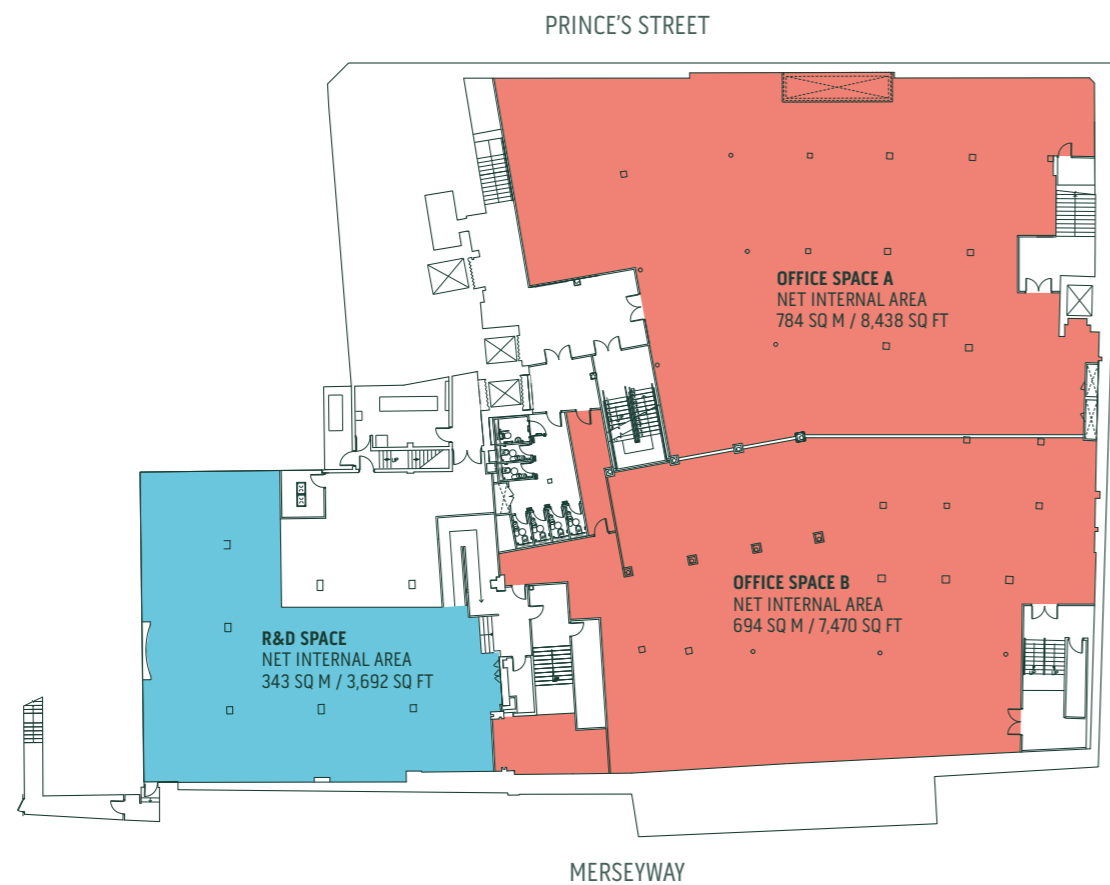


# FLOORPLANS

## LOWER GROUND: OPTION 1



## LOWER GROUND: OPTION 2

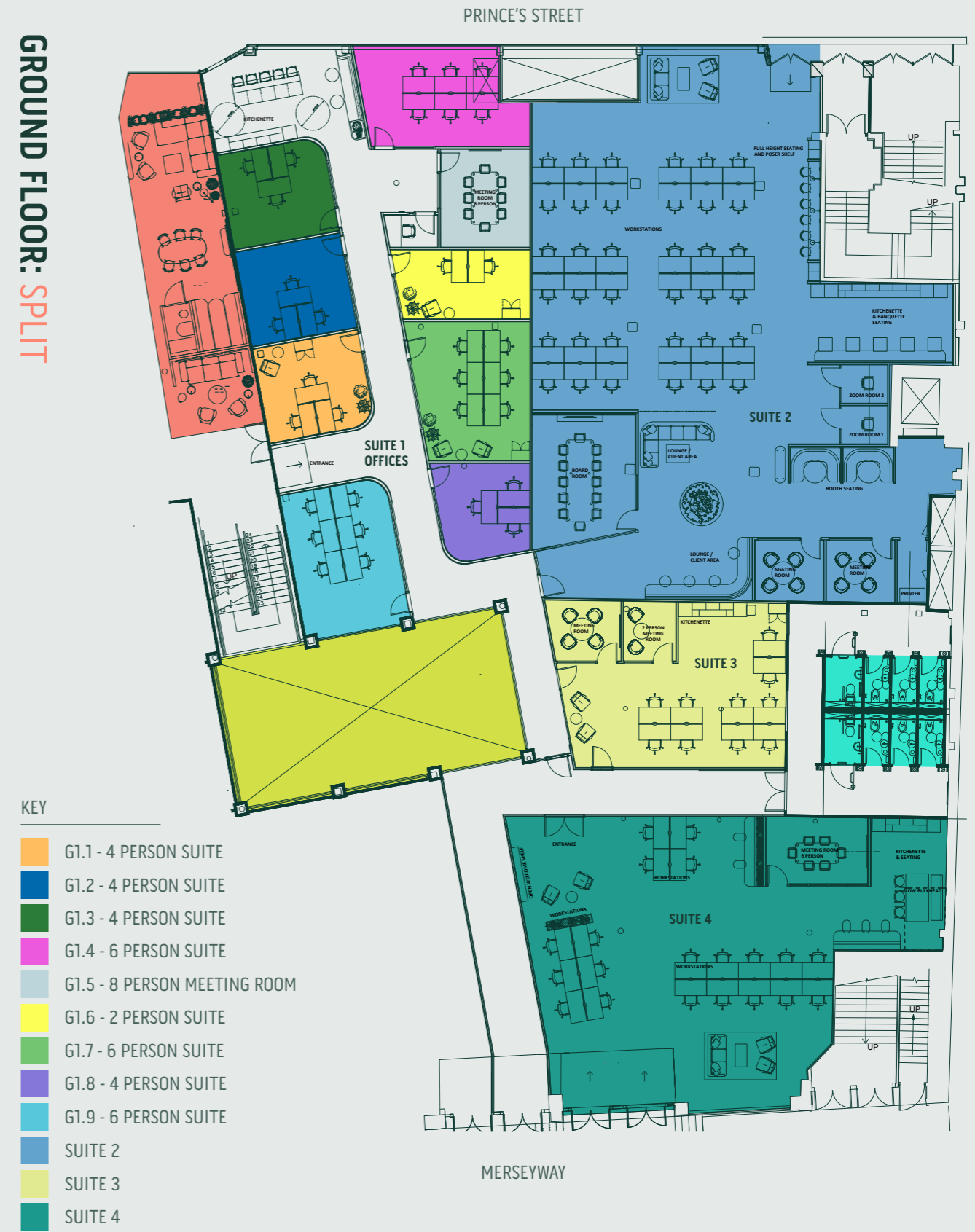


KEY

Office	OFFICE
R&D	R&D

\*All areas are NIA

## GROUND FLOOR: SPLIT



KEY

G1.1 - 4 PERSON SUITE	G1.2 - 4 PERSON SUITE	G1.3 - 4 PERSON SUITE	G1.4 - 6 PERSON SUITE	G1.5 - 8 PERSON MEETING ROOM	G1.6 - 2 PERSON SUITE	G1.7 - 6 PERSON SUITE	G1.8 - 4 PERSON SUITE	G1.9 - 6 PERSON SUITE	SUITE 2	SUITE 3	SUITE 4	COMMUNAL INFORMAL WORKSPACE	ATRIUM	COMMUNAL WC'S
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\*All areas are NIA

