

FITTED 4TH FLOOR • EPC 'A' RATED

APPLICON

— STOCKPORT —

A wide-angle photograph of a modern office interior. The space features a light-colored herringbone wood floor and a high ceiling with exposed concrete beams and track lighting. On the left, there are large glass partitions. In the center, a window looks out onto a green landscape. To the right, a long wooden reception desk is visible, adorned with several potted plants and a modern lamp. The overall atmosphere is bright and professional.

EXCEPTIONAL WORKSPACE READY TO TAKE YOUR BUSINESS TO THE NEXT LEVEL AND BEYOND

#MyOrbitSpace

The Property

Applicon House sits overlooking the new transport Interchange and Viaduct Park. With the new footbridge connecting the train station in a 2 minute walk; it really is easily accessible.

High levels of on-site town centre car parking are provided plus local additional car parking facilities offer further options. Especially handy when the M60 is a 2minute drive away. For those on 2 wheels there are on-site cycle facilities.

Situated on the doorstep to Stockport's retail and leisure district, nearby amenities are led by independent retailers, and food and drink operators, which sit alongside brand names throughout Redrock and Merseyway.

The office space offers a pre-fitted ready to walk in set up. With all floors benefiting from a recently refurbished reception, you are assured a warm welcome.



If you are looking for that **WOW** factor and always feeling envious of other companies workspace then we have the solution. Our **fitted 4th floor** offers **4,530 SQ. FT.** of carefully designed and crafted office space that meets the requirements of the modern day occupier and its flexible workforce. Configured to provide more than just desk space, with areas for group presentations and get togethers, flexible space for coffee and a chat, to quiet corners for those online meetings we've grown to embrace.



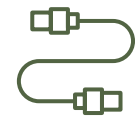
The 4th Floor features the following benefits:



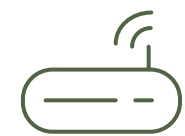
EPC Rating A



Air-Conditioning



Data Cabling



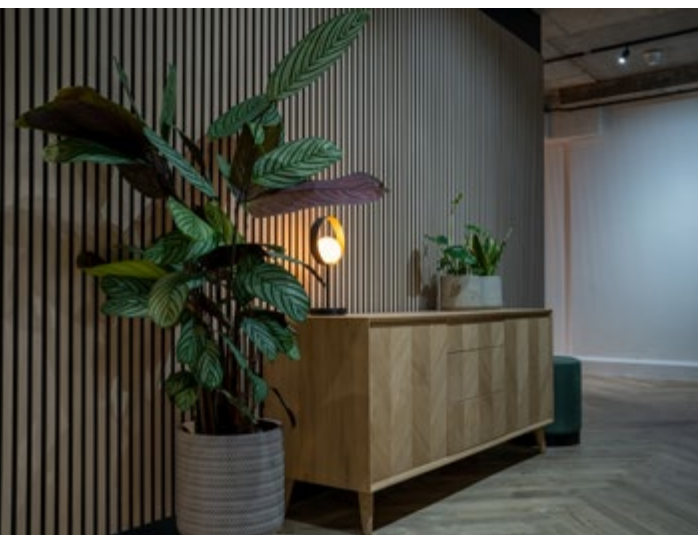
Fibre Broadband



Shower

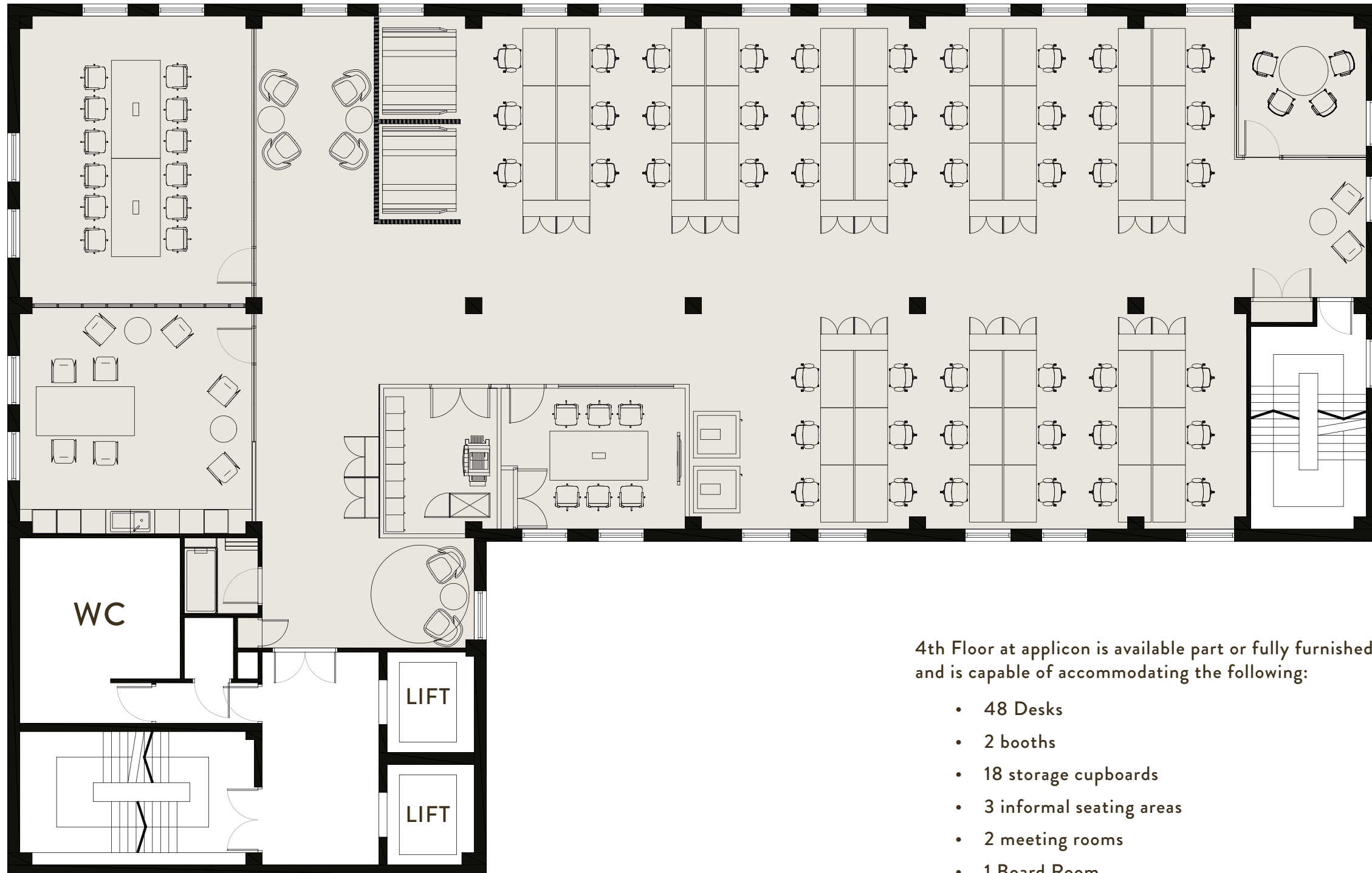


Part Furnished



4th Floor

4,530 Sq. Ft.
(420 Sq. M.)



4th Floor at appicon is available part or fully furnished and is capable of accommodating the following:

- 48 Desks
- 2 booths
- 18 storage cupboards
- 3 informal seating areas
- 2 meeting rooms
- 1 Board Room
- 1 fitted kitchen
- 1 store room
- 1 Shower room



What all floors offer



On-site Parking



24/7 Access



Bike Storage



Shower



Building Manager



Fitted Kitchen



Renewable Energy



A Central hub

For those at Applicon, a brief 2-minute walk lands you at Stockport's main bus interchange or the mainline railway station, swiftly connecting you across the country.

If road travel is your preference, a 2-minute drive connects you to the A6 and M60, plugging you into the region's road and motorway network. Plus, Manchester Airport is a convenient 15-minute drive away, ensuring international connectivity is within reach.

This strategic location offers a multitude of transportation options, enhancing accessibility.



- **Stockport Train Station**
2 minutes walk
- **London Euston**
2 hour train journey
- **Manchester Piccadilly**
8 minute train journey
- **Macclesfield**
12 minute train journey



- **Manchester Airport**
10 minutes drive time



- **Stockport Transport Interchange**
2 minutes walk



- **M60**
2 minutes drive time
- **M56**
6 minutes drive time
- **M6**
20 minutes drive time
- **Manchester City Centre**
15 minutes drive time



Stockport:

A revival in full swing

One of the coolest little corners of the country

Sunday Times 2022



01// The Spinn Off

A neighbourhood bar which focuses on independent craft beers, quality organic wines and locally sourced handmade pies

IG: @thespinnoff

02// The Produce Hall

The large open space promotes a friendly atmosphere, the Produce Hall is a showcase of the hospitality industry

IG: @theproducehall

03// Runaway Brewery

An independently owned and brew by hand in small batches at their microbrewery in central Stockport

IG: @runawaybrewery

04// Redrock

Redrock is Stockport's must-visit leisure destination. Featuring a cinema and boutique bowling, gym and a range of eateries

IG: @redrock_stockport

05// Rare Mags

An independent bookstore and magazine haven, offering elusive global magazine titles, unique books, stationery and brewed coffee too

IG: @rare_mags

06// Yellowhammer

Explore this pottery studio & bakery, savour delectable baked goods served on hand crafted cups and plates

IG: @yellowhammer_stockport

07// Bask

Catch live music, comedy, spoken word, DJs, high energy bingo, quiz nights, jazz nights, Stockport County events and loads more

IG: @thisisbask

08// Still Life

An independent lifestyle store and florist for people who want to live an expressive, colourful and considered life

IG: @still.life.story

09// The Mekong Cat

Authentic South east Asian Noodle House focusing on best cuisine from The Mekong River region

mekongcat.co.uk

10// Rack

Reinventing the beloved British staple, sandwiches, with creative and fun twists on simple, delicious food

IG: @rackmcr

APPLICON

STOCKPORT

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W3W /// cheer.flame.flames

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