GRADE A
OFFICE ACCOMMODATION
WITHIN AN ICONIC LANDMARK

A MONUMENTAL OPPORTUNITY

PYRAMID

STOCKPORT

pyramidstockport.co.uk
ONE OF SOUTH MANCHESTER’S MOST ICONIC AND RECOGNISABLE PROPERTIES, THE PYRAMID, ENJOYS AN UNPARALLELED POSITION CLOSE TO STOCKPORT TOWN CENTRE AND JUNCTION 1 OF THE M60.
A WONDER WITHIN

ACCESSED FROM AN IMPRESSIVE CENTRAL ATRIUM, THE OFFICE SPACE IS ARRANGED OVER GROUND AND 4 UPPER FLOORS. ALL FLOORS BENEFIT FROM A FULLY GLAZED EXTERIOR PROVIDING PANORAMIC 360 DEGREE VIEWS ON EACH SIDE AND EXCELLENT NATURAL LIGHT. THE UNIFORM CONFIGURATION PERMITS A WIDE RANGE OF FIT OUT OPTIONS.

- Newly refurbished to Grade A specification
- VRF air conditioning
- Metal tile suspended ceiling
- Full access raised floors
- 3m floor to ceiling height providing for excellent natural light
- Integrated LED panel lighting
- Re-modelled manned reception with ground floor amenity
- Refurbished passenger lifts x 2
- 426 car parking spaces (ratio of 1:202 sq ft)
- Mature landscaped business park location
- New cycle hub incorporating state of the art shower and cycle facilities
- 24/7 access

RISE UP THROUGH THE CENTRAL ATRIUM FLOODED WITH NATURAL LIGHT FROM THE GLAZED APEX
THE SKY’S THE LIMIT
MAGNIFICENT CHAMBERS

THIS DYNAMIC BUILDING OFFERS A RANGE OF FLOOR PLATES UP TO 24,326 SQ FT (2,260 SQ M). THE GROUND FLOOR PROVIDES A RANGE OF FACILITIES INCLUDING A STATE OF THE ART BUILDING RECEPTION INCORPORATING A CONCIERGE SERVICE, GROUND FLOOR COFFEE HUB AND PRIVATE/COMMUNAL MEETING ROOM FACILITIES.

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SF</th>
<th>SQ M</th>
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<tbody>
<tr>
<td>FOURTH</td>
<td>9,687</td>
<td>900</td>
</tr>
<tr>
<td>THIRD</td>
<td>13,401</td>
<td>1,245</td>
</tr>
<tr>
<td>SECOND</td>
<td>16,953</td>
<td>1,575</td>
</tr>
<tr>
<td>FIRST</td>
<td>21,689</td>
<td>2,015</td>
</tr>
<tr>
<td>GROUND</td>
<td>24,326</td>
<td>2,260</td>
</tr>
<tr>
<td>TOTAL</td>
<td>86,056</td>
<td>7,995</td>
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The floor areas provided have been calculated from architect’s CAD plans on a NIA basis and should be confirmed by a purchaser.

TOTAL SPACE 86,056 SQ FT (7,995 SQ M)
Example shown of current first floor fit out

Key
303 x desks
4 x meeting rooms
1 x board room
2 x WC (1 male, 1 female)
2 x lifts

Example shown of current first floor fit out
Stockport Town Centre is located within 5 minutes drive and 10 minutes walk of the property.

Stockport is South Manchester’s largest retail and commercial hub, hosting a diverse range of amenities and leisure facilities.

In recent years the town centre has undergone wholesale regeneration, with the redevelopment at Stockport Exchange. The 1st phase included a 1,000 space car park and 44,750 sq ft office. Due to the success of Phase 1, Phase 2 is under construction. Furthermore, Redrock Stockport a new £45m retail and leisure development has recently opened. Further investment is due to follow.

A short walk from Stockport Town Centre 7 mins drive to Cheadle Village
Pyramid has unparalleled connectivity. Stockport train station offers direct links to London (2 hours) and Manchester city centre (10 minutes). Furthermore, junction 1 of the M60 is directly adjacent to the building which offers links to the local and national motorway network. Furthermore, Manchester airport is just a short drive (8 minutes).
Subject to Contract: November 2019.

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