

STOK



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

/// JOBS.REMARK.ISLAND

A GAME CHANGER FOR THE STOCKPORT OFFICE MARKET

STOK



OUTSIDE VIEW

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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



THE DEVELOPMENT

STOK
ROOM

SPACE





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

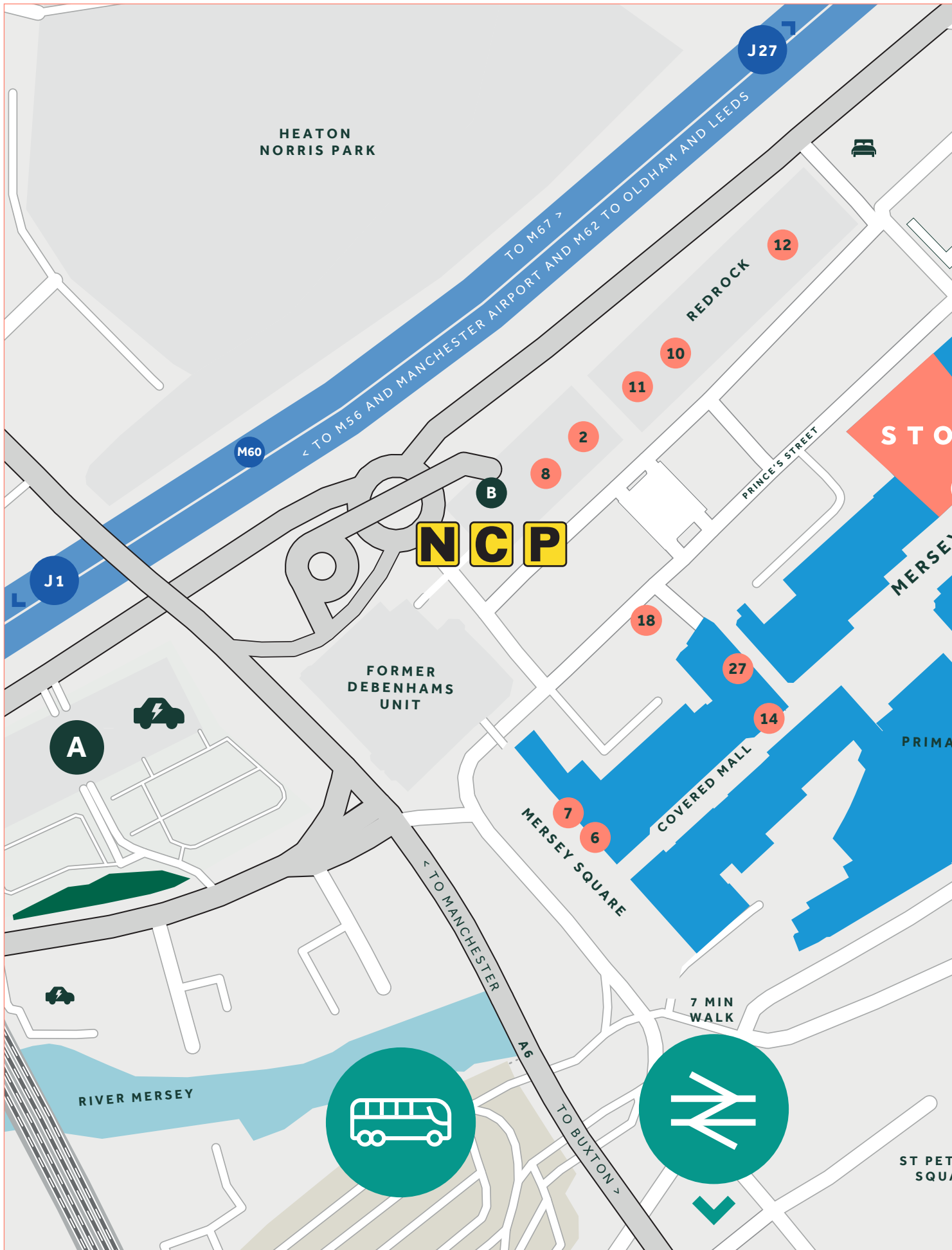


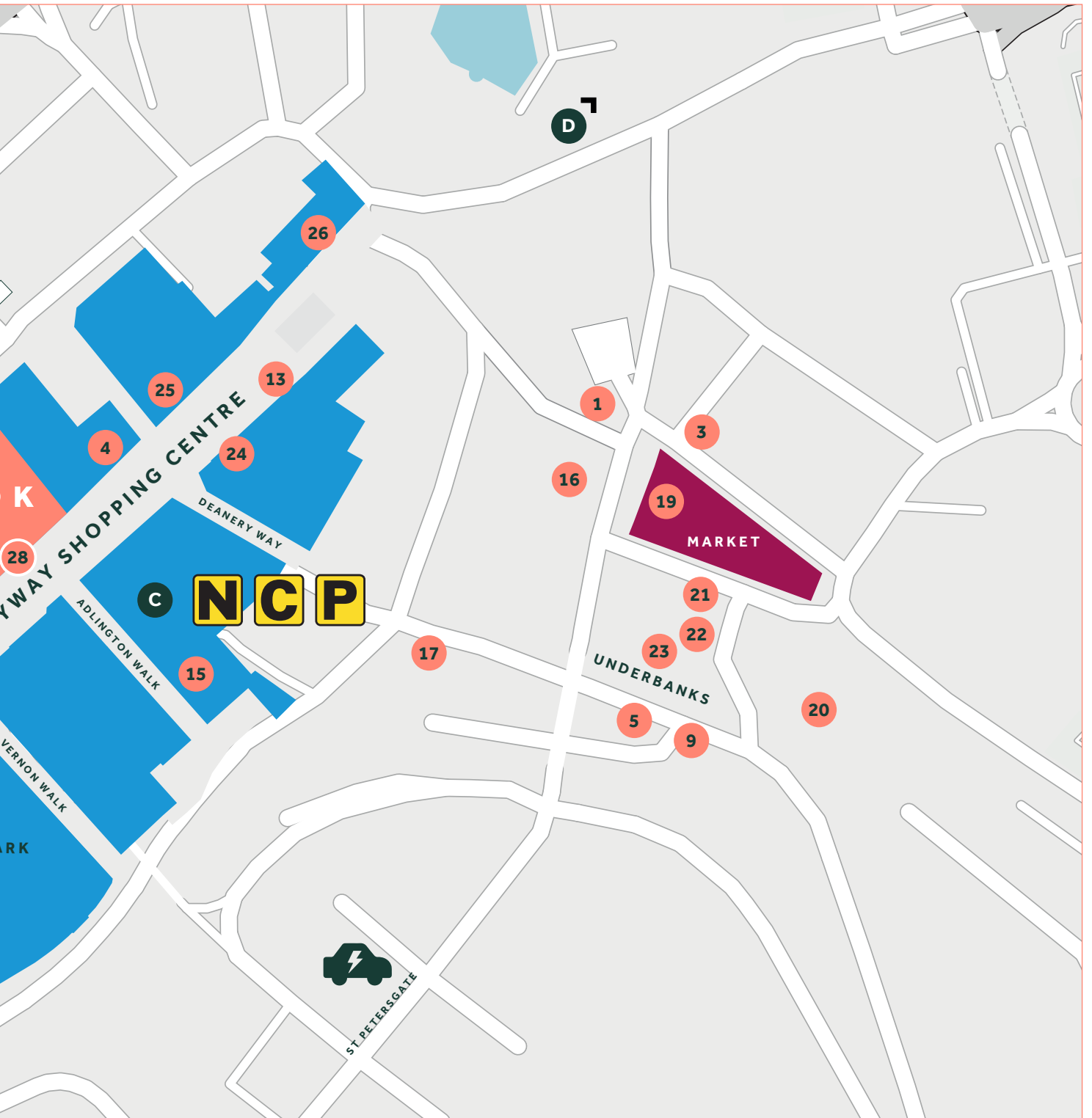
OFFICE SPACE,
R&D SPACE,
RETAIL SPACE

SUITES FROM
150 SQ FT
UPWARDS

LOCATION

STOK, 43–59 PRINCE'S ST, STOCKPORT SK1 1RY





LEISURE

- | | | |
|----------------------|-----------------------------------|----------------------------|
| 1 BAKERS VAULTS | 11 ZIZZI | 20 WHERE THE LIGHT GETS IN |
| 2 BERRETTO LOUNGE | 12 PIZZA EXPRESS | 21 CHERRY JAM |
| 3 LA CAPILLA | 13 MCDONALD'S | 22 GOOD REBEL |
| 4 COSTA COFFEE | 14 MERSEYWAY SHOPPING CENTRE | 23 WINTERS |
| 5 THE CRACKED ACTOR | 15 POST OFFICE | 24 JD SPORTS |
| 6 TESCO EXPRESS | 16 THE PRODUCE HALL | 25 POUNDLAND |
| 7 GREGGS MERSEY SQ | 17 RHODE ISLAND COFFEE | 26 COFFEE BLOCK |
| 8 THE GYM | 18 ROSIE'S COFFEE HOUSE & KITCHEN | 27 THE DICE BOX |
| 9 LACO CAFÉ & BISTRO | 19 STOCKPORT INDOOR MARKET | 28 STARBUCKS |
| 10 LIGHT CINEMA | | |

