

FITTED 4TH FLOOR • EPC 'A' RATED

APPLICON

— STOCKPORT —

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

#MyOrbitSpace

The Property

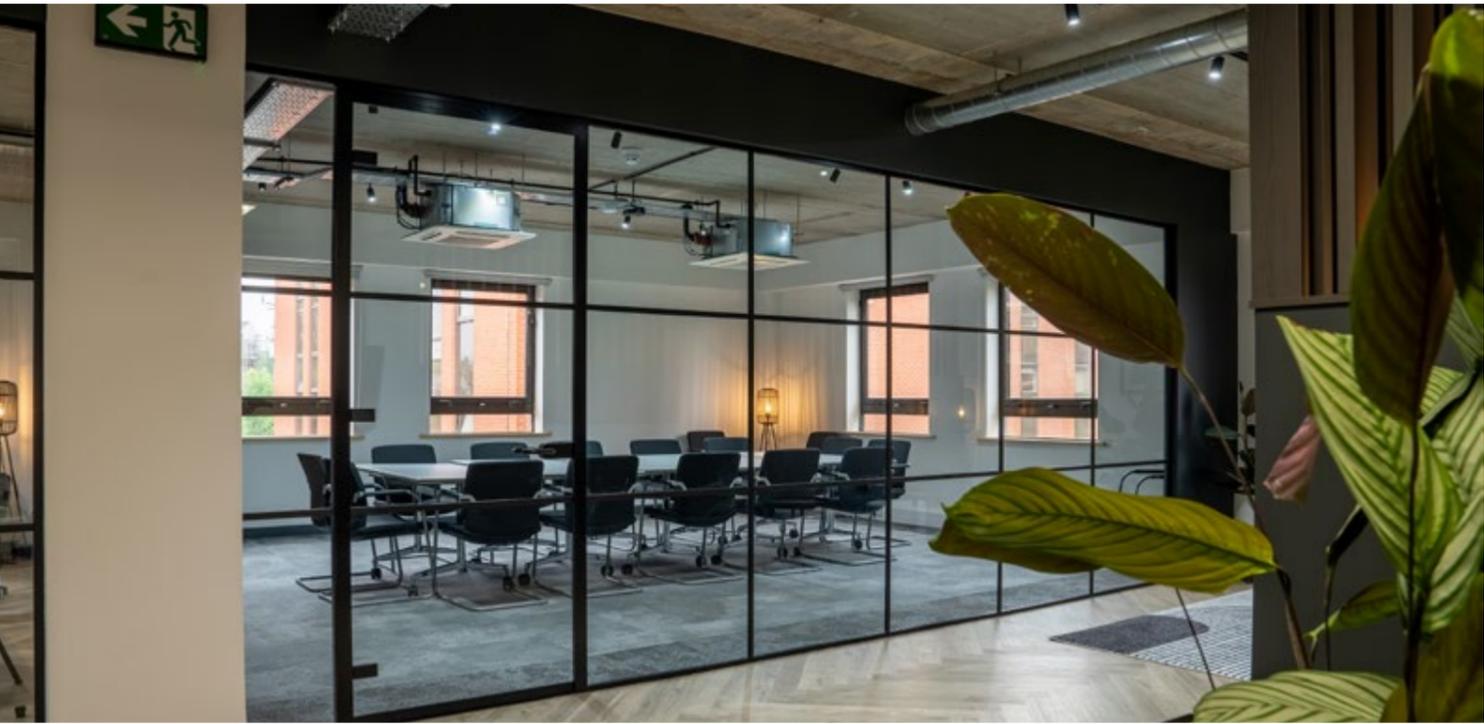
Applicon House sits overlooking the new transport Interchange and Viaduct Park. With the new footbridge connecting the train station in a 2 minute walk; it really is easily accessible.