# FLOORPLANS

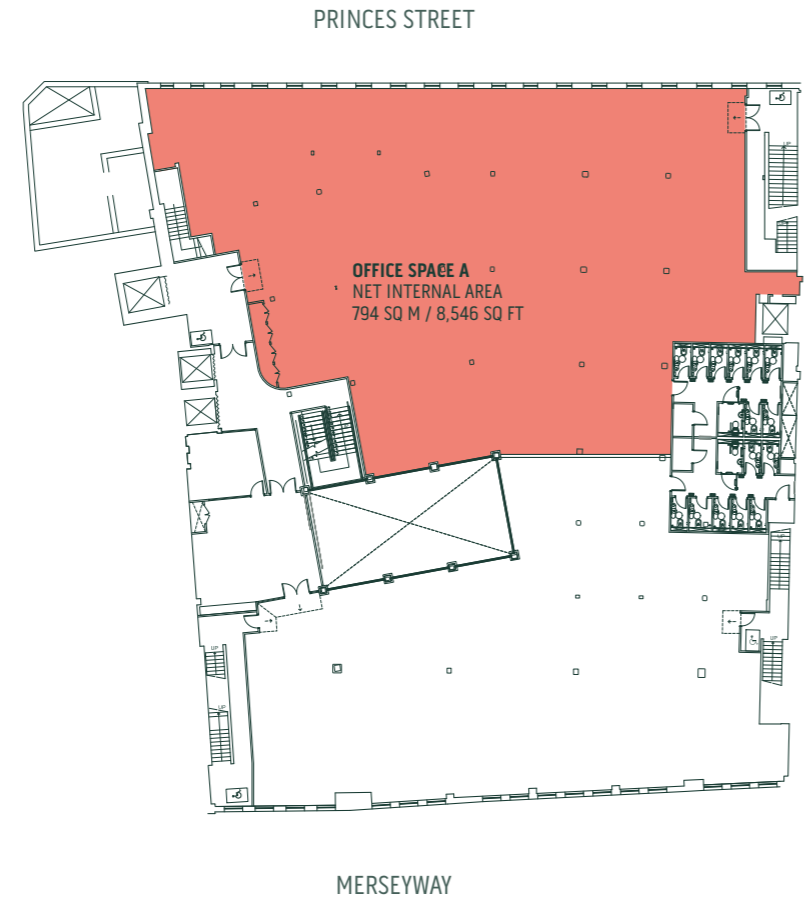
## FIRST FLOOR: SPLIT

- KEY
- FF.01 - 8 PERSON MEETING ROOM
  - FF.02 - 4 PERSON MEETING ROOM
  - FF.03 - 7 PERSON MEETING ROOM
  - FF.04 - 8 PERSON OFFICE
  - FF.05 & FF.06 - 12 PERSON OFFICE
  - FF.07 - 6 PERSON OFFICE
  - FF.08 & FF.09 - 9 PERSON OFFICE
  - FF.10 - 4 PERSON OFFICE
  - FF.11 - 6 PERSON OFFICE
  - FF.12 - 4 PERSON OFFICE
  - FF.13 - 6 PERSON OFFICE
  - FF.14 - 12 PERSON OFFICE
  - FF.15 - 16 PERSON MEETING ROOM
  - FF.16 - 12 PERSON OFFICE
  - COMMUNAL WORKSPACE
  - ATRIUM
  - COMMUNAL WC'S



