

Woolpack House

70 BRINKSWAY, STOCKPORT



TO LET | *Beautifully crafted self-contained office in the heart of Stockport.*

*A rare opportunity to lease a
self-contained, ready-to-occupy, office
building in the centre of Stockport.*

A 3,300 SQ FT SELF-CONTAINED FORMER PUBLIC HOUSE

FULLY REFURBISHED TO A HIGH SPECIFICATION WHILST
RETAINING THE BUILDINGS CHARM AND CHARACTER

FURNISHED WORKSPACE AND BREAK OUT AREAS SET OVER 3
FLOORS

PRIVATE CAR PARK FOR 8+ CARS

SUITABLE FOR A VARIETY OF USES (STP) INCLUDING
SHOWROOM, STUDIO, BEAUTY ROOMS OR CLINIC USE

ALL ELECTRIC BUILDING | EPC B



Location

Stockport is a thriving and fast-growing town situated approximately 6 miles south-east of Manchester city centre.

The town has been subject to a £1b regeneration scheme over recent years to improve public infrastructure, create new business districts and new homes.

As a result, Stockport is now firmly recognised as one of the regions best places to work, shop and live.

“A mighty metamorphosis has begun in SK1, promising to turn it into one of the most exciting towns around.”

SUNDAY TIMES, 2024



70 BRINKSWAY
STOCKPORT
SK3 0BY



Situation

Woolpack House is situated on the edge of Stockport town centre, on the banks of the River Mersey and adjacent to the iconic Pyramid building.

The property is extremely well connected by road, with Junction 1 of the M60 ring road just 150m from the building which, in turn, connects swiftly with the M56 and M6 motorways.

In addition, Stockport Railway Station is less than a 15 minute walk from Woolpack House with regular services to Manchester Piccadilly (8 min) and London Euston (1hr 50m).



Specification

Woolpack House has been fully refurbished, fitted and furnished to the following specification:

Character features, including exposed brickwork, beams and fireplaces

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LVL herringbone flooring

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Crittall glazed partitioning to offices and meeting rooms

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High quality fitted kitchens to each floor

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Luxury WC facilities to each floor

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Stunning reception area with feature pendant lighting

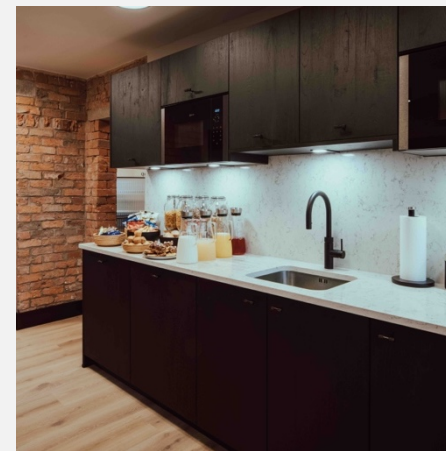
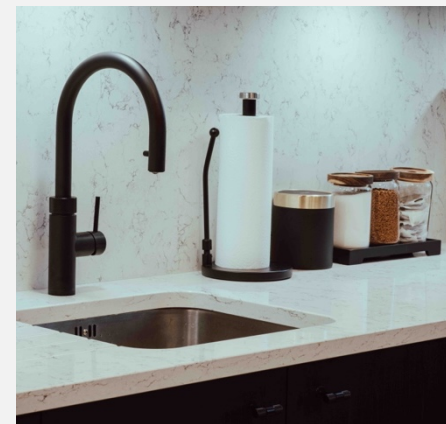
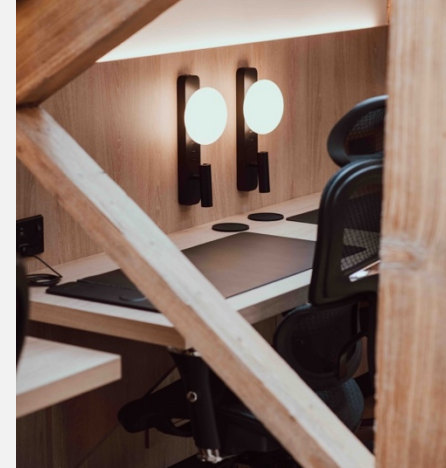
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Furnished throughout to provide circa 50 desks and extensive break out / lounge spaces