CONNECTIVITY

- A HEATON LANE CAR PARK
- B REDROCK CAR PARK (NCP)
- C MERSEYWAY CAR PARK (NCP)
- D WARREN STREET CAR PARK (£3.50 PER DAY)
- ELECTRIC CAR CHARGING POINT
- TRAIN STATION
- TRANSPORT INTERCHANGE
- HILTON HOTEL DEVELOPMENT

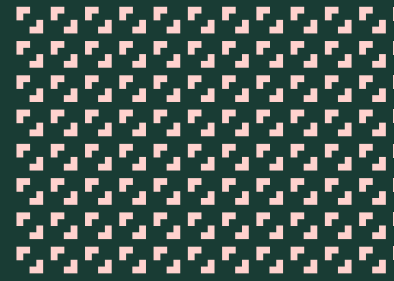
SCHEDULE OF AREAS

FLEXIBLE

FLOOR AREAS (SQ FT)

LOWER GROUND	SQ FT	GROUND FLOOR	DESKS PER SUITE
PART A	8,438 SQ FT	G1.1	3
PART B	7,470 SQ FT	G1.2	3
TOTAL	15,984 SQ FT	G1.3	3
		G1.4	3
		G1.6	2
		G1.7	6
		G1.8	4
		G1.9	6
		SUITE 2	48
		SUITE 3	10
		SUITE 4	20





FIRST FLOOR DESKS PER SUITE

FF.04	8
FF.05 & FF.06	12
FF.07	6
FF.08 & FF.09	10
FF.10	4
FF.11	6
FF.12	4
FF.13	6
FF.14	12
FF.16	12
FF.17	6
FF.18	14
FF.19	24
FF.20	15
FF.21	36

SECOND FLOOR DESKS PER SUITE

STOK TERRACE	84
SF.01	4
SF.02	2
SF.04	2
SF.05	4
SF.06	2
SF.07	12
SF.08	8
SF.09	10
SF.10	18
SF.11	2
SF.12	4
SF.13	10
SF.15	12



**All areas are N/A*

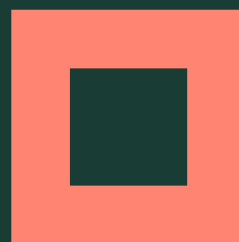
GROUND FLOOR SUITE 2





SPECIFICATION

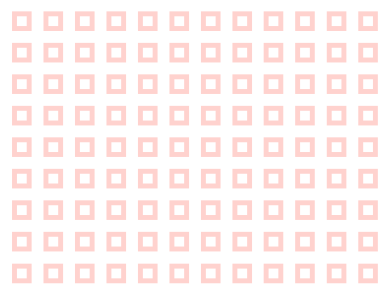
LOCK STOK & BARRREL



SHOWER FACILITIES



CYCLE STORAGE

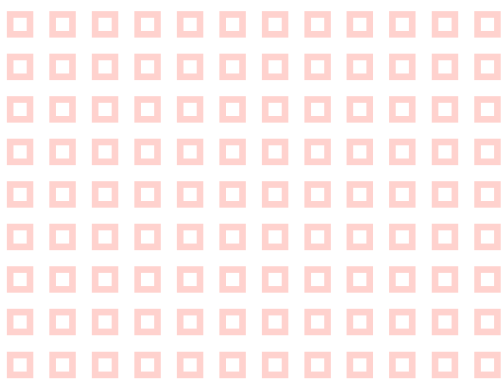


FOLLOWING A SUBSTANTIAL REMODELLING OF THE BUILDING, THE SPECIFICATION INCLUDES:-

- ❑ 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





S T O K

H U B

O F F E R S

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



FLOORPLANS

LOWER GROUND: OPTION 1



LOWER GROUND: OPTION 2



*All areas are NIA



AVAILABLE FOR A WIDE VARIETY OF USES

GROUND FLOOR: SPLIT



KEY

- G1.1 3 DESKS
- G1.2 3 DESKS
- G1.3 3 DESKS
- G1.4 3 DESKS
- G1.5 MEETING ROOM 8 PERSON
- G1.6 2 DESKS
- G1.7 6 DESKS
- G1.8 4 DESKS
- G1.9 6 DESKS

