

# STOK



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

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## 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.

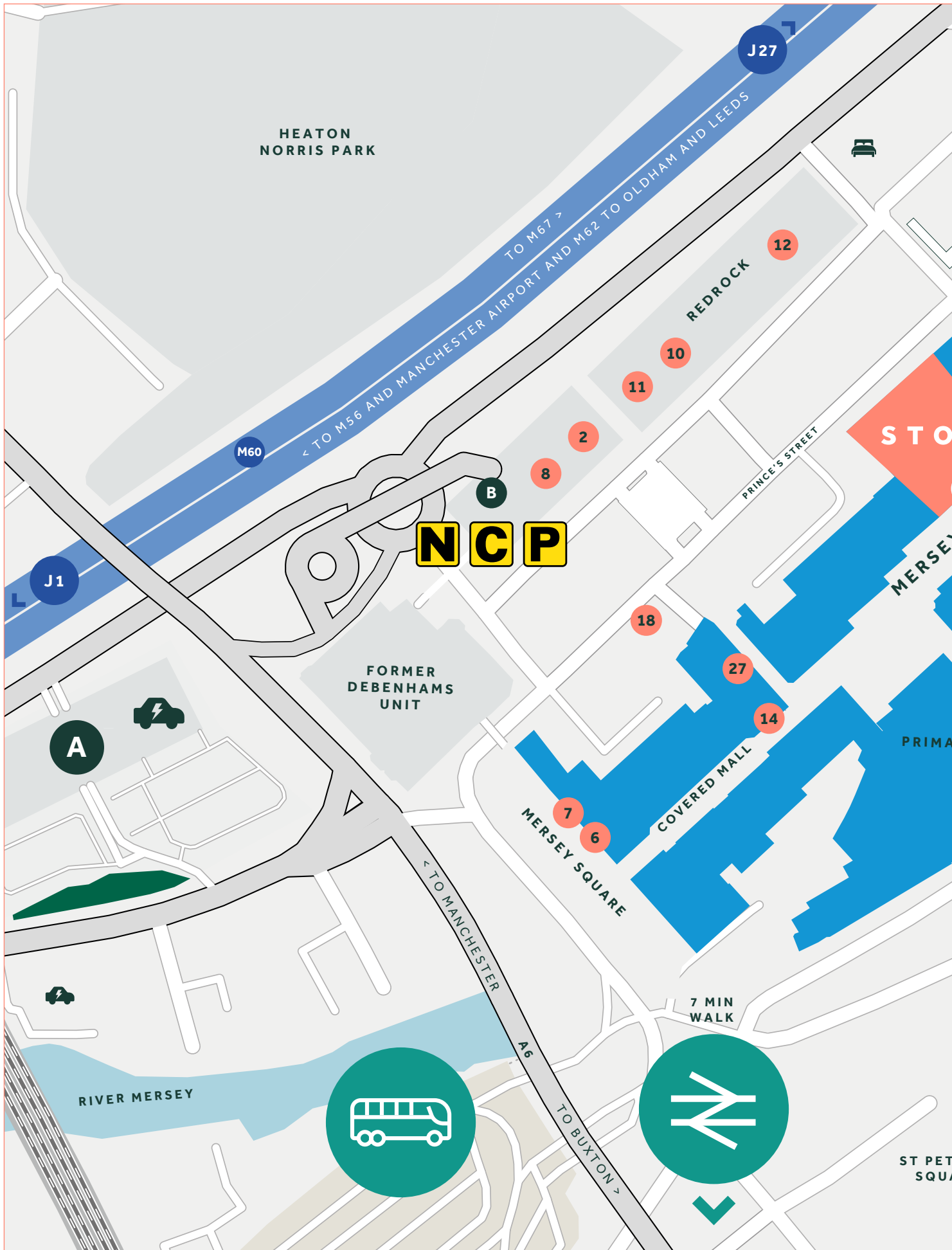


OFFICE SPACE,  
R&D SPACE,  
RETAIL SPACE

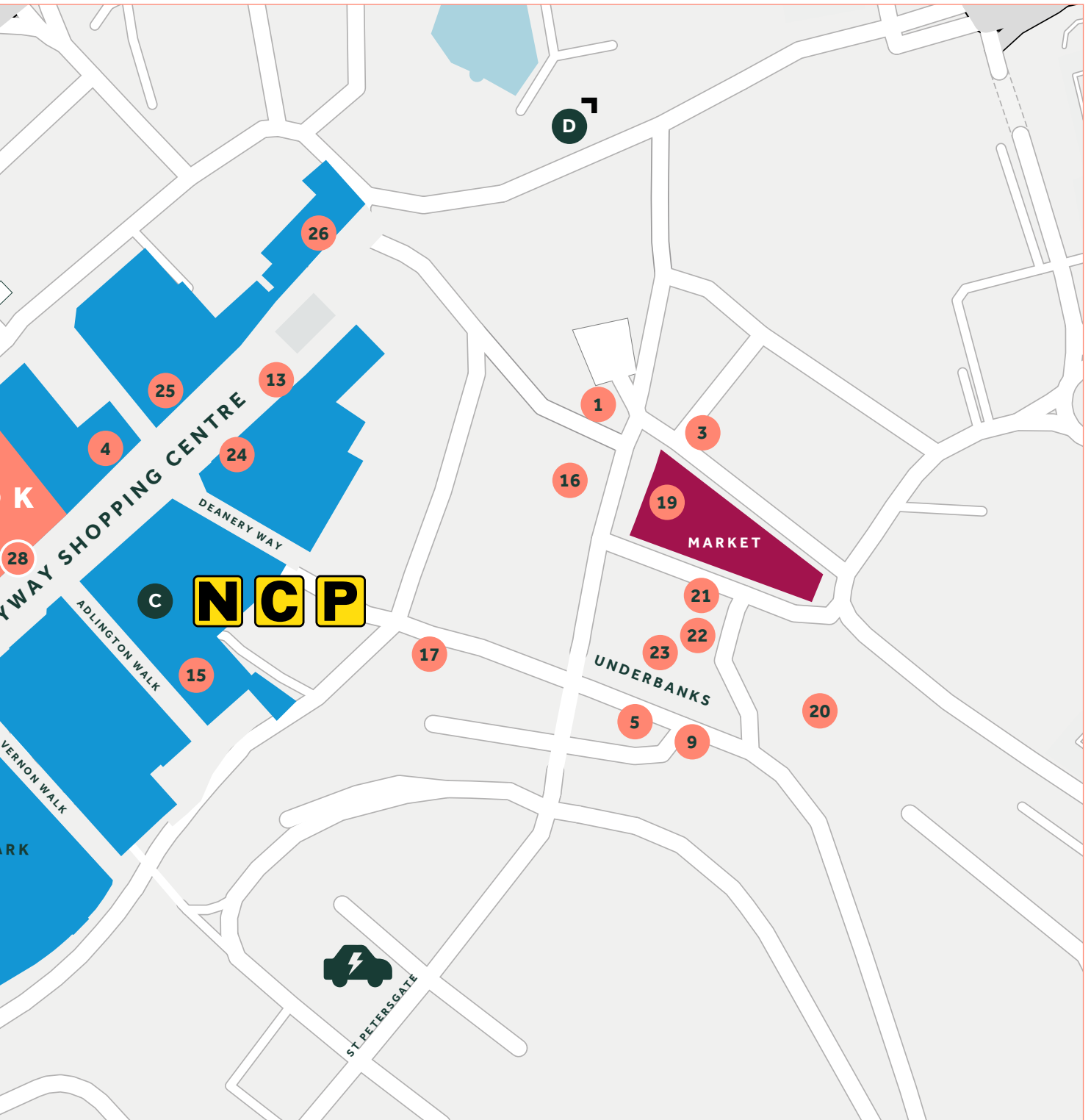
SUITES FROM  
150 SQ FT  
UPWARDS

# 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

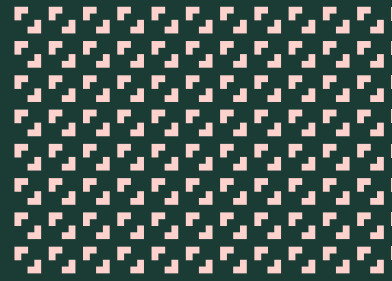
## FLOOR AREAS (SQ FT)

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LOWER GROUND	SQ FT	GROUND FLOOR	DESKS PER SUITE
PART A	8,438 SQ FT	G1.1	4
PART B	7,470 SQ FT	G1.2	4
TOTAL	15,984 SQ FT	G1.3	3
		G1.4	6
		G1.6	2
		G1.7	6
		G1.8	3
		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	9
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	30

