

# High Quality Offices To Let



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# High Quality Offices

## LOCATION:

Beckwith House is prominently located on Wellington Road North (the main A6), within the heart of Stockport town centre. Stockport itself is well known as one of the largest and most important retail and commercial centres within the South Manchester conurbation.

One of the major attractions of Beckwith House is its close proximity to the M60 motorway, providing ease of access to Manchester Airport and the national motorway network.

Stockport also has a regular commuter rail service into Manchester, as well as frequent Intercity train services to London Euston.

Merseyway Shopping Centre is immediately opposite Beckwith House and has long been recognised as one of the premier shopping centres within the North West, offering varied and excellent shopping facilities. Major tenants include: Debenhams, Marks & Spencer, Boots, Next, WH Smith, BHS, Mothercare, Woolworths and many other high street names.

## DESCRIPTION:

Beckwith House is a prominent eight-storey office development, with two levels of secure parking. The building benefits from a fully manned reception, two passenger lifts and communal w.c. facilities.

## PRIVATE CAR PARKING:

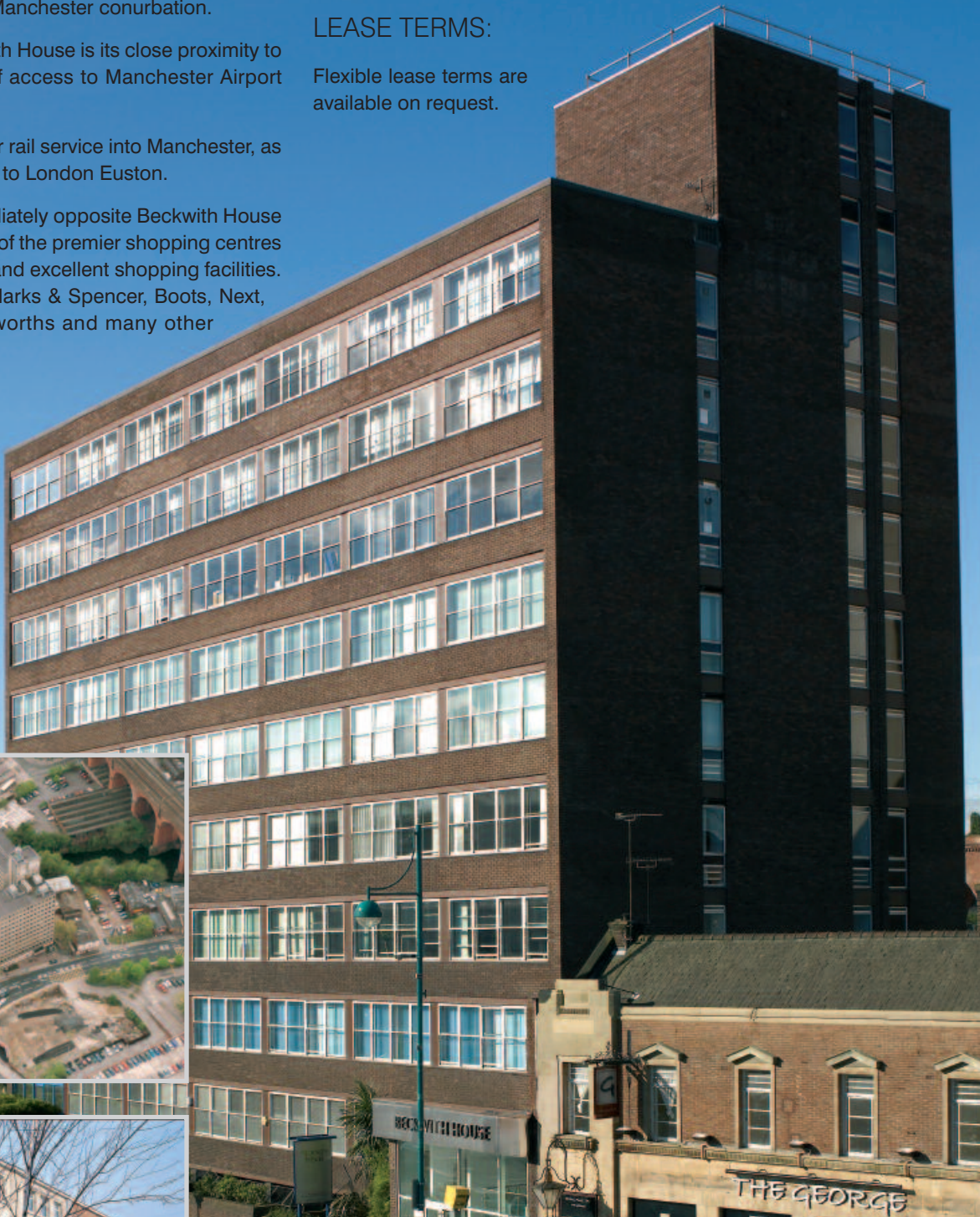
On-site fully secure car parking for up to 52 cars. Additional car parking is available close by.