- SUITE 2
- SUITE 3
- SUITE 4

*All areas are NIA

FLOORPLANS

FIRST FLOOR



KEY

■	FF.01 MEETING ROOM STRAWBERRY STUDIO
■	FF.02 MEETING ROOM HATTERS
■	FF.03 MEETING ROOM ROBINSONS
■	FF.04 8 DESKS
■	FF.05 & FF.06 12 DESKS
■	FF.07 6 DESKS
■	FF.08 & FF.09 10 DESKS
■	FF.10 4 DESKS
■	FF.11 6 DESKS
■	FF.12 4 DESKS
■	FF.13 6 DESKS
■	FF.14 12 DESKS
■	FF.15 MEETING ROOM THE UNDERBANKS
■	FF.16 12 DESKS
■	FF.17 6 DESKS
■	FF.18 14 DESKS
■	FF.19 24 DESKS
■	FF.20 15 DESKS
■	FF.21 36 DESKS
■	ZOOM ROOMS

*All areas are N/A

SECOND FLOOR



KEY

■	SF.01	4 DESKS
■	SF.02	2 DESKS
■	SF.03	MEETING ROOM
■	SF.04	2 DESKS
■	SF.05	4 DESKS
■	SF.06	2 DESKS
■	SF.07	12 DESKS
■	SF.08	8 DESKS
■	SF.09	10 DESKS
■	SF.10	18 DESKS
■	SF.11	2 DESKS
■	SF.12	4 DESKS
■	SF.13	10 DESKS
■	SF.14	MEETING ROOM
■	SF.15	12 DESKS
■	STOK TERRACE	84 DESKS

*All areas are NIA

STOCKPORT



THE PRODUCE HALL



STOK MARKET BARS SHOPS



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.



MERSEYWAY SHOPPING CENTRE



MARKETPLACE

STOCKPORT



ALL WITHIN A 10 MINUTE WALK



UNDERBANKS



RED ROCK - THE GYM



REDROCK – CINEMA



REDROCK – RESTAURANTS



MARKETPLACE – BAKERS VAULTS



ENTITIES

- 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.

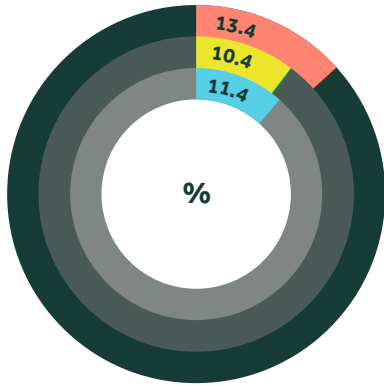
S T O K
P E O P L E

Source: *2020 ONS estimate

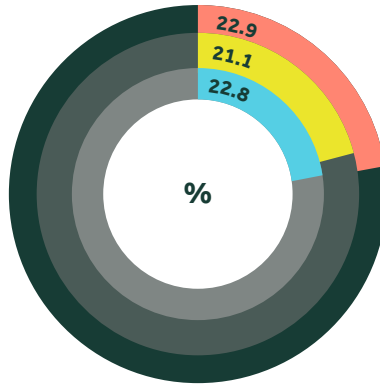
EXPERIENCED WORKFORCE

Employment by occupation (2021)

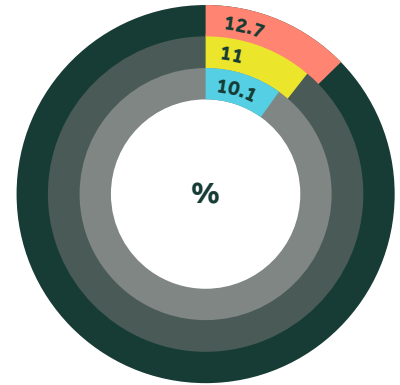
Managers and Senior Officials



Professional Occupations



Administrative and Secretarial

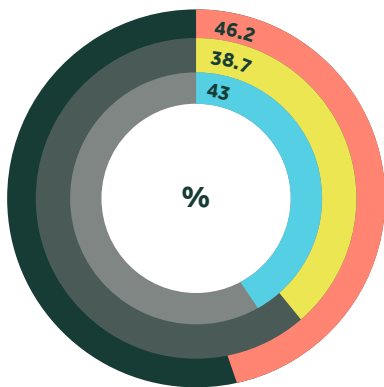


Source: NOMIS 2020

EDUCATED WORKFORCE

Qualifications

NVQ4 AND ABOVE



Source: Annual Population Survey, 2020, ONS/NOMIS

PEOPLE WITHIN A 30 MINUTE DRIVE OF STOCKPORT

2 MILLION PEOPLE

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.