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

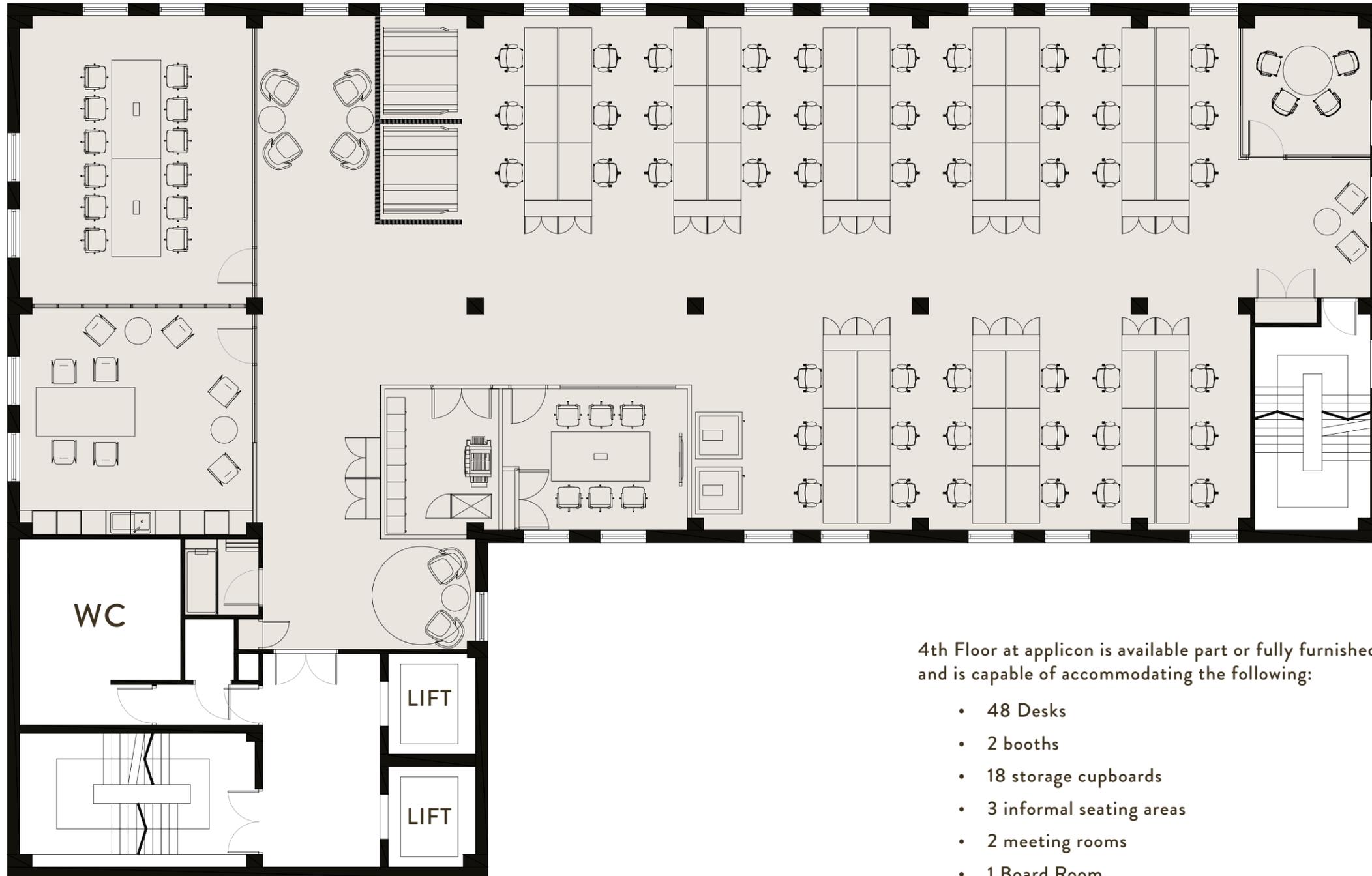


Part Furnished



4th Floor

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



4th Floor at applicon 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



Redevelopment of bus interchange

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

EXCHANGE STREET
STOCKPORT
SK3 0ET

W3W /// cheer.flame.flames

Orbit
Developments

TO ARRANGE A VIEWING PLEASE CALL

01625 588 200

WWW.ORBIT-DEVELOPMENTS.CO.UK

 **CUSHMAN &
WAKEFIELD**

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cushmanwakefield.co.uk

MBRE

0161 850 1111
www.mbre.space

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