## SECURITY:

In addition to a fully manned reception, the building benefits from an integrated CCTV system and a monitored access control system to all major entrances.

## LEASE TERMS:

Flexible lease terms are available on request.



## Drive times from Beckwith House

Stockport Mainline Railway Station	2 minutes
M60 Motorway Junction 1	2 minutes
Manchester Airport	10 minutes
Manchester City Centre	15 minutes
Liverpool	45 minutes
Leeds	45 minutes
Birmingham	90 minutes



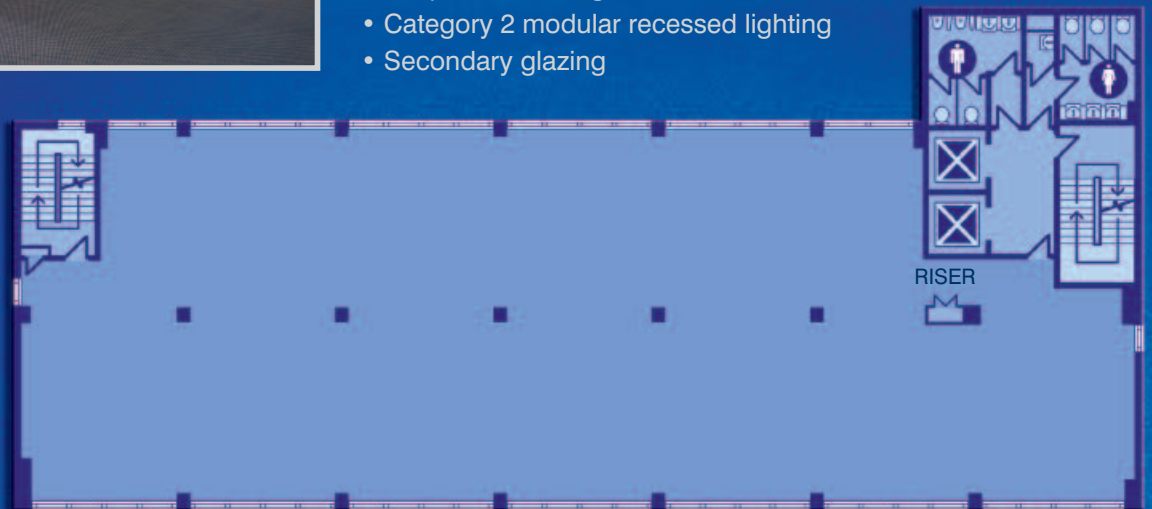
Excellent Communication Links