C O N N E C



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

STOK

CAR

TRAIN

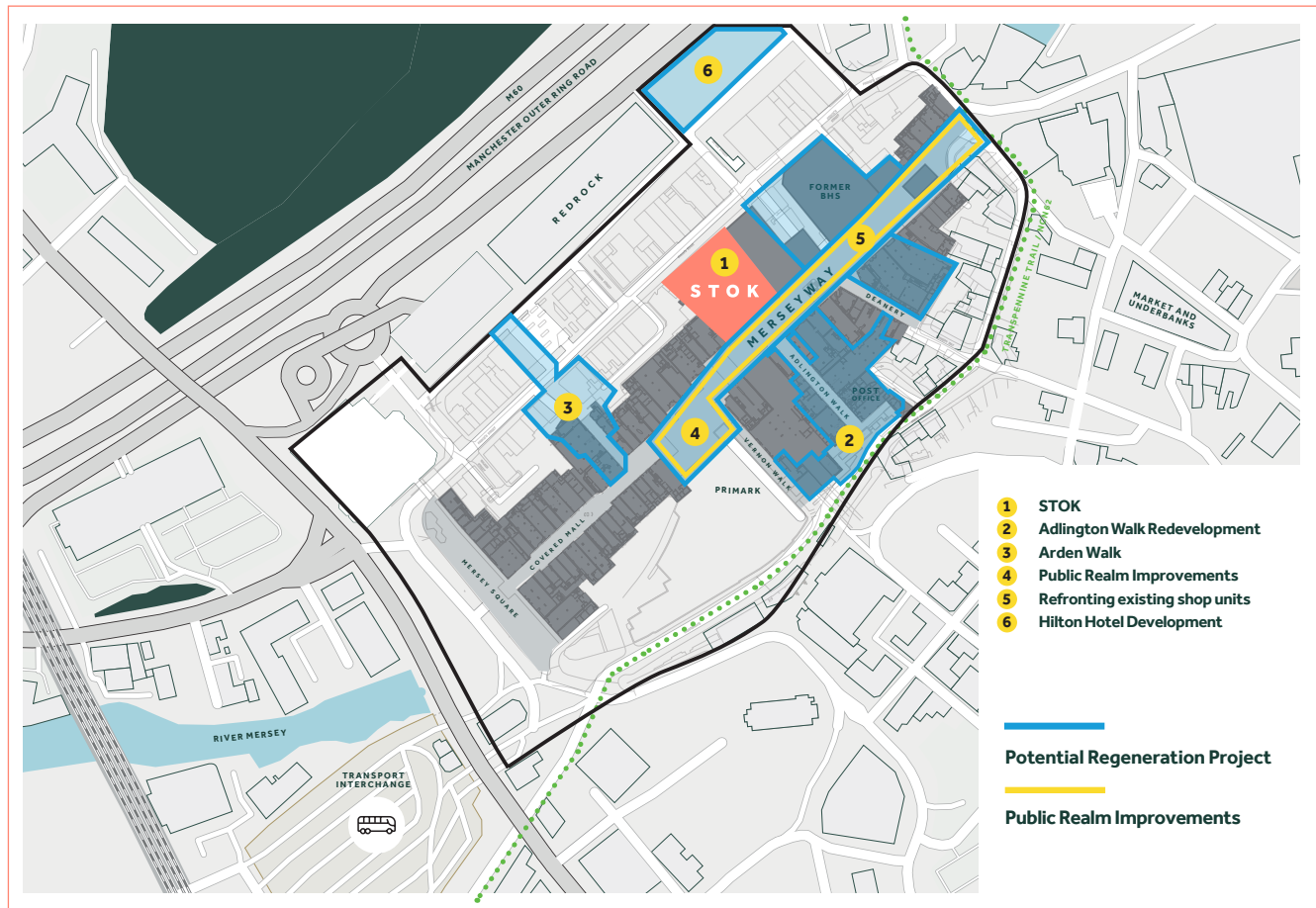
PLANE

CONNECTED



REGENERATION

STOCKPORT METROPOLITAN BOROUGH COUNCIL ONGOING TOWN CENTRE REGENERATION PROGRAMME



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

INVEST

NEW TRANSPORT INTERCHANGE



POTENTIAL METROLINK EXTENSION TO STOCKPORT

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





STOK

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MISREPRESENTATION ACT

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STOK
HOME



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

STOK.UK.COM

@HELLOSTOK

