



KINGSGATE

OFFICES TO LET

WELLINGTON ROAD NORTH // **STOCKPORT** // SK4 1LW

ENTER





KINGSGATE

HOME

DESCRIPTION

LOCATION

AERIAL

ACCOMMODATION

GALLERY

CONTACT



KINGSGATE IS A HIGH PROFILE OFFICE BUILDING COMPRISING GROUND AND 6 UPPER FLOORS. THE BUILDING IS ARRANGED IN 3 WINGS AROUND A CENTRAL SERVICE CORE WHICH INCLUDES MALE AND FEMALE WC FACILITIES TO EACH FLOOR. KINGSGATE PROVIDES HIGHLY FLEXIBLE ACCOMMODATION FOR OCCUPIERS' REQUIREMENTS OFFERING SINGLE FLOOR PLATES OF UP TO 11,554 SQ FT (1,073 SQ M). **FIND OUT MORE >**



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Over recent years, Kingsgate has benefited from a major refurbishment programme including the following:-

- Fully refurbished office areas with new carpets, decoration, 3 compartmental perimeter trunking and new ceilings incorporating Cat II lighting.
- 3 new 12 person lifts.
- Fully refurbished WC facilities.
- Refurbished common areas including an impressive reception area and feature entrance canopy.
- New gas fired central heating system serving newly installed slimline panel radiators.
- Adaptation works to ensure the building is DDA compliant.
- Re-roofing.
- New substation including a 650 KVA supply with updated electrical switchgear.





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Stockport benefits from excellent transport infrastructure being situated by the M60 orbital motorway. There is an intercity railway station with 3 trains each hour to London Euston, with a travel time of approximately 2 hours.

Destination	From	Frequency	Journey time (approx.)
Manchester Piccadilly	6.30am - 11.30pm (daily)	Every 8 minutes	12 minutes
London Euston	6am - 9.30pm (daily)	Every 20 minutes	2 hours

Kingsgate is situated on the northern edge of Stockport Town Centre, directly fronting the A6 Wellington Road North. This is the main arterial road into Stockport Town Centre from Manchester and the surrounding suburbs.

Kingsgate is adjacent to the M60 motorway in a commercial area within 300m of the town's main shopping areas on Mersey Way. Stockport's bus station is within 400m and the town's intercity railway station is approximately 750m to the south.

STOCKPORT
BENEFITS FROM
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INFRASTRUCTURE
BEING SITUATED ON
THE M60 MOTORWAY



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M&S

The co-operative

MERSEY WAY
SHOPPING CENTRE

DEBENHAMS

STOCKPORT BUS &
RAILWAY STATION →
1/2 MILE

M60

A6

← TO MANCHESTER



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FLOOR	SQ FT	SQ M
Ground	8,341	775
1st	12,009	1,116
2nd	12,009	1,116
3rd	12,009	1,116
4th	12,009	1,116
5th	10,752	999
6th	11,830	1,099
TOTAL	78,959	7,335

The property has a total of 160 car parking.



A6 WELLINGTON ROAD NORTH

[VIEW LARGE FLOOR PLAN](#)



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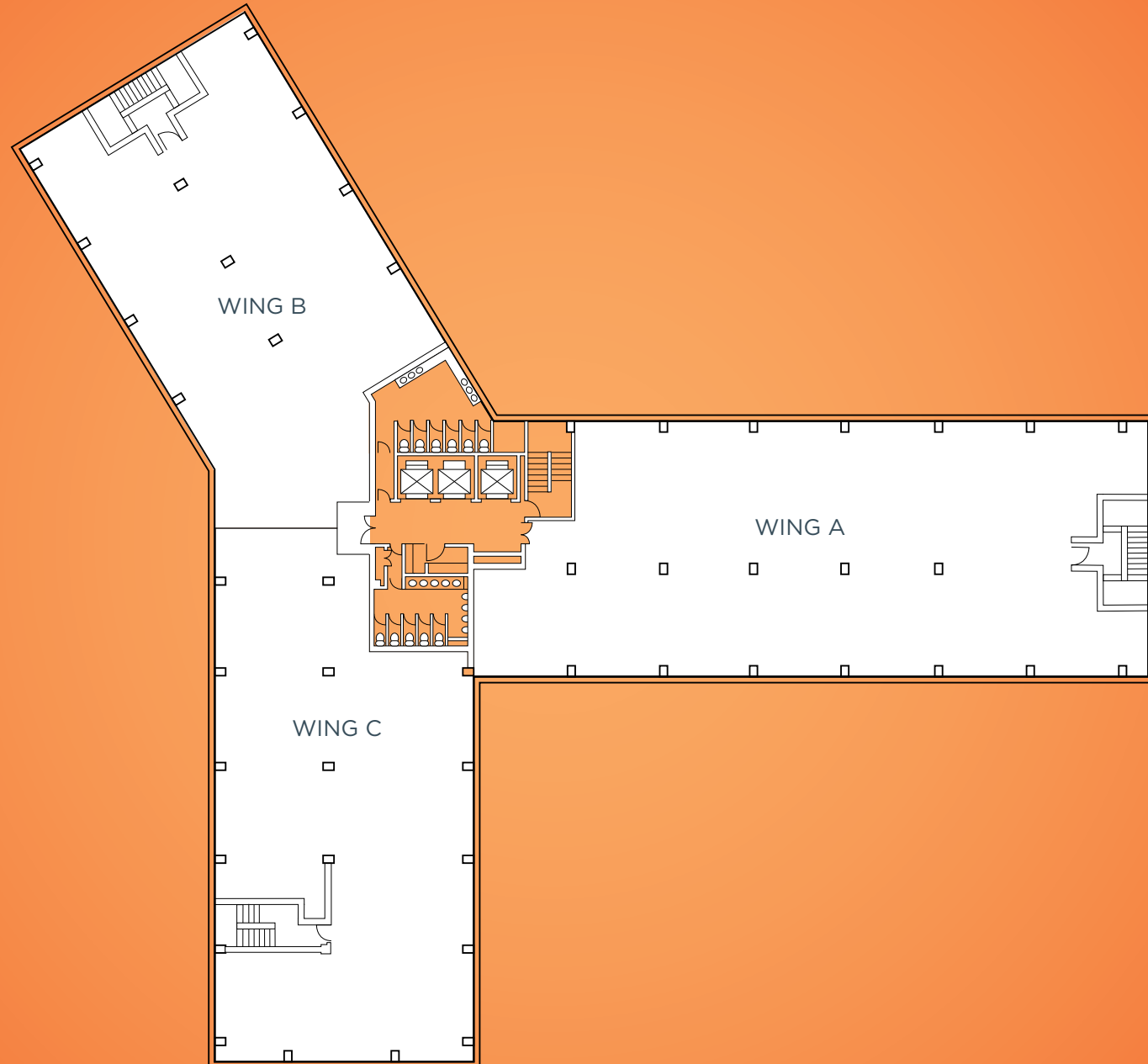
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[BACK TO SITE PLAN](#)



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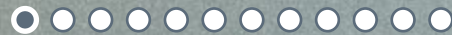
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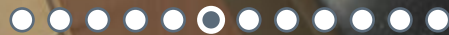
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