## SPECIFICATION

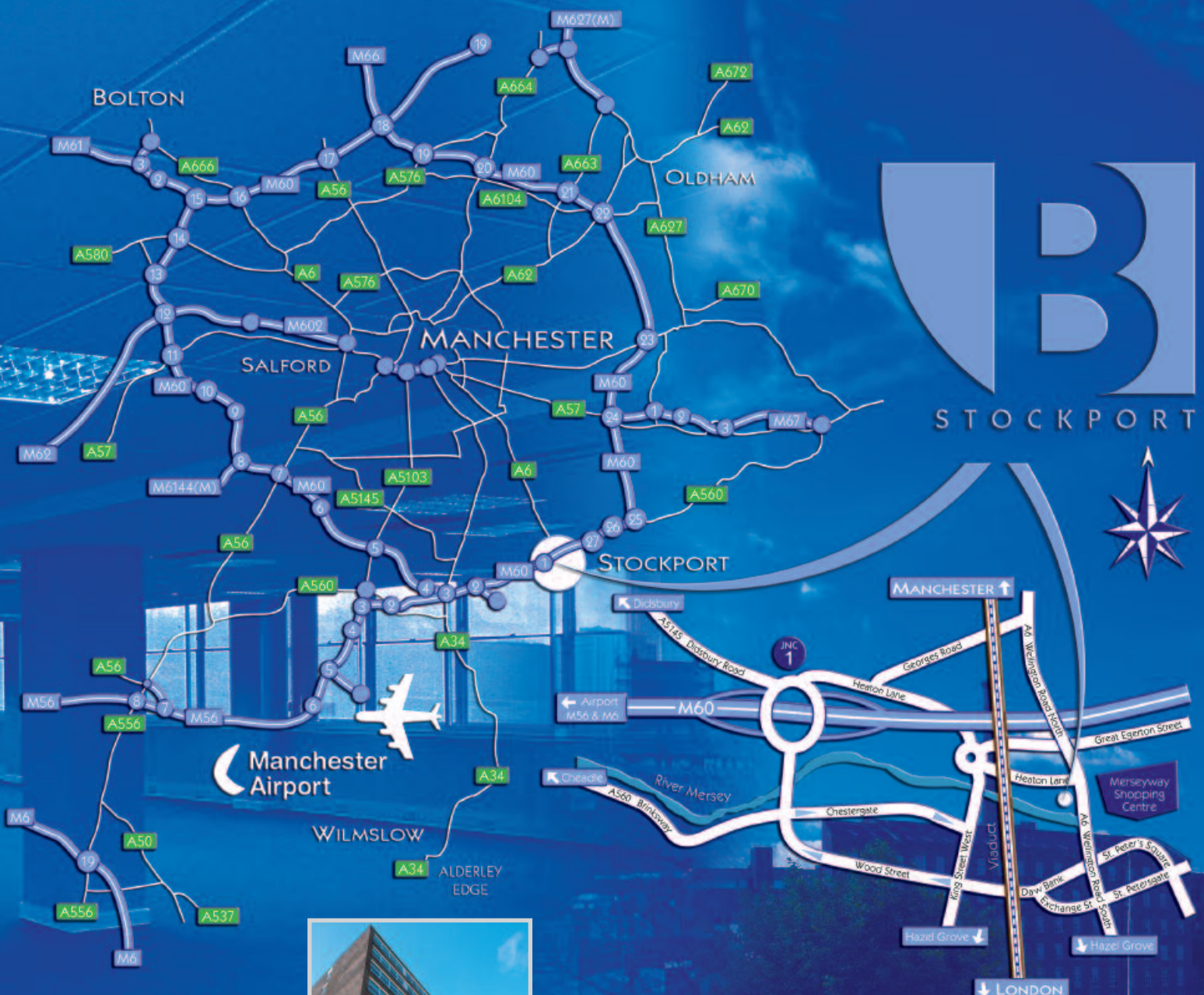
All suites are fully refurbished to a high specification and incorporate the following features:

- Air-conditioning (part)
- Perimeter heating (part)
- Perimeter trunking
- Fully carpeted
- Suspended ceilings
- Category 2 modular recessed lighting
- Secondary glazing



Tailoring Our Services To Meet Your Needs

# Prime Location – Total Flexibility



  
**EMERSON**  
*Management Services*  
 A MEMBER OF THE EMERSON GROUP  
 Emerson House Heyes Lane  
 Alderley Edge Cheshire SK9 7LF

letting agent:

