





2 Stockport Exchange  
looking from Grand Central

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### The North West's most accessible Business Hub

Following the huge success of 1 Stockport Exchange, the next chapter in the Stockport Exchange story has begun. 2 Stockport Exchange, a 61,502 sq ft Grade A office building is now completed and available to let, marking the completion of the third phase of this £145 million flagship scheme.

[www.stockportexchange.com](http://www.stockportexchange.com)



# THE SUCCESS OF STOCKPORT EXCHANGE HAS BOLSTERED STOCKPORT'S REPUTATION AS ONE OF THE NORTH WEST'S PRIME BUSINESS LOCATIONS

## How it all started

The ambitious and expansive scheme began in 2014 with the opening of a 1,000-space multi-storey car park let to NCP. 2016 saw the completion of Phase 2: a 115-bed Holiday Inn Express and 1 Stockport Exchange – a 49,000 sq ft Grade A office and retail building.

Stockport Exchange is an award-winning scheme, presenting a superb opportunity for businesses to become part of a newly transformed commercial and leisure district and is already home to Stagecoach, musicMagpie, Holiday Inn Express, Sainsbury's, Cafelito and BASF.





## Masterplan

- 1 Stockport Exchange Fully Let
- 2 Stockport Exchange 61,502 sq ft
- 3 115-bed Holiday Inn Express
- 4 NCP Car Park
- 5 Stockport Train Station
- 6-10 Future Phases
- 11 Life Leisure Centre Pool and Gym

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The next big thing

2 Stockport Exchange is every bit as impressive as 1 Stockport Exchange. It offers a state-of-the-art workspace in the heart of Stockport town centre, providing five floors of enviable Grade A offices that are both light and airy. It's the perfect environment in which to inspire and provide maximum comfort and safety for employees.

## 2 STOCKPORT EXCHANGE IS THE STUNNING NEW STATE-OF-THE-ART OFFICE BUILDING DELIVERED AS THE NEXT PHASE OF THIS AWARD WINNING SCHEME



2 Stockport Exchange







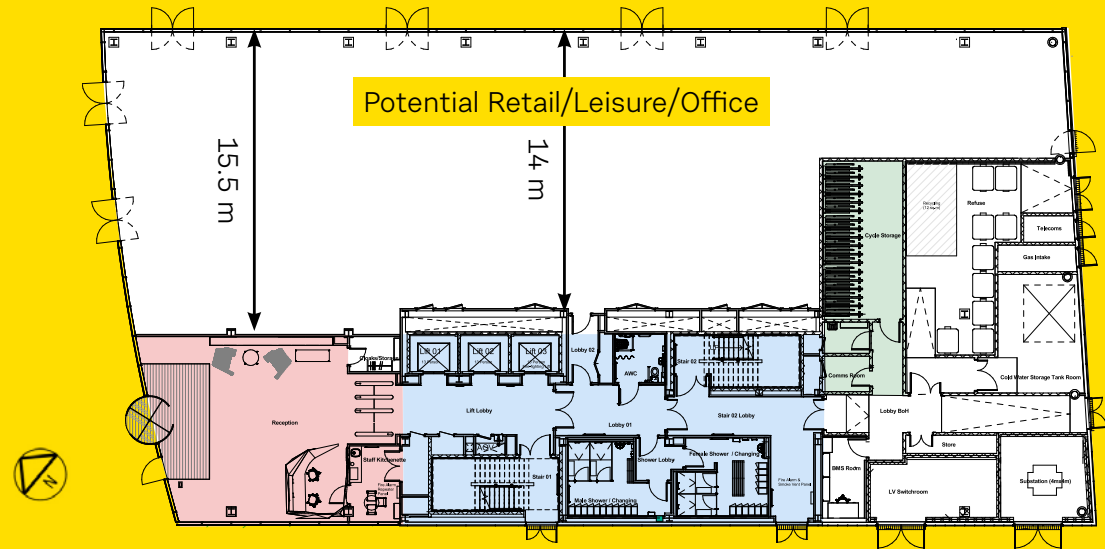
# 2 STOCKPORT EXCHANGE IS READY FOR IMMEDIATE OCCUPATION