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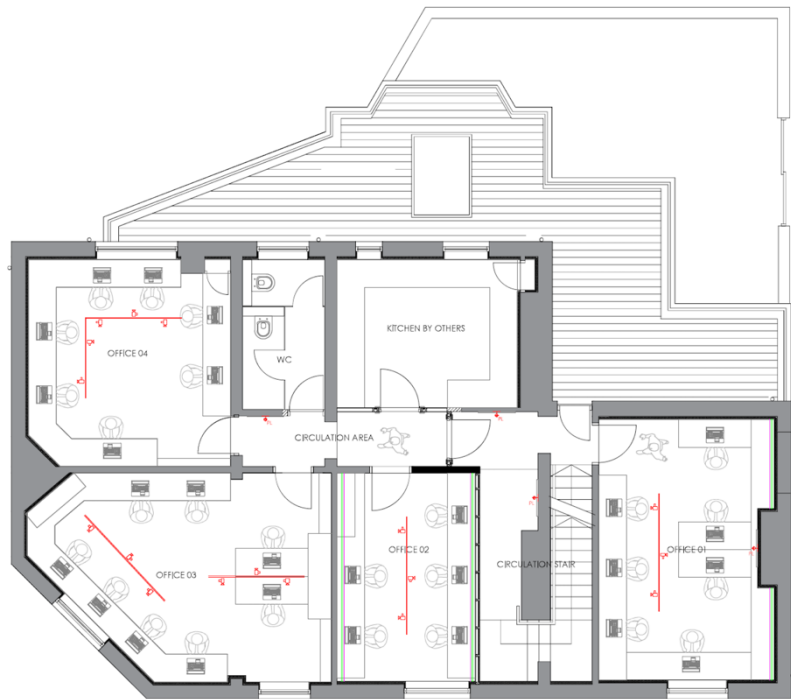
Private Car Park For 8+ Cars



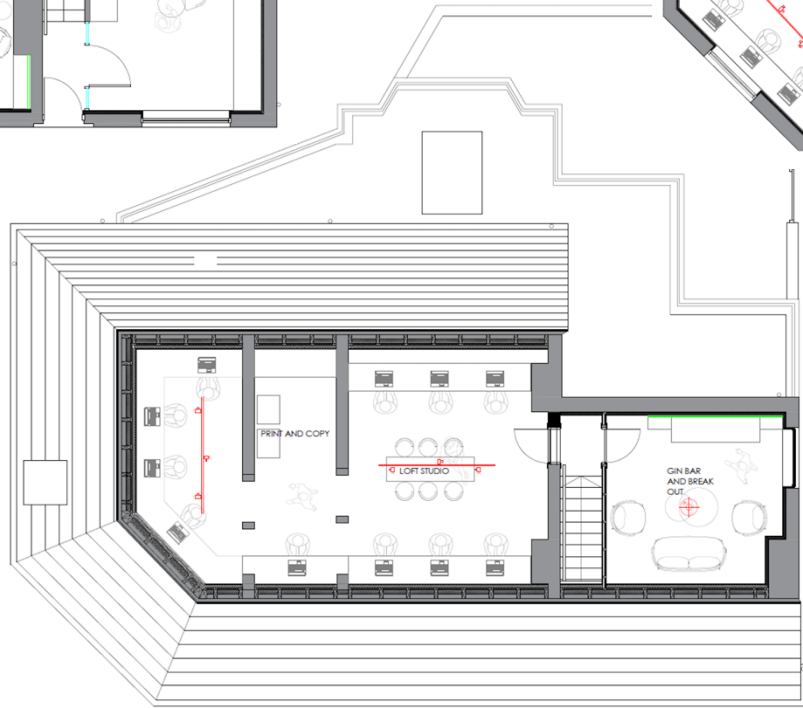




Ground Floor



First Floor



Second Floor

Tenure

Leasehold space is available, totalling 3,300 sq ft, for a term of years to be agreed. The property will be leased on full repairing and insuring terms.

VAT

All prices quoted are excluding but may be liable to VAT.

Business Rates

The tenant will be responsible for the payment of the business rates levied on the accommodation.

AML Regulations

The to comply with our legal responsibilities for Anti-Money Laundering, we are obligated to carry our anti-money laundering checks on the ingoing tenant and will require two forms of identification and source of funding.

Contact

For further information, please contact joint letting agents:

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