  
**Knight Frank**  
 0161 833 0023  
 www.knightfrank.com  
55 King Street, Manchester M2 4LQ

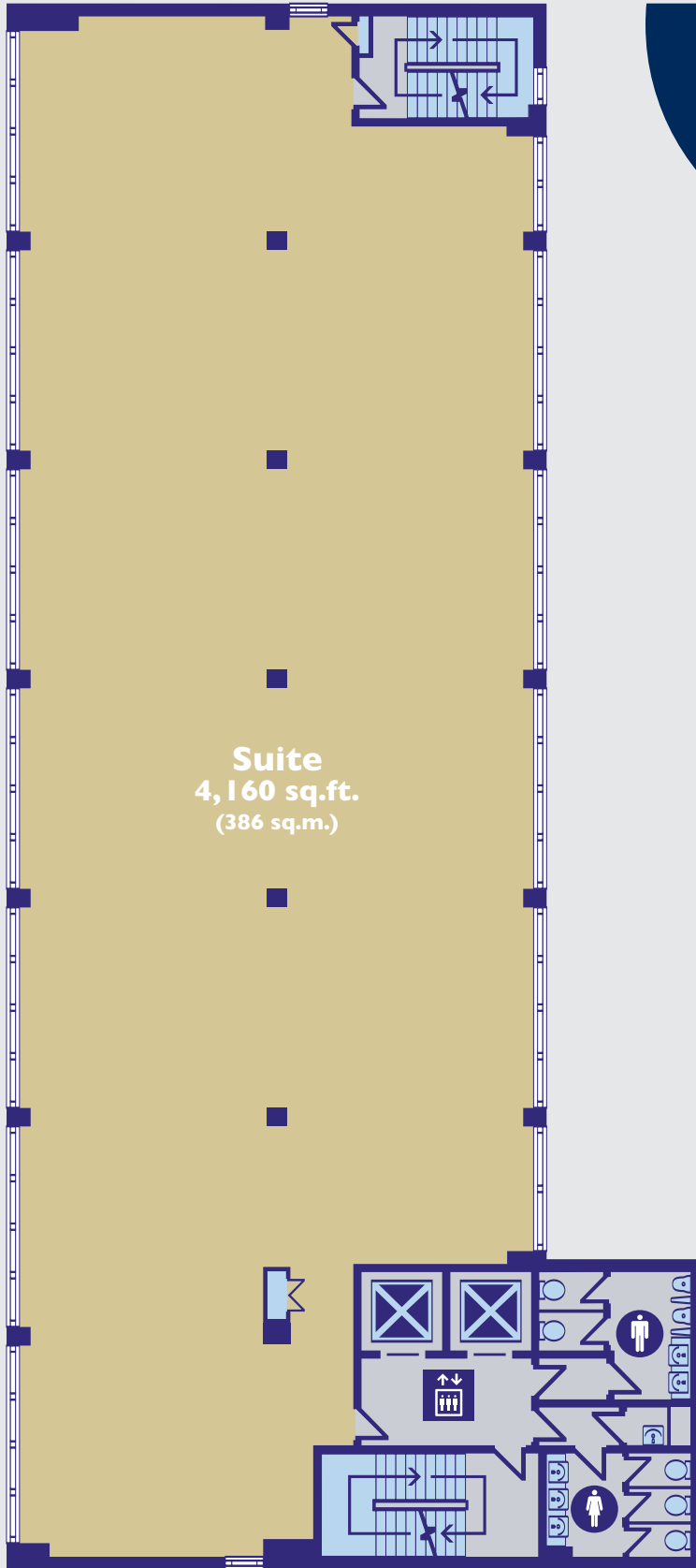
Tel: 01625 588500 Fax: 01625 588274 Direct Tel: 0161 475 0600

E-Mail: [ems@emerson.co.uk](mailto:ems@emerson.co.uk) Web: [www.emerson.co.uk](http://www.emerson.co.uk)

DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property.