SECOND FLOOR	SQ FT
PART B	6,372

	DESKS PER SUITE
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



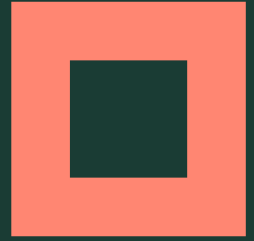






# SPECIFICATION

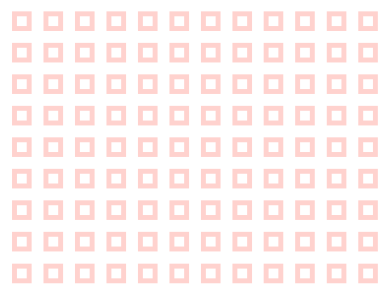
# LOCK STOK & BARRREL



SHOWER FACILITIES



CYCLE STORAGE



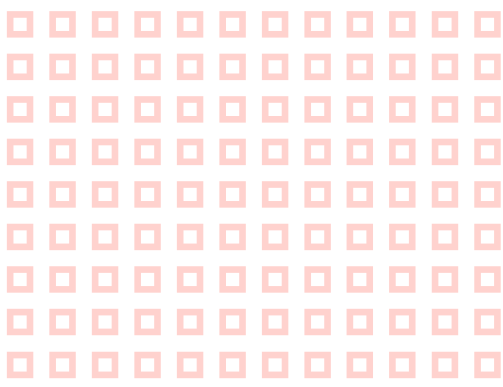
## FOLLOWING A SUBSTANTIAL REMODELLING OF THE BUILDING, THE SPECIFICATION INCLUDES:-

- ❑ 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





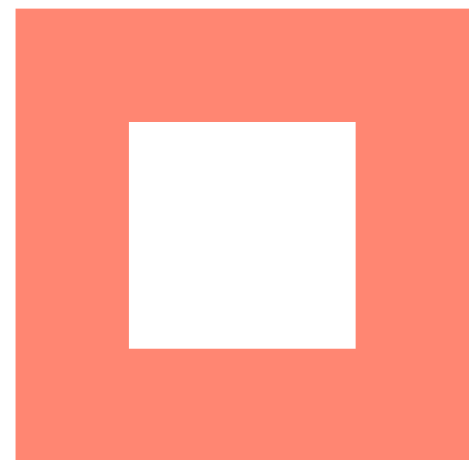


**S T O K**

**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**

PRINCE'S STREET



MERSEYWAY

**KEY**

- G1.1 - 4 PERSON SUITE
- G1.2 - 4 PERSON SUITE
- G1.3 - 4 PERSON SUITE
- G1.4 - 6 PERSON SUITE
- G1.5 - MEETING ROOM-BLOSSOMS
- 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 WCS

\*All areas are NIA

# FLOORPLANS

## FIRST FLOOR



### KEY

- |   |  |
|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> FF.01 MEETING ROOM-STRAWBERRY STUDIO  | <span style="display:inline-block; width:15px; height:15px; background-color:yellowgreen; border:1px solid black;"></span> FF.16 |
| <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> FF.02 MEETING ROOM-HATTERS              | <span style="display:inline-block; width:15px; height:15px; background-color:cyan; border:1px solid black;"></span> FF.17        |
| <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> FF.03 MEETING ROOM-ROBINSONS           | <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> FF.18  |
| <span style="display:inline-block; width:15px; height:15px; background-color:magenta; border:1px solid black;"></span> FF.04                                | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> FF.19      |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> FF.05 & FF.06                      | <span style="display:inline-block; width:15px; height:15px; background-color:lavender; border:1px solid black;"></span> FF.20    |
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> FF.07                                 | <span style="display:inline-block; width:15px; height:15px; background-color:blueviolet; border:1px solid black;"></span> FF.21  |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> FF.08 & FF.09                     | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> ZOOM ROOMS |
| <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> FF.10                                 |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:cyan; border:1px solid black;"></span> FF.11                                   |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> FF.12                                   |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:yellowgreen; border:1px solid black;"></span> FF.13                            |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> FF.14                                   |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> FF.15 MEETING ROOM-THE UNDERBANKS |  |

\*All areas are N/A

# SECOND FLOOR



## KEY

- SF.01
- SF.02
- SF.04
- SF.05
- SF.06
- SF.07
- SF.08
- SF.09
- SF.10
- SF.11
- SF.12
- SF.13
- SF.15

PART B - 6,372sq ft

\*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



A M E

ALL WITHIN A 10 MINUTE WALK



UNDERBANKS



RED ROCK - THE GYM





REDROCK – CINEMA



REDROCK – RESTAURANTS



MARKETPLACE – BAKERS VAULTS



# ENITIES

- 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.

