



St. Peter's Square

— Stockport SK1 1NZ —



- 4 [Your Workplace](#)
- 6 [A Thriving Town Centre](#)
- 8 [On Your Doorstep](#)
- 10 [Well Connected](#)
- 12 [Choose Your Space](#)

Your workplace ~ central to Stockport's £145 million business district.

Conveniently located in the centre of the bustling town of Stockport, No.1 St. Peter's Square offers newly modernised office space.

The building has received significant investment after a major refurbishment throughout, it now offers high quality open plan office space.

The enlarged modernised reception area welcomes employees and guests, with lift access available to the upper floor office suites. Facilities for disabled persons along with shower facilities are provided.

Situated on the doorstep of Stockport's retail district, this property offers excellent amenities and connections for staff and visitors alike.

On-site parking is available, whilst further parking can be accessed near St. Peter's Square, including some with special discounts for our customers.

Stockport is one of the North West's most diverse and successful business locations, home to many high profile national and international companies, and is becoming recognised as a destination of choice for businesses.

With its exceptional workforce, first class connectivity and excellent education the opportunities for businesses in Stockport are evident for all to see, successful businesses and brands are attracting new talent who recognise Stockport as a place to both work and live and continued investment continues to transform the town centre.

Reinvigorated as a tech hub and creative centre, part of an exciting time for creativity in the wider North West, Stockport is at its most vibrant and has become a place to put down roots and grow.

It's not just a base for big business - Stockport is home to a strong family business heritage and is now building on this success bringing opportunities for new high growth businesses with strong activity arising from established SMEs building on this foundation - Stockport is evolving - offering new opportunities and great business locations, No.1 St. Peter's Square is at the heart of this transformation.

Stockport is home to international business...

Businesses making Stockport their home include: Music Magpie, SKY, National Tyres, Robinsons, McVities, Capita and DNV GL



Property Features include:
Reception (1), High speed fibre and broadband services (2), Perimeter heating (3), Lift (4), LED lighting (5), Perimeter trunking (6), On-site parking (7), Office space (8), Landing and common areas (9)

In the middle of a thriving town centre

The recent investment in Stockport town centre has brought further amenities.

Redrock has brought restaurants such as; Pizza Express and Zizzi, The Gym Group have introduced a town centre gym and The Light Cinema has opened to show all the latest blockbusters.

Merseyway Shopping Centre continues to attract over 9 million visitors a year with its offering of major high-street brands like Primark, Topshop and Pandora. Costa Coffee, Boots and McDonalds also have stores in Merseyway, perfect for grabbing lunch on the go.

Stockport's independent shopping offer continues to grow in the Underbanks and Old Town area of the town centre with independent retailers opening frequently.

- Redrock (1)
- The Light, Pizza Express, Zizzi, The Gym Group
- Stockport Plaza (2)
- Music - Comedy - Theatre
- Shopping
- Merseyway (3)
- Peel Centre
- Old Town (5)
- Monthly Markets
- Makers Markets (4)
- Foodie Friday (6)



Stockport's Food Revolution

Offering an excellent selection of exciting food events along with some of the best restaurants in Greater Manchester, Stockport is gaining a national reputation, for quality food.

Taking place on a monthly basis, Foodie Friday is a celebration of the diverse food served up by street food traders across the country. Combined with live music, it's easy to see why this event attracts thousands of diners each month. The event has been so well received it won Manchester's Food & Drink award for Best Food & Drink pop-up event across Greater Manchester.

The Makers Market creates an artisan vibe across the Market Place on the second Saturday of every month with various independent businesses pitching up to create a unique market experience.

But it's not just events that Stockport has to offer, restaurant Where The Light Gets In has gained nationwide attention for their bold and adventurous menu. The restaurant has won Newcomer of the Year at the Manchester Food & Drink awards, beating city centre competition and has been tipped to become a Michelin Star restaurant.

