
APPLICON

— STOCKPORT —

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

#MyOrbitSpace

The Property

Appicon 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're seeking a workspace that blends style with practicality, our first floor offers two exceptional options of 2,787 sq ft and 1,463 sq ft.

Each space has been carefully designed to meet the demands of modern businesses, featuring LED lighting, air-conditioning, raised floors, and triple-compartment floor boxes.

More than just functional offices, both units include their own dedicated kitchen and breakout area, creating flexible environments where teams can collaborate, recharge, or focus in comfort.



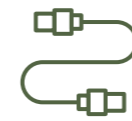
Indicative Image



EPC Rating A
(Anticipated)



Air-Conditioning



Data Cabling



Fibre Broadband



Shower



Indicative Image

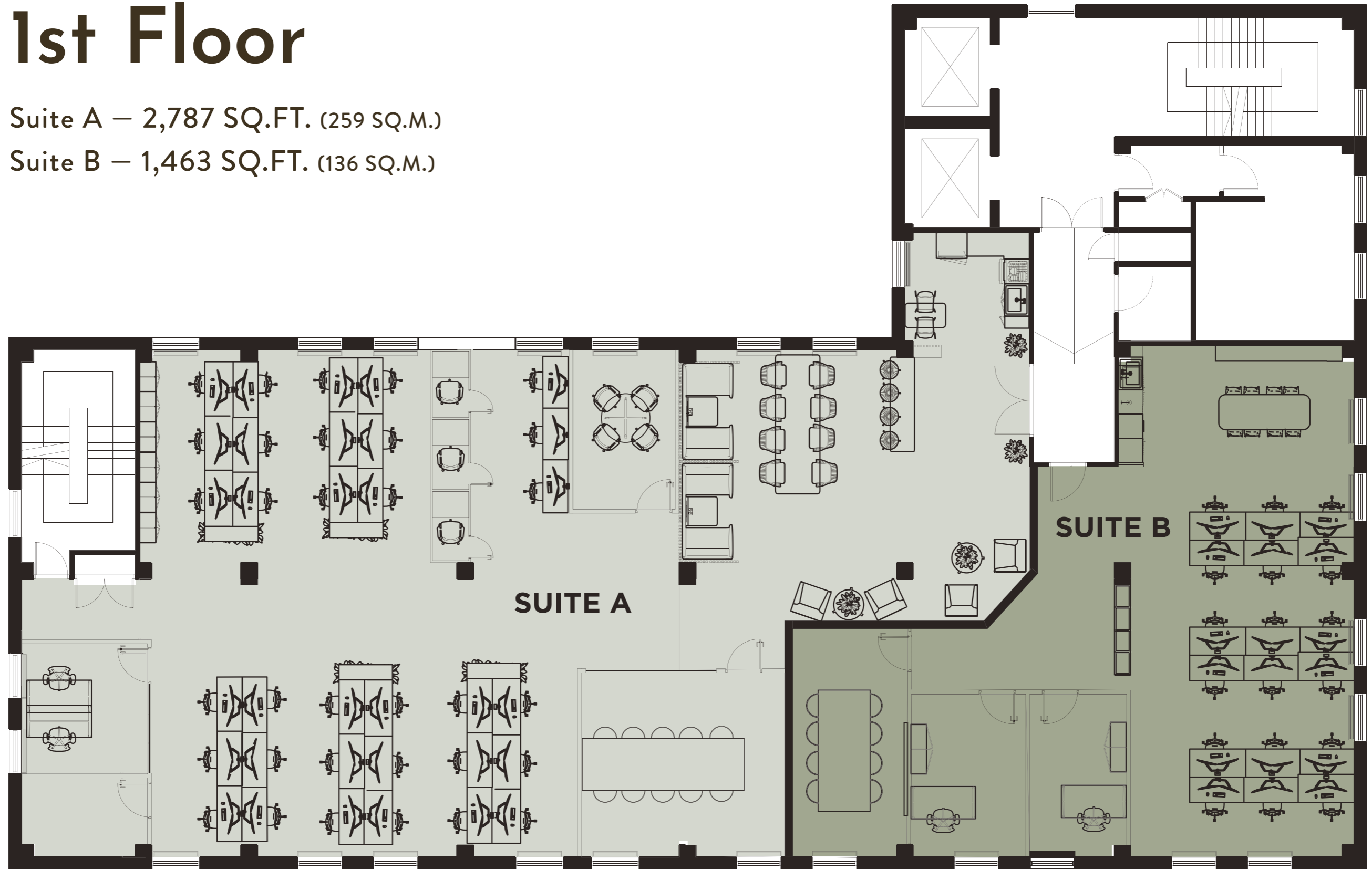


Indicative Image

1st Floor

Suite A — 2,787 SQ.FT. (259 SQ.M.)

Suite B — 1,463 SQ.FT. (136 SQ.M.)





What all floors offer



On-site Parking



24/7 Access



Bike Storage



Shower



Building Manager



Fitted Kitchen



Renewably Sourced



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



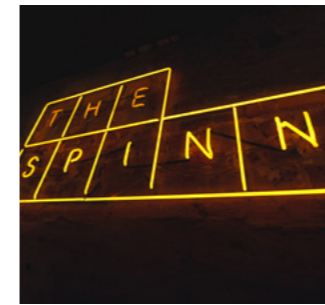
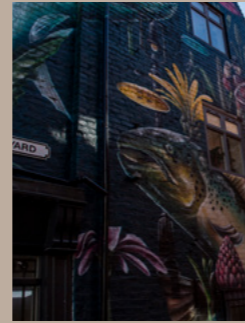
- M60
2 minutes drive time
- M56
6 minutes drive time
- M6
20 minutes drive time
- Manchester City Centre
15 minutes drive time



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



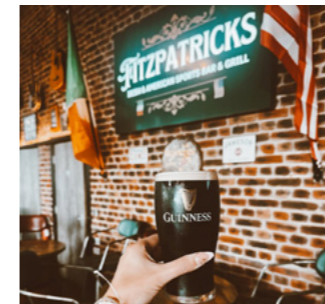
04// Redrock
Redrock is Stockport's must-visit leisure destination. Featuring a cinema and boutique bowling, gym and a range of eateries
IG: @redrock_stockport



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// Fitzpatricks
Good food, live music, unforgettable nights, and that unmistakable Irish-American buzz come together under one roof.
IG: @fitzpatricks_stockport



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**

0161 235 8998
cushmanwakefield.co.uk

MBRE

0161 850 1111
www.mbre.space

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)