Schedule of accommodation

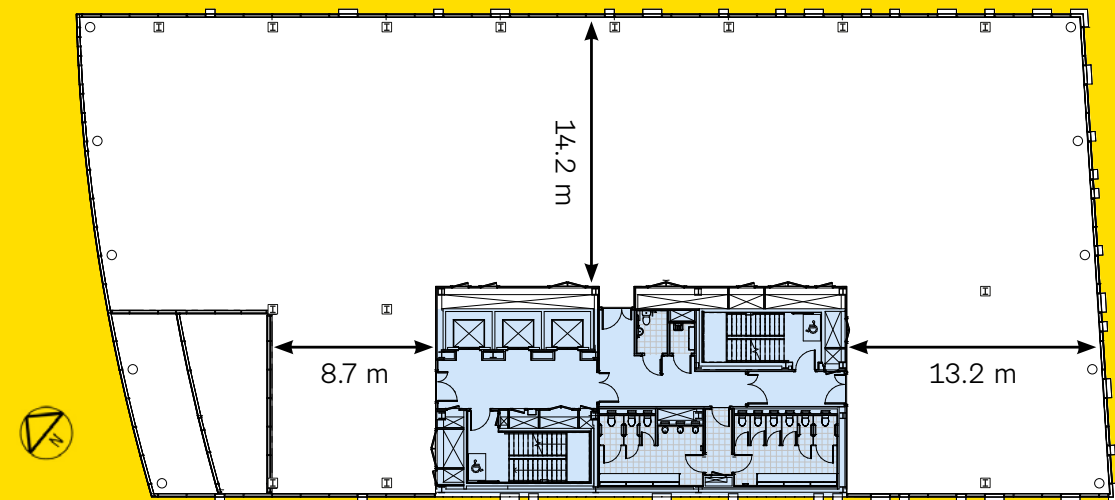
	sq ft	sq m
Ground Floor	6,581	629.6
First Floor	10,705	994.5
Second Floor	11,447	1,063.5
Third Floor	11,454	1,064.1
Fourth Floor	Let to BASF	
Fifth Floor	Let to BASF	
<b>Total available</b>	<b>40,383</b>	<b>3,751.7</b>