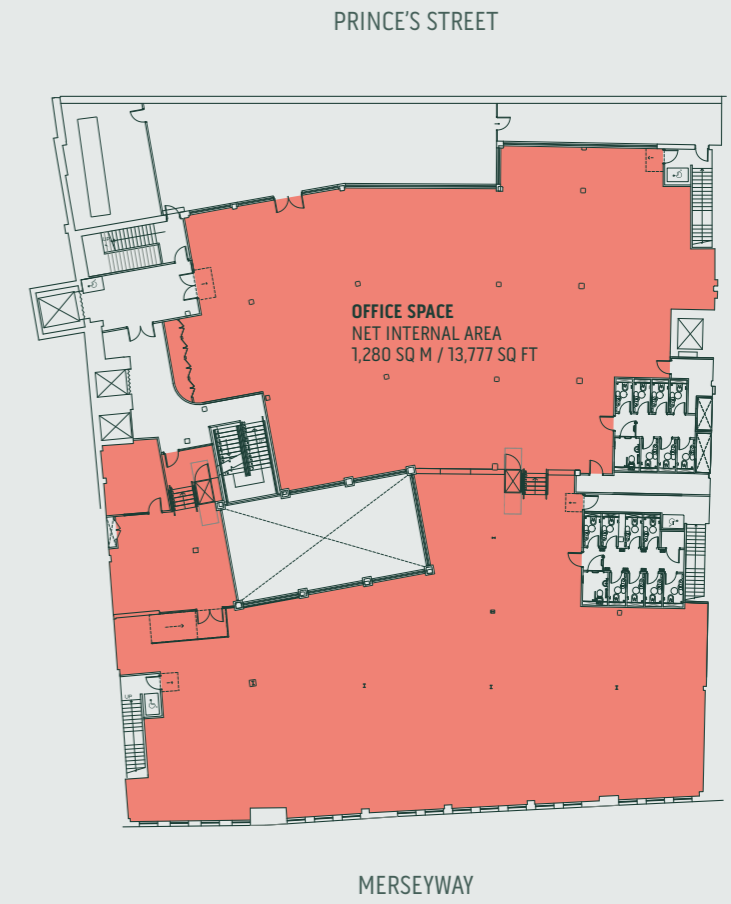
## FIRST FLOOR: OFFICE SPACE A

- KEY
- OFFICE - 8,546 SQ FT



\*All areas are NIA

## SECOND FLOOR: OPTION 1



## SECOND FLOOR: OPTION 2

- KEY
- OFFICE
  - LINK BRIDGE ACCESS TO CARPARK



\*All areas are NIA



**STOK IS LIGHT, BRIGHT AND INVITING. EASILY REACHED AND LOCATED IN THE HEART OF STOCKPORT CITY CENTRE, IT'S A WORKSPACE PEOPLE WILL LOVE.**

**STOK'S** location puts you within a short walk from a wide array of shops, eateries, cafés and bars.

The historic Market and Underbank Areas are perfect for those who love to browse alternative independents, and all-told there are 23 pubs and 19 restaurants, all on the doorstep.



THE PRODUCE HALL

STOK

MARKET

BARS

SHOPS



MERSEYWAY SHOPPING CENTRE



MARKETPLACE

STOCKPORT



ALL WITHIN A 10 MINUTE WALK



REDROCK - CINEMA



REDROCK - RESTAURANTS



UNDERBANKS



REDROCK - THE GYM



MARKETPLACE - BAKERS VAULTS



# AMENITIES

- BARS
- RESTAURANTS
- TRANSPORT HUB
- CAR PARKS
- CAFÉS
- CINEMA
- GYMS
- SHOPPING CENTRES
- TRAIN STATION
- HISTORIC MARKET
- INDEPENDENT SHOPS
- LIBRARY
- MUSEUMS
- THEATRES
- CONCERT VENUE
- PARK
- SWIMMING POOL
- HOTELS
- HAIR AND BEAUTY SALONS
- VINTAGE SHOPS



## WORKFORCE

SIX MILES SOUTH OF MANCHESTER CENTRE, STOCKPORT IS THE LARGEST TOWN IN GREATER MANCHESTER, OFFERING A WORKING-AGE POPULATION OF 1.7 MILLION\* WITHIN COMMUTING DISTANCE.

Connectivity and talent are hallmarks of Stockport. By train, Central Manchester is **8 minutes away**, and London is reached in **two hours**. The workforce is skilled and well-educated, with **294,000** living in the Borough and **1.7 million** people within one hour's commute of the town.

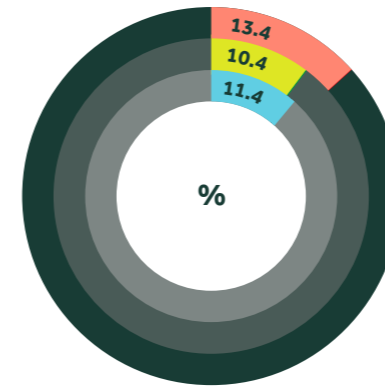
STOK  
PEOPLE

Source: \*2020 ONS estimate

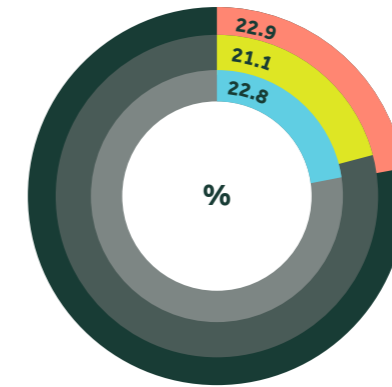
## EXPERIENCED WORKFORCE

Employment by occupation (2021)

