



THE SMART CHOICE



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KINGSGATE-

# THE SMART CHOICE.

Looking for the  
perfect mix of  
location, amenity  
and affordability?

Kingsgate is a well appointed modern building providing workspace of all sizes in the heart of Stockport's vibrant town centre. Heritage buildings sit side by side with modern developments and a recent £1 billion programme of investment in the area means you gain all the benefits of the city without any of the hassle.

Excellent commuter links means getting to work is a breeze whether by car, train or bike. And, upon arrival, you and your visitors will be welcomed and looked after by our front of house team.

The building has all the usual mod cons like on site parking, lift access and high speed connectivity, meaning you can get on with taking care of business.

**KINGSGATE - WORK SMARTER.**



## THE DETAILS

We can offer a range of suites up to entire building wings of 7,000 sq.ft. perfect for creating an office bespoke to your company's needs. Many are already set up with the ideal fit out, helping to reduce your costs.

All our spaces are newly carpeted, freshly painted and include suspended ceilings with LED or alternative modern office grade lighting - an ideal blank canvas for your dream office.

Many of the offices benefit from existing fit out including internal offices, meeting rooms, kitchens and high spec data cabling.

### Other features include:

- › Three compartmental perimeter trunking, with various suites benefitting from existing structured cabling
- › Comfort cooling within selected suites
- › Gas fired central heating system
- › Selected suites benefitting from a mix of internal offices, meeting rooms and kitchen facilities already built in
- › CCTV
- › 24/7 access
- › Gated entry system
- › Manned reception
- › Onsite parking



# THE PLACE TO BE

The beautiful borough of Stockport is situated South East of Manchester city centre. With history, culture, nature, beautiful architecture and a thriving independent food and drink scene - there's something for everyone.



The town centre has seen significant investment in recent years, attracting major high-street retail brands like Primark, and Boots, restaurants and wellbeing outlets – should you need to shop, dine or fit in a workout on your lunch break.

It's not just the usual big names though, Stockport's independent shopping offer continues to grow in the Underbanks and Old Town area of the town centre, with exciting new independent shops and pop-ups opening year round. On the second Saturday of every month, The Makers Market brings an artisan vibe to town centre, with various independent sellers showcasing the best in art, design and vintage wares.



## 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.

The award winning monthly pop-up food event, Foodie Friday, is a celebration of the diverse food served by street food traders across the country with something to tempt even the most reluctant taste buds.



But it's not just events that Stockport has to offer. Restaurant "Where The Light Gets In" has gained nationwide attention for its bold and adventurous menu, tipped to gain a coveted Michelin star. The historic Robertsons Brewery offers visitors the chance to tour the brewery and sample the wares, or you can head to Petersgate Tap for the best in microbrewery beer and cider - pro tip, order the pie and a pint offer for the perfect post-work pick me up.

# WELL CONNECTED

Stockport is extremely well-connected to nearby towns and cities, and it's easy to go further afield too.

The town will soon benefit from a new transport interchange, part of Stockport's £1 billion investment, transforming Stockport town centre and offering state-of-the-art transport facilities.



## By Train

- > Walk to Stockport Train Station in 5 mins
- > Manchester city centre in 10 minutes
- > Liverpool in 1 hour
- > London in 2 hours



## Car

- > Drive to M60 and A6 in 2 mins
- > Drive to M56 in 5 mins



## Bus

- > Walk to Stockport Bus Interchange in 2 mins
- > Access more than 65 bus services across GM



## Air

- > Drive to Manchester Airport in under 10 mins
- > Fly to over 200 destinations worldwide, including direct flights to New York, Hong Kong and London



## Bike

- > Cycle routes in and out of the centre

## Local Amenities

### REDROCK (1)

The Gym  
Berretto Lounge  
Zizzi  
Pizza Express  
The Light

### MERSEYWAY (2)

Post Office  
Boots  
Costa  
Santander  
Lloyds

### STOCKPORT EXCHANGE (3)

Holiday Inn  
Sainsbury's

### TRANSPORT INTERCHANGE (4)

STOCKPORT VIADUCT (5)  
LINK ROAD TO M60 (6)



# STOCKPORT A NEW CHAPTER

Once notably known as the centre of the UK's hatting industry, Stockport has a rich and colourful history - and a bright and promising future.

In 2019, the Stockport Mayoral Development Corporation was set up to drive a major regeneration of 'Stockport Town Centre West', a move that signalled to the city region's movers and shakers that Stockport was the place to be.

Already popular with companies looking to locate in contemporary workspace without premium Manchester rents, the £145m Stockport Exchange plans, coupled with a multi-million pound transformation of Stockport's bus station into a modern transport interchange, changed the Stockport narrative forever.

Those in the know had already tipped the town to be the new Northern Quarter, with independent bars and restaurants like The Cracked Actor, a Victorian inspired blues bar, craft beer taprooms, and gourmet delicatessen, atedaysaweek, luring visitors away from Manchester city centre.

Significant investment in mixed-use schemes, like Capital+Centric's £60m transformation of historic cotton mill, Weir Mill, and home to the North's largest living green wall, The Mailbox, means that Stockport will be well provisioned with modern, affordable homes for first time buyers, families and those looking for city centre style culture surrounded by green, open spaces.



# PARTNERS FOR GROWTH

Orbit, Stockport's biggest commercial office landlord

## OUR CUSTOMERS ALWAYS COME FIRST

We aim to meet all our clients' requirements by working in partnership to create tailored packages or adapt our spaces to specific needs.

We have a dedicated in-house facilities management team who are responsible for the day to day management of the portfolio and liaison with our clients. All of our Stockport properties have building managers working within the facilities management team who are based on site providing immediate client facing support.

## WE'VE GOT THE SPACE THAT'S RIGHT FOR YOU

We recognise the needs of businesses and we work with all our customers to ensure that their requirements are fulfilled at every stage of their business growth.

If you need space to operate your business – make it our business to find you that space.



REGENT HOUSE




APPLICON HOUSE



HIGHBANK HOUSE

TO ARRANGE  
A VIEWING  
PLEASE CALL

 01625 588 200

 [orbit@emerson.co.uk](mailto:orbit@emerson.co.uk)

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[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)

Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.

(2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details.

(3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property (1125).