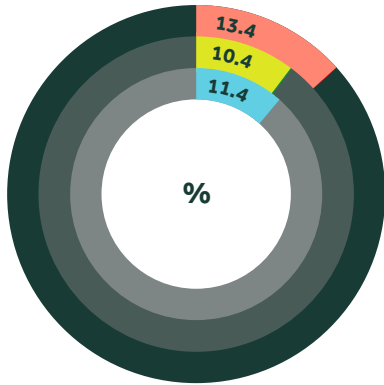
**S T O K**  
**P E O P L E**

Source: \*2020 ONS estimate

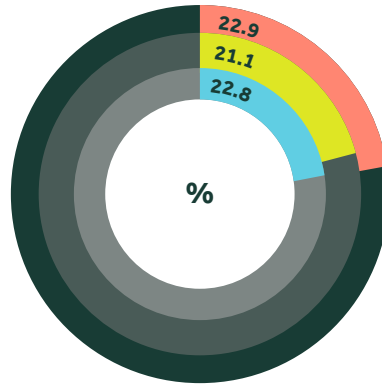
# EXPERIENCED WORKFORCE

Employment by occupation (2021)

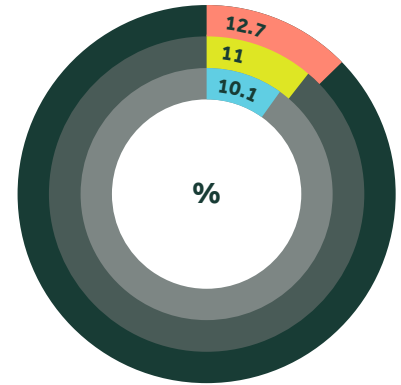
Managers and Senior Officials



Professional Occupations



Administrative and Secretarial

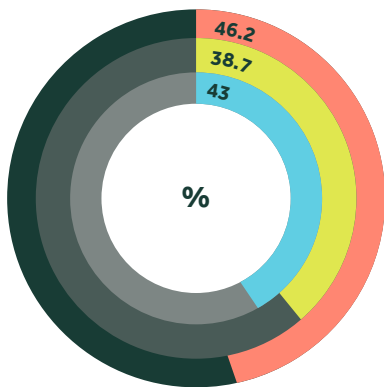


Source: NOMIS 2020