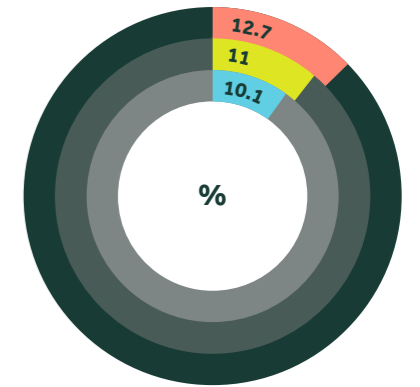
Managers and Senior Officials



Professional Occupations



Administrative and Secretarial

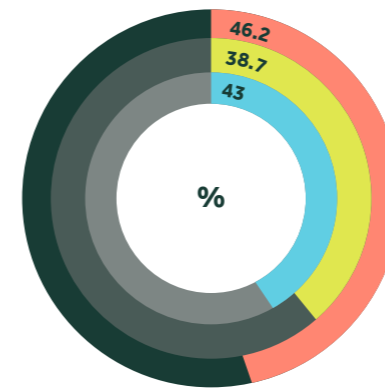


Source: NOMIS 2020

## EDUCATED WORKFORCE

Qualifications

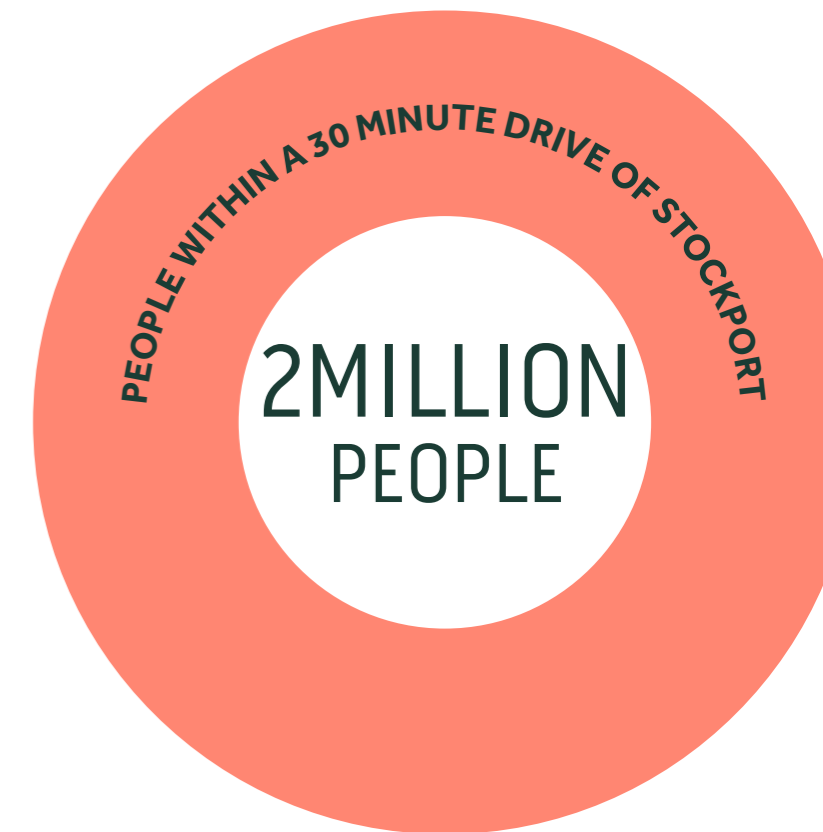
NVQ4 AND ABOVE



Source: Annual Population Survey, 2020, ONS/NOMIS

KEY

- STOCKPORT
- NORTH WEST
- GREAT BRITAIN



Source: NOMIS 2020

# CONNECTIVITY

STOCKPORT'S CONNECTIVITY SETS IT APART – WITH LINKS BY ROAD, RAIL AND AIR ON THE DOORSTEP.



