

# THE MAILBOX



## RESTAURANT/ RETAIL SPACE **AVAILABLE FOR LEASE** STOCKPORT TOWN CENTRE

**2,200 sq ft of  
restaurant or retail  
space available for  
lease right in the heart  
of Stockport.**

**The Mailbox,  
Exchange St,  
Stockport SK3 0GA**





**The Mailbox is a regeneration of the former Royal Mail sorting office which sits in a prime location on the Station Approach in Stockport.**

Offering a fantastic opportunity due to the unique combination of office and residential occupiers on site providing morning, lunchtime and evening trading footfall.

During 2020 Rise Homes created 117 stunning rental apartments and 12,500sq ft of flexible office space for businesses of all sizes.

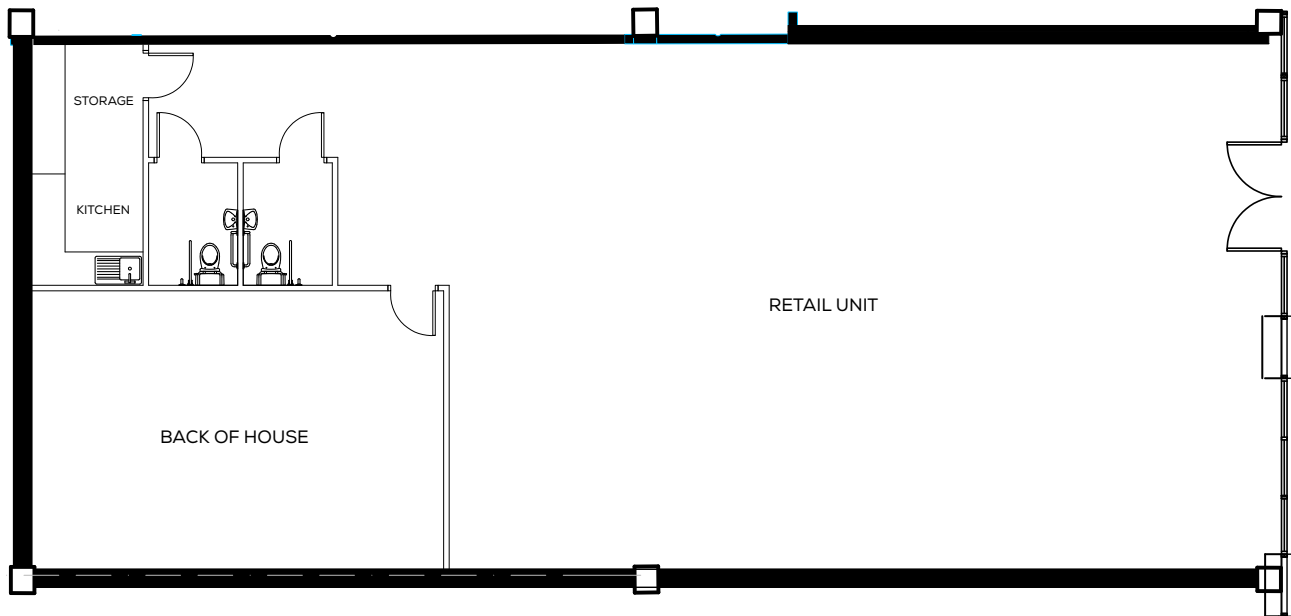
This Award-Winning regeneration project features a wonderful open atrium at the heart of the development, an 18m-high living wall that covers part of all four elevations of the building and an incredible roof terrace where residents can enjoy stunning views.



**PRIME RETAIL  
RESTAURANT  
OPPORTUNITY**

As part of this exciting regeneration, Rise Homes has created 2,200sq ft of restaurant space at the front of the building, facing Wellington Road which is right in the heart of Stockport. Alongside the main restaurant space is a large space suitable for a commercial kitchen, a staff kitchenette and customer toilet facilities. The Mailbox is part of Stockport's £1bn regeneration scheme which plans to create a 3,500-home, urban village dubbed 'Town Centre West' - often hailed by local leaders as the newest, coolest development in Greater Manchester.

# THE MAILBOX RESTAURANT FLOORPLAN



**Fantastic internal space  
benefitting from additional  
external frontage with an  
opportunity for outdoor dining.**

**The location of The Mailbox is second to none.**

**The Mailbox lies just a short walk from Stockport's regeneration scheme, the Stockport Exchange, an exciting neighbourhood with fantastic public transport connections.**



## THE MAILBOX



## HOW TO FIND US

The Mailbox, Exchange Street,  
Stockport SK3 0GA

Situated a 5 minute walk from the centre of Stockport, a 2 minute walk from the train and bus stations and a 10 minute drive from Manchester Airport, it's an excellent location for commuters.

Trains into Manchester are every few minutes. The fast train to London is just a 2 hour journey.

## CONTACT US

For more information contact our letting agents Roger Hannah on

**0161 817 3399**

or email

**[danrodgers@roger-hannah.co.uk](mailto:danrodgers@roger-hannah.co.uk)**

**[www.risehomes.co.uk/the-mailbox](http://www.risehomes.co.uk/the-mailbox)**