Right on your doorstep

- Merseyway**
Post Office (1)
Boots (2)
Costa (3)
Santander (4)
Lloyds (5)
- Redrock**
The Gym (6)
Berretto (7)
Zizzi (8)
Mango Bean (9)
Pizza Express (10)
The Light (11)
- Other key amenities**
Debenhams (12)
Travelodge (13)
McDonalds (14)
Holiday Inn (15)
Sainsbury's (16)





Your business in Stockport is well connected



Proposed redevelopment of bus interchange.

10

11

Stockport is one of Greater Manchester's most well-connected boroughs. With excellent public transport links and direct services to Manchester Piccadilly and London Euston, you can be in the capital in just under 2 hours.

Take a short walk from No.1 St. Peter's Square and within 2-minutes you arrive at Stockport's main bus interchange or the mainline railway station, quickly transporting you throughout the region.

Just 2-minutes' drive takes you to the A6 and M60, providing excellent connections via the regions road & motorway network and Manchester International Airport is within a 15-minute drive providing international connectivity.

2 mins Walk to Stockport Bus Interchange



Access more than 65 bus services across Greater Manchester

2 mins Drive to A6 **2 mins** Drive to M60



14 mins Drive to M56

2 mins Walk to Stockport Train Station



Reach Manchester City Centre in 9 minutes, Liverpool in 1 hour and London in 2 hours, plus countless local stations just down the lines.

15 mins Drive to Manchester International Airport



Over 200 destinations worldwide including direct flights to: New York, Hong Kong and London

Around **3 million** people live within **30 mins** peak travel time

>3rd Over a third of Stockport's population qualified to degree level



Stockport supports the **3rd largest** workforce in Greater Manchester with productivity levels **above the North West average**

A choice of spaces to suit your needs

No.1 St. Peter's Square has recently undergone a major refurbishment throughout, providing high quality open plan, contemporary working space. The bright and airy reception area provides a comforting welcome to staff and customers alike.

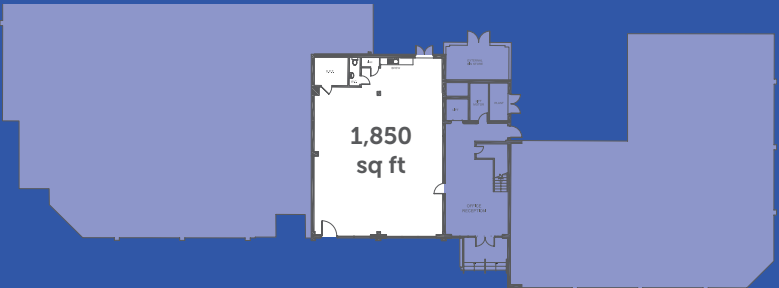
With a range of suites available, No.1 St. Peter's Square is perfect for a range of different sized businesses looking to join a thriving town centre.

No.1 St. Peter's Square offers the following specification;

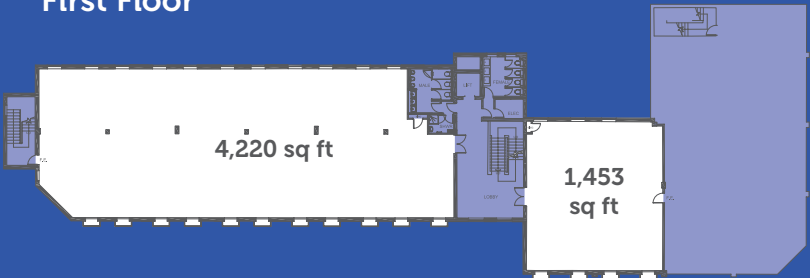
- Perimeter heating
- Passenger lift
- On-site parking
- Perimeter trunking
- LED lighting
- Shower facilities



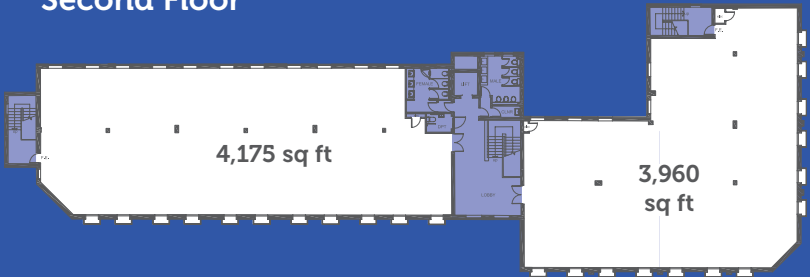
Ground Floor



First Floor



Second Floor



All our Stockport buildings provide the latest high-speed connectivity as required for the modern-day business, including;