Floors can be subdivided to provide suites from 3,100 sq ft

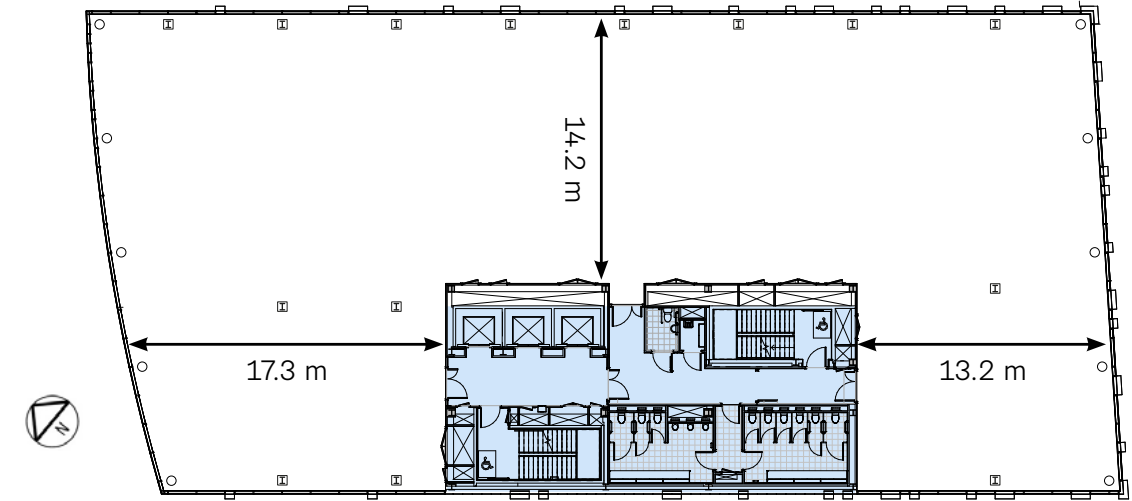
Ground Floor



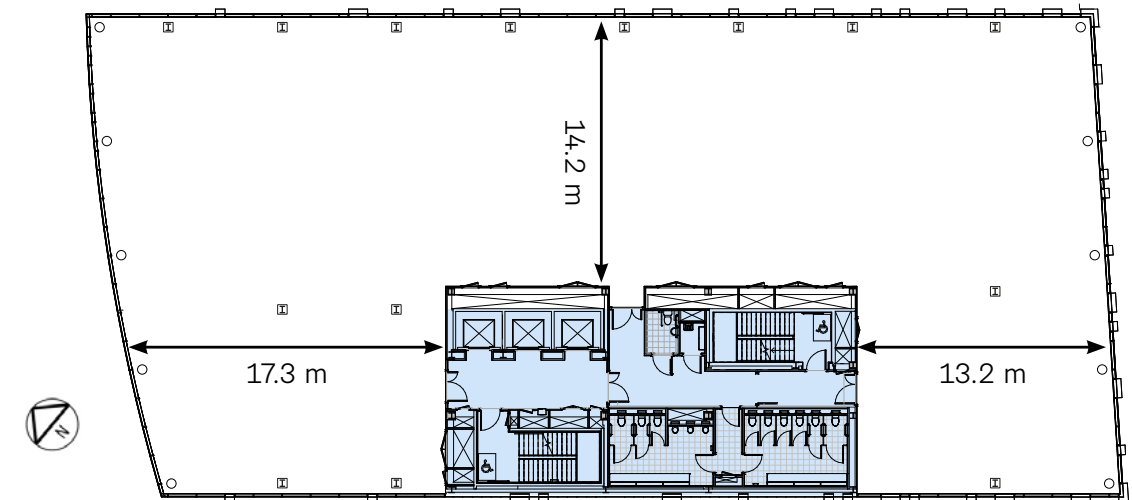
First Floor



Second Floor



Third Floor





# 2 STOCKPORT EXCHANGE IS DESIGNED TO THE HIGHEST STANDARDS INCORPORATING CUTTING EDGE FEATURES AND QUALITY FINISHES



Large open-plan office floor plates up to 11,400 sq ft



Secure internal bike storage, lockers and shower facilities



Dedicated on-site parking



Floor to ceiling height of 2.85m on upper floors and 3.5m on ground floor



VRF comfort cooling and heating system at 1:8 sq m



Three 13-person high speed passenger lifts



Floor plates can be subdivided from 3,100 sq ft upwards



150mm full access raised floor system to upper floors



High speed fibre infrastructure provided by BT Openreach and Virgin Media



LG7 lighting



Energy efficiency rating of 'A'



BREEAM Excellent rating

# STOCKPORT IS HOME TO A VIBRANT AND DIVERSE ECONOMY PROVIDING AN IDEAL ENVIRONMENT FOR BUSINESS

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A growing number of jobs are being created as businesses recognise the opportunities presented by the town's skilled workforce and key location. It is home to both big business and creative industries making it an inspiring place to be based.

## HIGH LEVEL OF BUSINESS INVESTMENT

With deals on over 1.5m sq ft of commercial floorspace completed over the last 2 years.

### £1 BILLION

Value of the investment currently taking place across Stockport.

### 13,345

Number of businesses – and counting – in Stockport.

### 135,000

People employed across Stockport – third highest within Greater Manchester.

### 2 MILLION

People of working age live within 30 minutes of Stockport town centre.

### 79,200

People in Stockport qualified to NVQ4 or above.

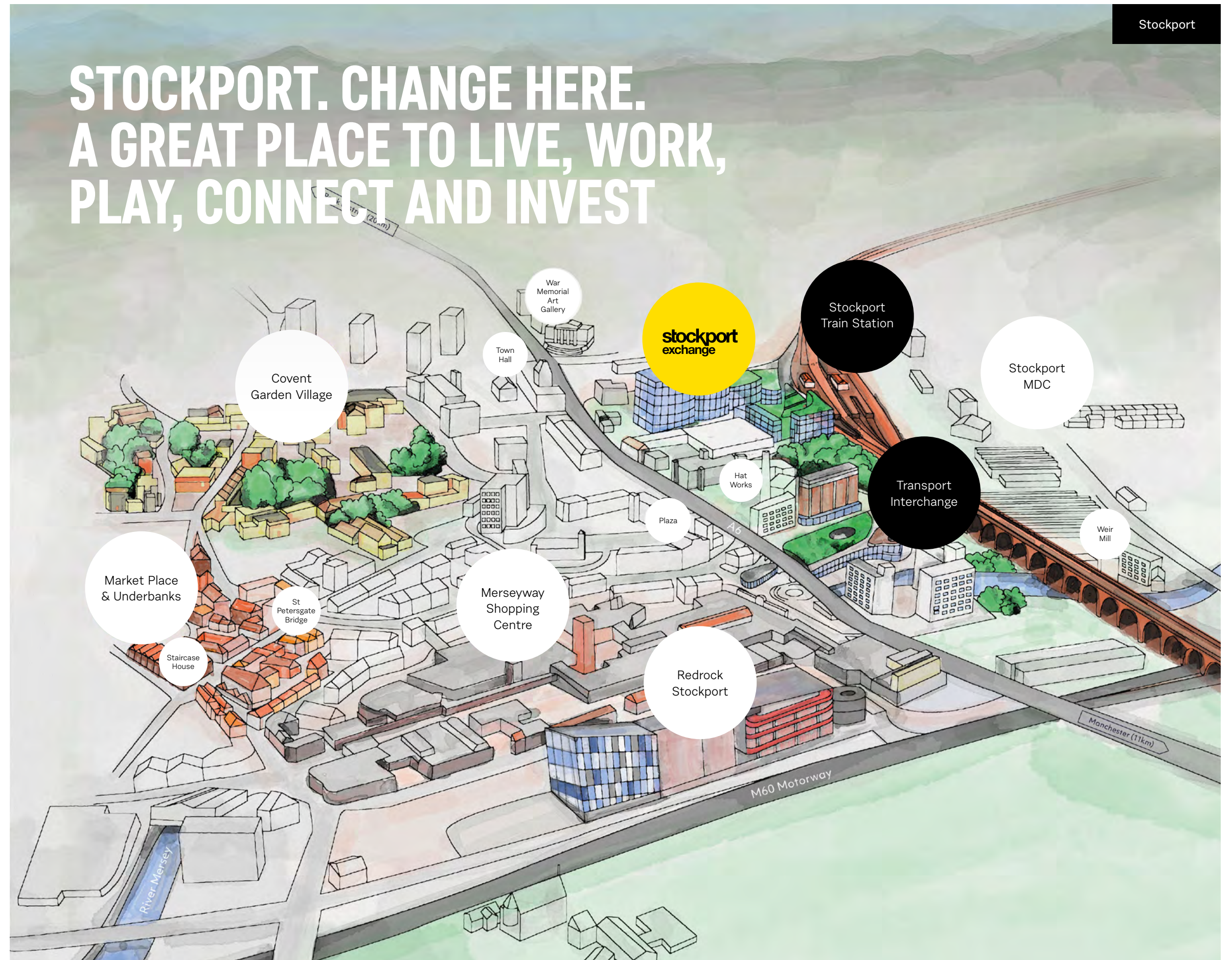
The centre of Stockport is undergoing a radical and exciting £1billion programme of investment. Over the next five years, significant investment in a range of regeneration projects will create new jobs, homes, leisure opportunities and improve transport networks across Stockport even further.