# Single floor plan

# B E C K W I T H H O U S E



Suite  
4,160 sq.ft.  
(386 sq.m.)



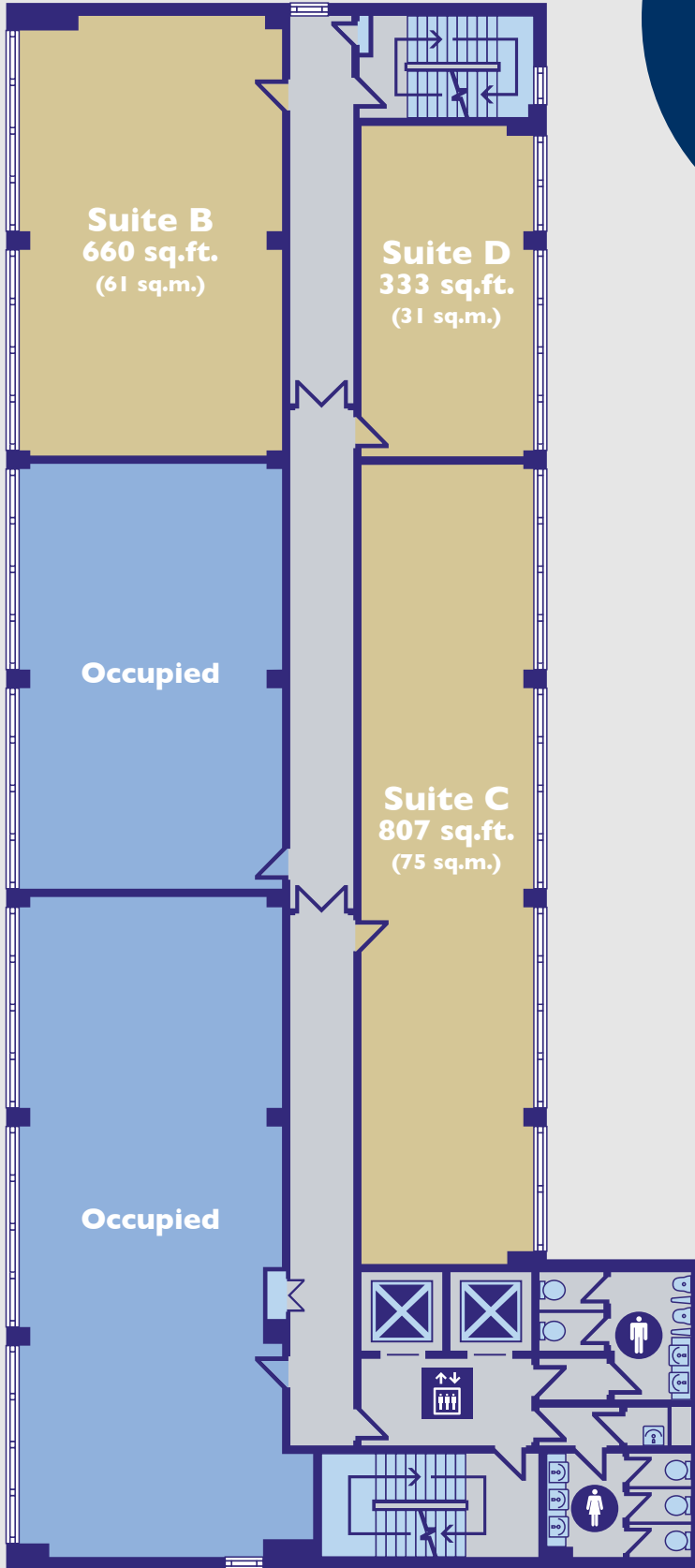
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Direct Tel: 0161 475 0600

E-Mail: [ems@emerson.co.uk](mailto:ems@emerson.co.uk) [www.emerson.co.uk](http://www.emerson.co.uk)

# Second floor suites available

# B E C K W I T H H O U S E



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