GRADE A OFFICE ACCOMMODATION
WITHIN AN ICONIC LANDMARK

PYRAMID
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.

Set on a 4.5 acre plot, the building totals 86,056 sq ft, offering occupiers large, mainly open plan office spaces with extensive car parking.
A WONDER WITHIN

ACCESSSED 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
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.

The floor areas provided have been calculated from architect’s CAD plans on a NIA basis and should be confirmed by a purchaser.
Example shown of current first floor fit out
The Pyramid Building is part of a large 4.5 acre site, forming part of Kings Valley, which sits adjacent to junction one of Manchester’s M60 ring road, offering 426 secure parking spaces.

Kings Valley is home to a number of well-known companies including MINI, BMW, HYUNDAI, Hallidays, Blue Sky Design Services Ltd, CDL Ltd, NUMERO, Equity Solutions and North Consulting.
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.
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).
Viewings essential, strictly by appointment only - contact the agents:

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Subject to Contract: November 2019.