### TRAIN

- MANCHESTER PICCADILLY  
8 MINS
- WILMSLOW  
8 MINS
- LEEDS  
1 HR 20 MINS
- LIVERPOOL  
1 HR 20 MINS
- BIRMINGHAM  
1 HR 20 MINS
- LONDON EUSTON  
< 2 HRS



### BICYCLE

EASY ACCESS BY ROAD  
NEXT TO TRANSPENNINE TRAIL



### CAR

MANCHESTER AIRPORT  
15 MINS

MANCHESTER CITY CENTRE  
20 MINS

LIVERPOOL  
50 MINS

LEEDS  
1 HR

BIRMINGHAM  
1 HR 30 MINS

ADJACENT TO M60 AND A6

PARKING 1:1,000 SQ FT.  
ADDITIONAL PARKING AVAILABLE.

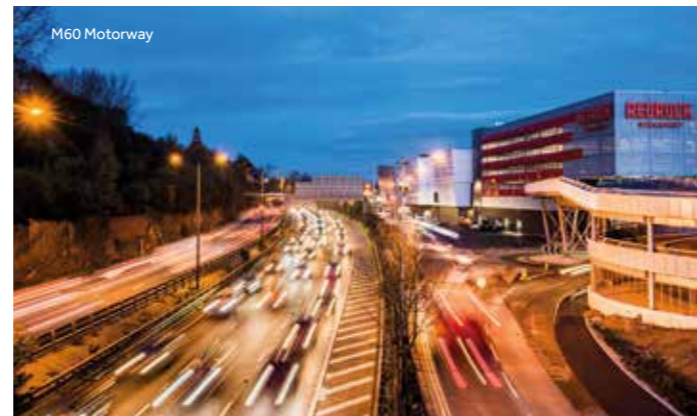