# 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

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# STOK

# CAR

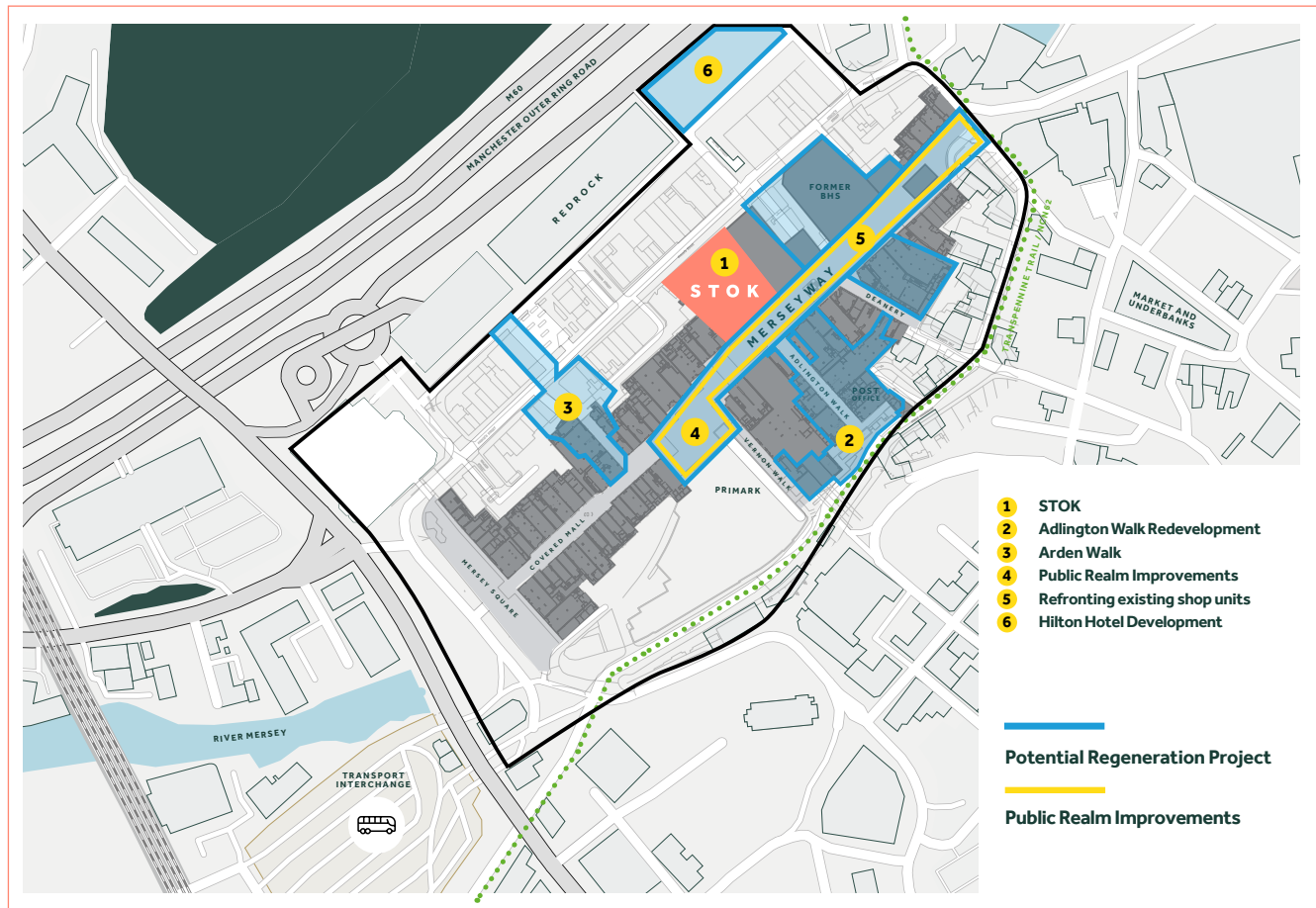
# TRAIN

# 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

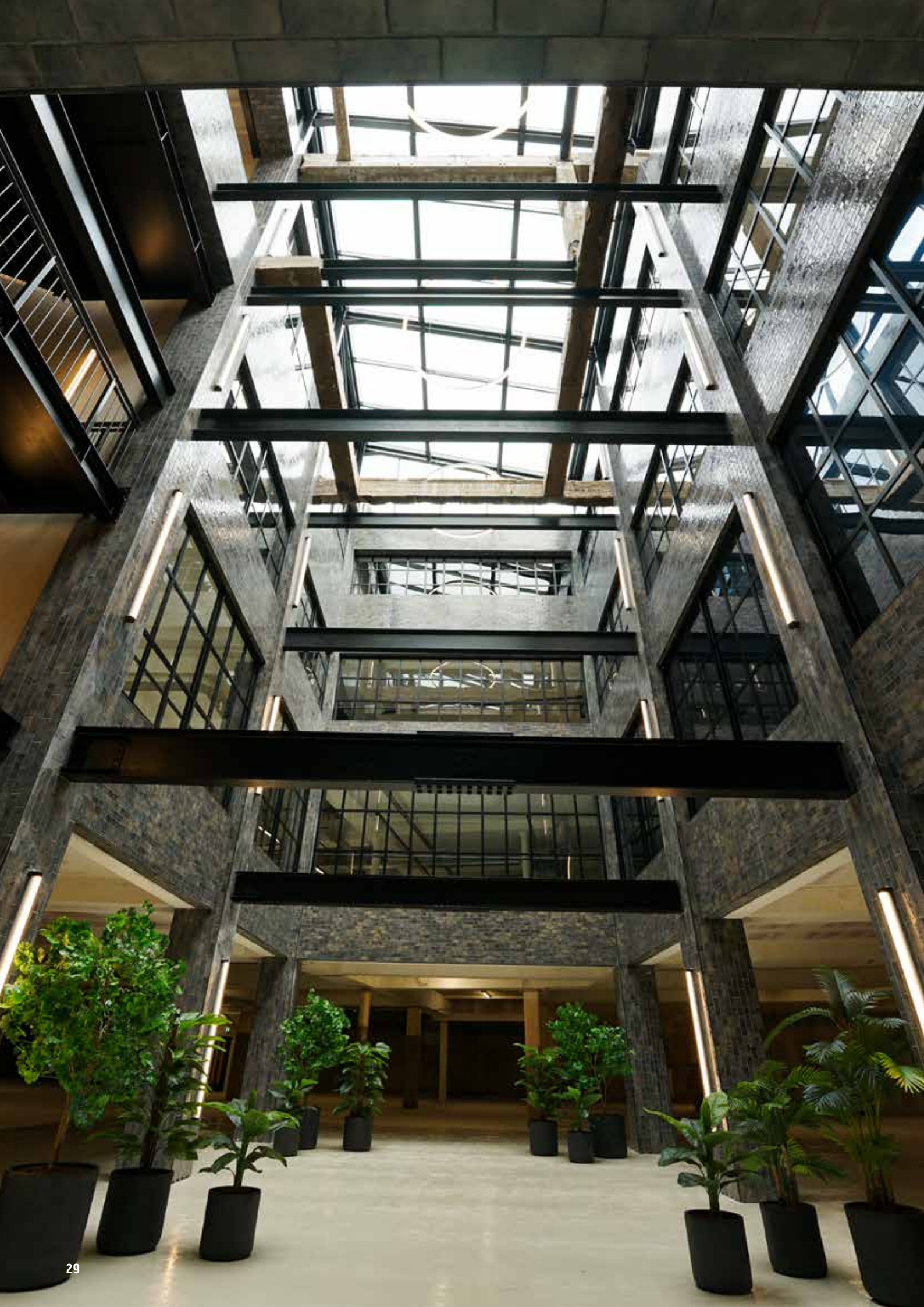


POTENTIAL METROLINK EXTENSION TO STOCKPORT

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







## STOK

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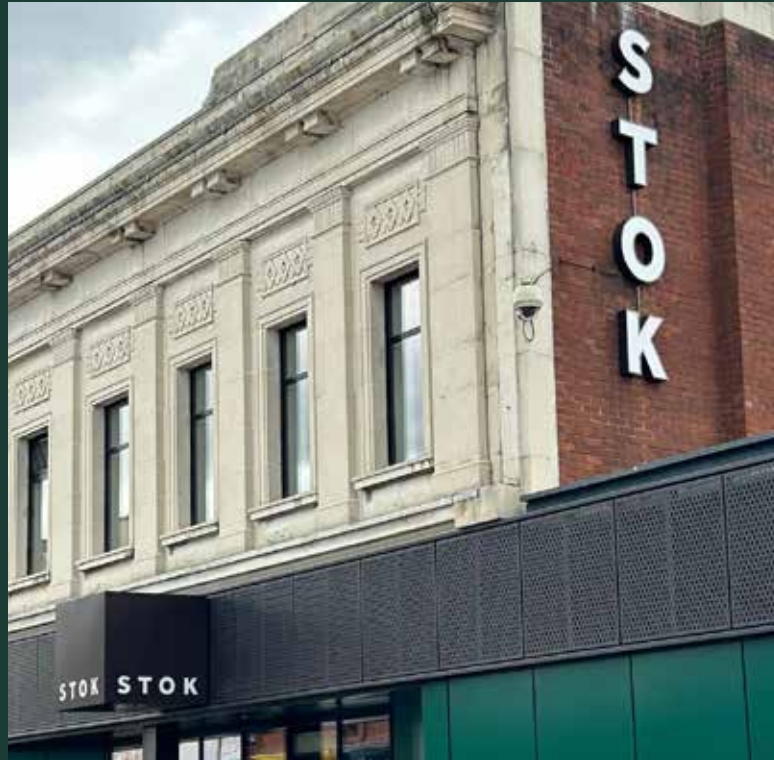
E [chris@cnprop.co.uk](mailto:chris@cnprop.co.uk)

### MISREPRESENTATION ACT

IMPORTANT. These particulars do not form part of any contract. The Developer nor any of their directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. August 2018. BS3088.



**STOK**  
**HOME**



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

**STOK.UK.COM**

**@HELLOSTOK**

