



## TO LET

SUPERIOR MODERN OFFICE BUILDING

FULL FLOORS OF 4,100 SQ FT TO  
FULL BUILDING 12,300 SQ FT

# ARTEMIS HOUSE

GREEK STREET STOCKPORT SK3 8AB





## ARTEMIS HOUSE

is a highly prominent office building fronting onto Greek Street close to its junction with the A6 Wellington Road South.

Greek Street is recognised as an established office location and is the home to many of Stockport's professional firms.

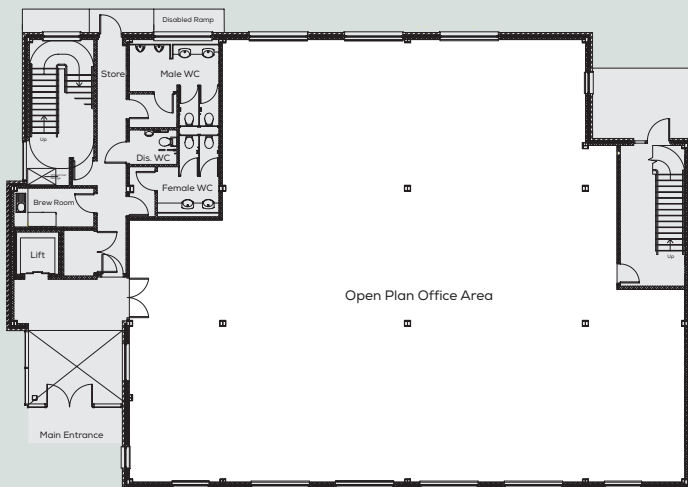
ARTEMIS HOUSE is a modern office building with a superb fully glazed triple height reception area and efficient open plan floor plates. With its significant roadside prominence the building would make the ideal headquarters building or alternately it can be let on a floor by floor basis.







## TYPICAL FLOOR PLAN



## SPACE PLAN



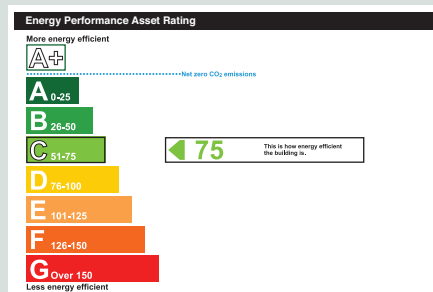
## FLOOR AREA

Ground Floor	4,100 sq ft
First Floor	4,100 sq ft
Second Floor	4,100 sq ft
<b>Total GIA</b>	<b>12,300 sq ft</b>

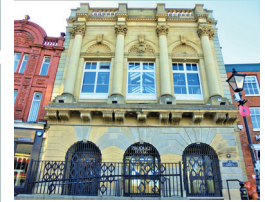
## SPECIFICATION

- 3 storey self-contained office building
- Can be split to provide individual self contained floors
- 26 secure car parking spaces
- Perimeter trunking and channeled floor data system on 3 metre grid
- Suspended ceilings incorporating LG3 recessed luminaries on a PIR system
- Full air conditioning system
- Gas fired central heating with perimeter radiators
- Double glazed windows
- Separate male and female WC's and disabled WC on each floor

## EPC







## LOCATION

Artemis House is prominently located on Greek Street close to its junction with the A6 Wellington Road South, this provides excellent access to the local regional and national motorway network via Junction 1 of the M60. With Stockport railway station and Stockport bus station within a short walk from Artemis House the building is perfectly located to ensure all staff can utilise all modes of transport to get to their workplace. Stockport railway station provides access to the North West region as well as the direct trains to London and Manchester City Centre via the West Coast Mainline.

With a number of food retail and leisure occupiers along the A6 and Grand Central Square retail only a 5 minute walk there is no shortage of amenities on the doorstep of Artemis House. Stockport town centre is approximately a 10 minute walk from the building and is where Stockport's famous produce hall, in the market place of the old town, forms part of a monthly celebration of artisan street food combined with live music at its Foodie Friday Event.

## TRAIN TRAVEL TIMES

Manchester **12 mins**  
 London **1hr 57 mins**  
 Birmingham **1hr 20 mins**

## DRIVE TIMES

Manchester City Centre **30 mins**  
 Manchester Airport **18 mins**



## TERMS

The building is available on a new full repairing and insuring lease, although consideration may be given to selling the freehold.

## VAT

Prices, outgoing and rentals are quoted exclusive of, but may be liable to VAT.

## VIEWING

Strictly by appointment with the joint agents MBRE and Avison Young.

**Michael Blackshaw**  
 mb@mbre.space

**Harry Skinner**  
 harry.skinner@avisonyoung.com

**MBRE**  
 0161 850 111  
 www.mbre.space

**AVISON YOUNG**  
 0161 228 1001  
 avisonyoung.co.uk