### BUS

< 5 MINS WALK TO BUS INTERCHANGE  
> 106 ROUTES

### WHAT3WORDS

///JOBS.REMARK.ISLAND

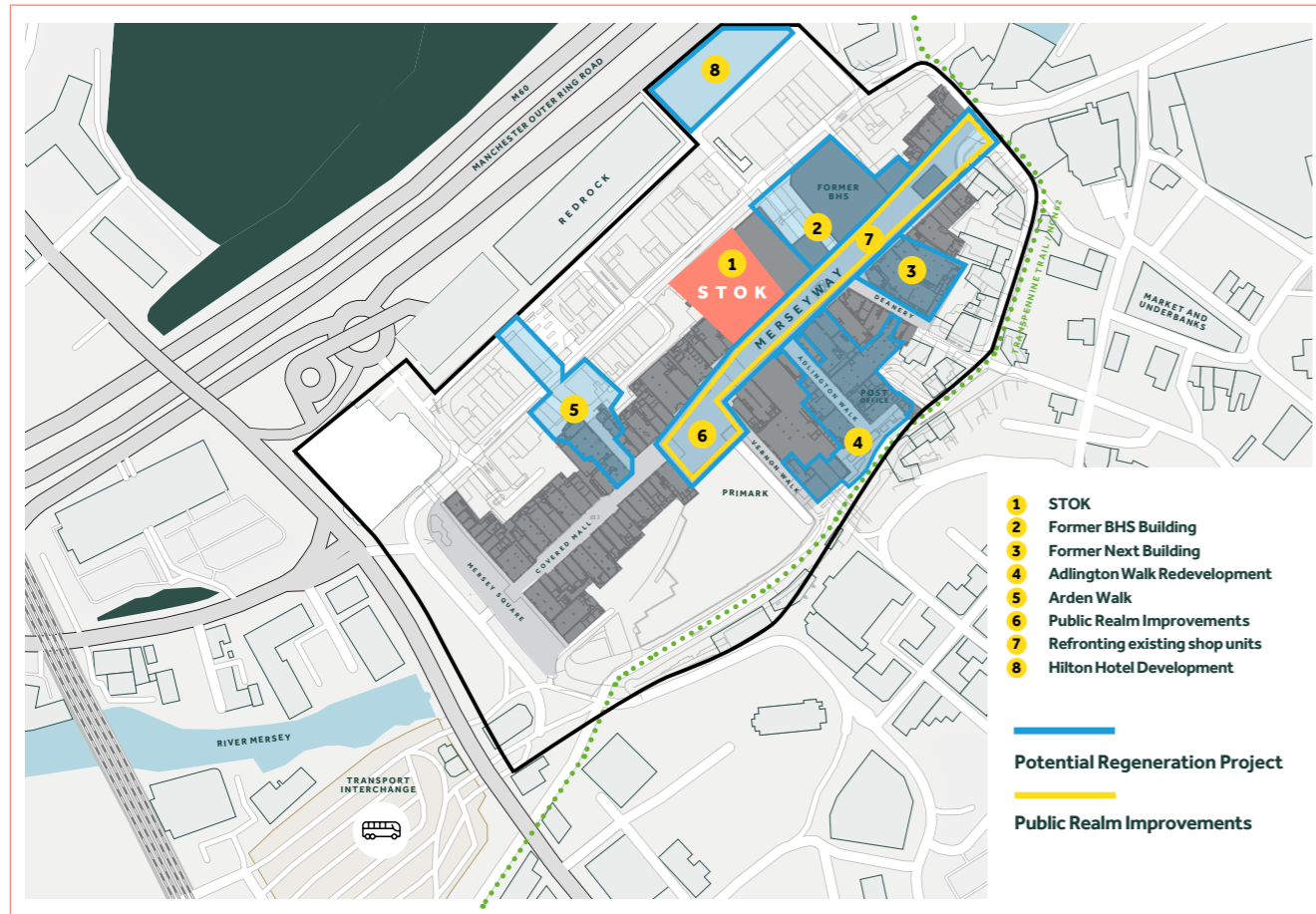


S T O K  
C A R  
T R A I N  
P L A N E

C O N N E C T E D

# REGENERATION

STOCKPORT METROPOLITAN BOROUGH COUNCIL ONGOING TOWN CENTRE REGENERATION PROGRAMME



NEW TRANSPORT INTERCHANGE

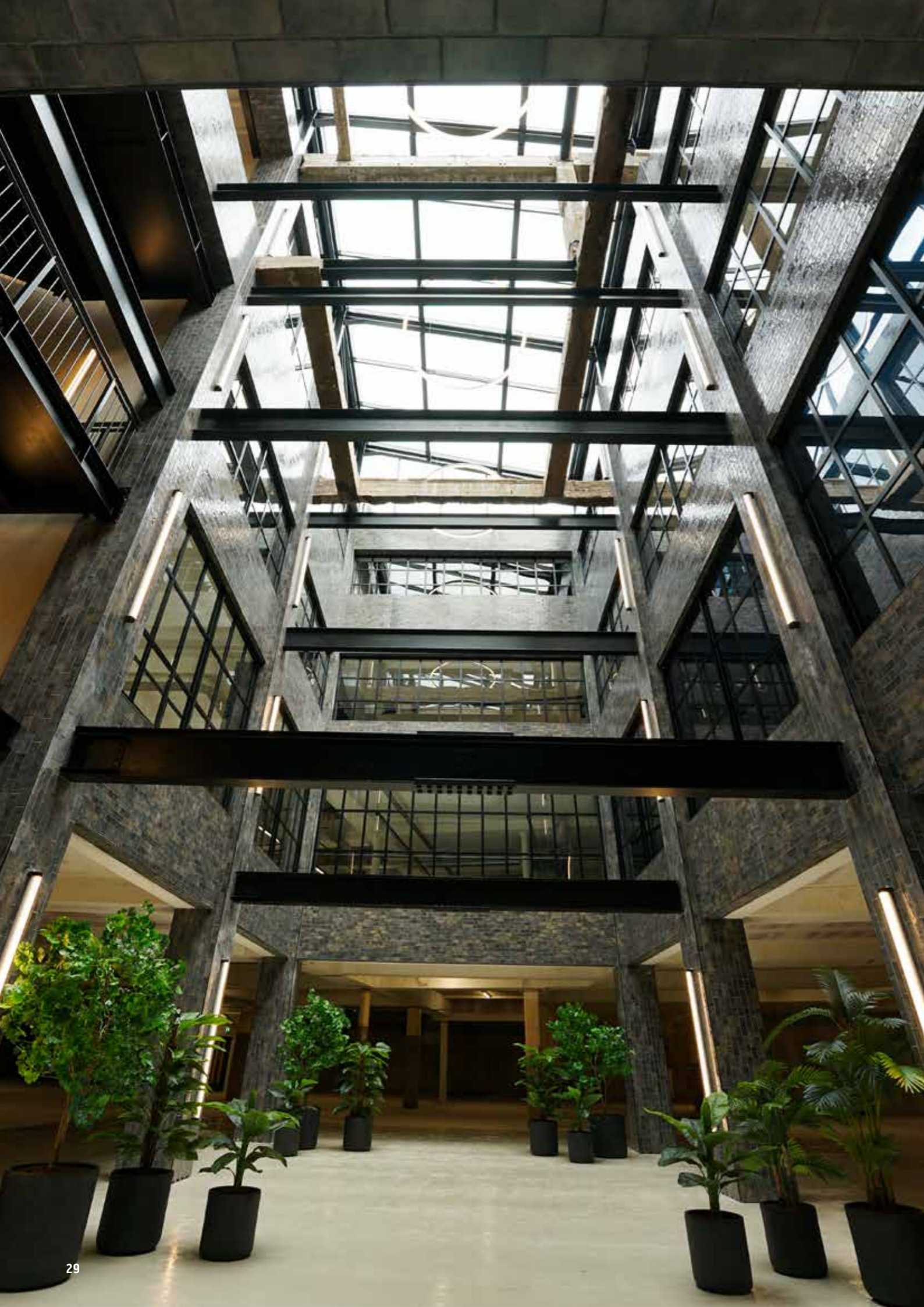


POTENTIAL METROLINK EXTENSION TO STOCKPORT

1,000 + NEW HOMES IN THE TOWN CENTRE  
PROPOSED DEVELOPMENTS FOR STOCKPORT TOWN CENTRE WEST