- 100MB contended broadband for £39+VAT per month
- Up to 1GB capability
- Connection available quickly
- Flexible contract terms
- South Manchester based supplier
- Fibre connections from BT and other major providers are also available



Business Lounge & Meeting Room Facilities

Available at Regent House for all our Stockport town centre customers to use. The Hub business lounge offers a free space with refreshments and wi-fi.

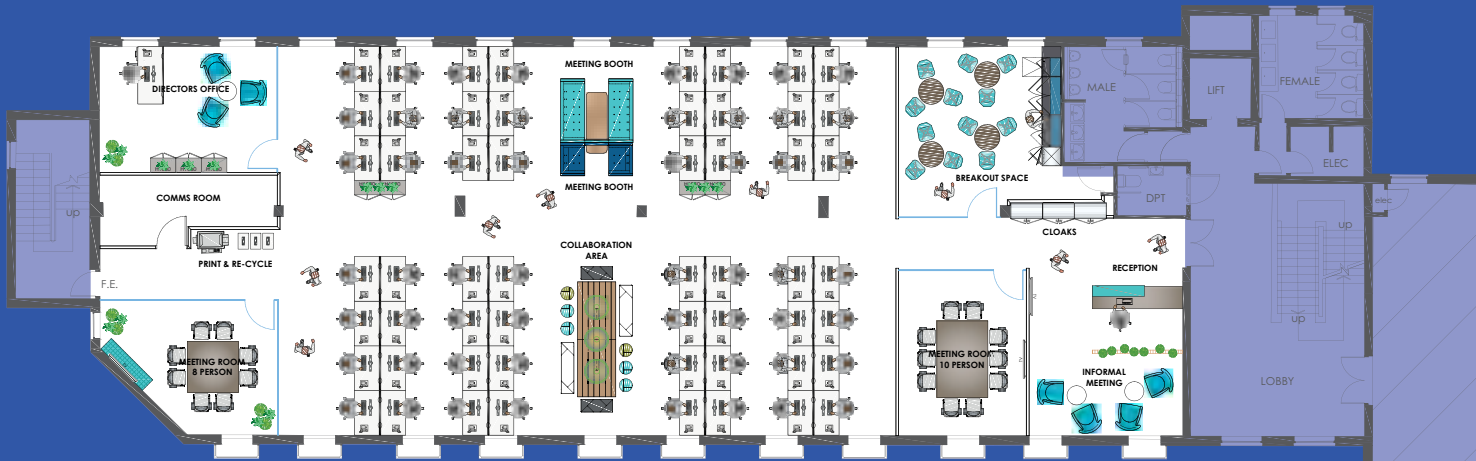
1,453 - 15,658 sq ft
(135 - 1,455 sq m)

Illustrative Space plans

Space planning can be provided to an occupiers bespoke requirements, providing high quality workspace.

1st Floor

- Reception and waiting area
- 10 Person meeting room
- 8 Person meeting room
- Directors office
- Comms room
- Print & re-cycle room
- 5 x Collaboration/informal meeting spaces
- 56 x Desks to open plan office (1400mm)
- Breakout space
- Storage throughout



2nd Floor

- Reception and waiting areas
- 10 Person meeting room
- 2 x 4 Person meeting rooms
- Comms room
- Print & re-cycle area
- 6 x Collaboration/informal meeting spaces
- 46 x Desks to open plan office
- Breakout space
- Storage throughout



An impressive, modern
refurbishment throughout
offers a fresh canvas ready
for tomorrow's world.

Indicative finishes and Fit outs: Kitchen canteen (1), Office suite (2), Reception seating (3), Coffee lounge (4)



Nº1

St. Peter's Square

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To arrange a viewing please call



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