Recent successes include:

- Redrock Stockport, a £45m leisure development
- £73million investment into further improving town centre transport links
- Large scale investment into Stockport's Market Place and Underbanks, home to specialist shops, restaurants and bars

What's next?

- Merseyway Redevelopment - Work continues to transform the centre, building on its strengths as a popular shopping destination
- Stockport MDC - Bold and ambitious plan to transform Stockport Town Centre West into Greater Manchester's newest, coolest and greenest urban village
- Capital & Centric will be transforming Weir Mill, creating 250 apartments
- Stockport Interchange - New multimillion pound transport and urban park with direct links to Stockport Exchange
- Metrolink - Proposals progressing to extend Metrolink from the existing East Didsbury line to the new Stockport Interchange to further enhance the town's connectivity





# LIVE

A dynamic, popular and desirable place to live with high quality residential and attractive public spaces just minutes from Manchester.

Clockwise from top: Emma Nosurak of Plant Shop, Foodie Friday in Stockport Market Place, The Mailbox.





## WORK

Stockport is currently home to many international businesses and thriving start-ups, making it an exciting location to base a business in the North West.



Clockwise from the top: Matt Nutter, Head Chef at The Allotment Vegan Restaurant, Sky staff at their new regional headquarters in St Peter's Square, Steve Oliver and Walter Gleeson of musicMagpie.

## PLAY

It's not all work and no play. Whether you are looking for small independent restaurants or established brands you know you can trust Stockport. It has a thriving leisure community of bars, markets, microbreweries, shopping and museums on your doorstep. Literally, something for everyone.



Clockwise from the top: Tim Gilber and Chris Collier at Squound, Street Food at the Market Place, Pizza Express and Zizzi.

# WE'RE MOVING FAST - A RAIL STATION ON YOUR DOORSTEP: MANCHESTER IN EIGHT MINUTES, LONDON IN UNDER TWO HOURS

## CONNECT

Connectivity plays a huge role in making the town a prime location for businesses. An extensive rail network is accessible – not least with Stockport Train Station right on your doorstep – and with plans for Greater Manchester's Metrolink service to extend its route, Stockport will remain a front runner for businesses to locate themselves in the North West.



Stockport Train Station



# HOP ON A TRAIN AND MANCHESTER PICCADILLY IS LESS THAN EIGHT MINUTES AWAY WITH TRAINS RUNNING EVERY 4 MINUTES, WHILE LONDON EUSTON IS JUST SHY OF TWO HOURS

Located directly opposite Stockport Train Station, 2 Stockport Exchange truly couldn't offer better connectivity. A train will get you to Manchester Piccadilly in eight minutes – cross to the other platform to be at London Euston in just under two hours.

### By Train

Manchester	8 mins
Wilmslow	8 mins
Leeds	1 hr 20 mins
Liverpool	1 hr 20 mins
Birmingham	1 hr 25 mins
London	2 hrs



Road connectivity is excellent. The A6 runs adjacent to Stockport Exchange, with the M60 just five minutes away. With a 1,000-space multi-storey car park within Stockport Exchange, you'll never struggle to find a spot.

### By Car

Manchester Airport	15 mins
Manchester City Centre	20 mins
Warrington	30 mins
Liverpool	50 mins
Leeds	1 hr
Birmingham	1 hr 30 mins



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Developer



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Partner



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