£1 BILLION+ IS MAKING THE DIFFERENCE.  
OFFICES, RESIDENTIAL, HOTELS, RETAIL,  
LEISURE — STOCKPORT'S TRANSFORMATION  
WILL BE UNPARALLELED.

# INVESTMENT



# STOK

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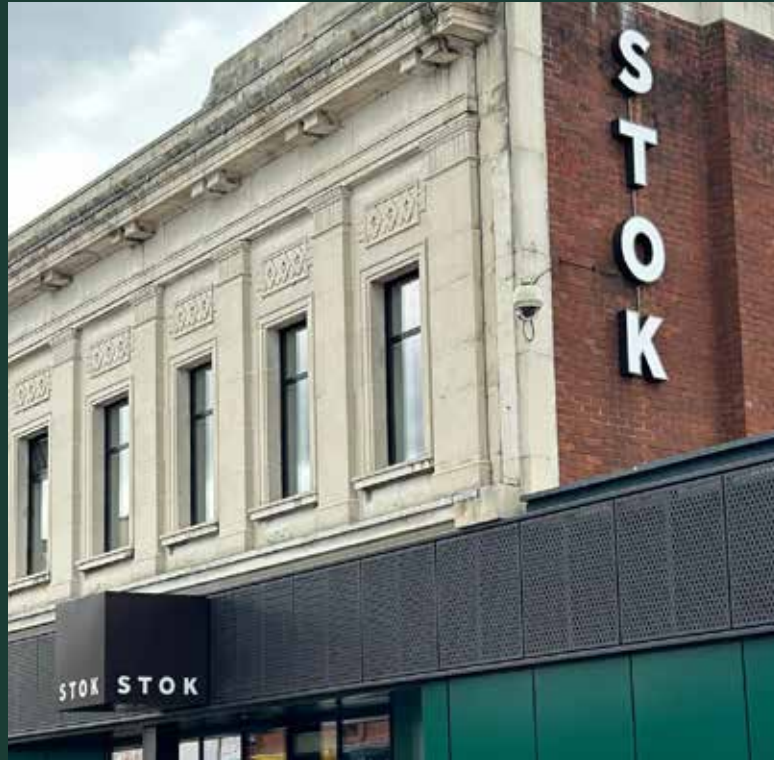
T 0792 756 1994  
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## MISREPRESENTATION ACT

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**STOK**  
**HOME**



**MAKE STOK THE NEW HOME  
FOR YOUR BUSINESS**

**STOK.UK.COM**

**@HELLOSTOK**

