

ST —
PETER'S
— SQ

TO LET
5,350 TO
17,700 SQ FT

-

ST PETER'S SQUARE
2 LAWRENCE STREET
STOCKPORT
SK1 1DL

GRADE A
OFFICE
SPACE



ST
PETER'S
SQ

Contemporary office space with 5,350 – 17,700 sq ft.

Totalling 51,402 sq ft (4,775 sq m) over ground and 5 upper floors, St Peter's Sq offers stunning architectural design offering very efficient column free office space with full height glazing throughout which provides a highly effective working environment for a variety of office occupiers.

The double height glazed reception provides a modern space to welcome employees and guests, with lift access available to all upper floor office suites. Equality Act compliant facilities along with showers and cycle hub are also provided.

The building enjoys a very prominent location on the main A6, within the heart of Stockport town centre and within walking distance of the Merseyway Shopping Centre, Red Rock leisure complex development, Stockport Exchange and Stockport railway station.

THE BUILDING





Strategic location in the heart of Stockport.

A £1BN transformation of
Stockport's past, and future.

- | | |
|--------------------------------|--------------------------------|
| 01 Stockport Train Station | 11 The Mekong Cat |
| 02 NCP Stockport Exchange | 12 Where The Light Gets In |
| 03 Stockport Town Hall | 13 Stockport Museum |
| 04 McDonalds | 14 Rack Sandwich/ Coffee Shop |
| 05 Baekdu Korean BBQ | 15 Stockport Fountain Park |
| 06 Stockport Garrick Theatre | 16 Bask Bar |
| 07 Stockport Interchange | 17 Holiday Inn Express |
| 08 Viaduct Park | 18 Redrock Leisure Development |
| 09 Stockport Air Raid Shelters | 19 The Light |
| 10 Laco Cafe & Bistro | 20 Merseyway Shopping Centre |

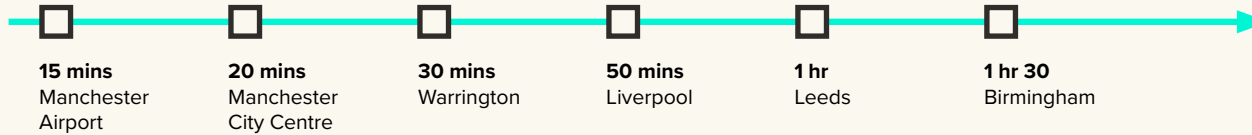


Connections

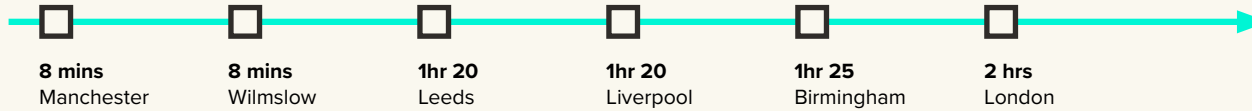
One of the most important assets of St Peters Square is the connectivity to the local, regional and national rail and road network.



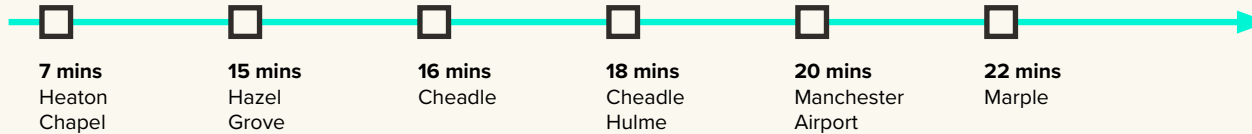
M60
2 min drive



Stockport Train St.
2 min walk



Stockport Interchange
2 min walk



CONNECTIONS





Each floor offers refurbished Grade A efficient workspace

The office space benefits from Grade A specification which includes suspended ceilings with integrated LG7 lighting as well full access raised floors. The available space offers full self-contained floors with split floor options also available.

The modern steel frame construction allows each floor-plate to provide very efficient column free space with an abundance of natural light due to the full height glazing at each elevation.

Floor	Availability	Sq Ft	
First	TO LET	6,025	
Second	TO LET	11,651	
		Suite A: 6113 sq ft	Suite B: 5,350 sq ft
Third	LET TO SKY	11,611	
Fourth	LET TO SKY	11,591	
Fifth	LET TO SKY	5,763	



3D model plan of
first floor suggested layout

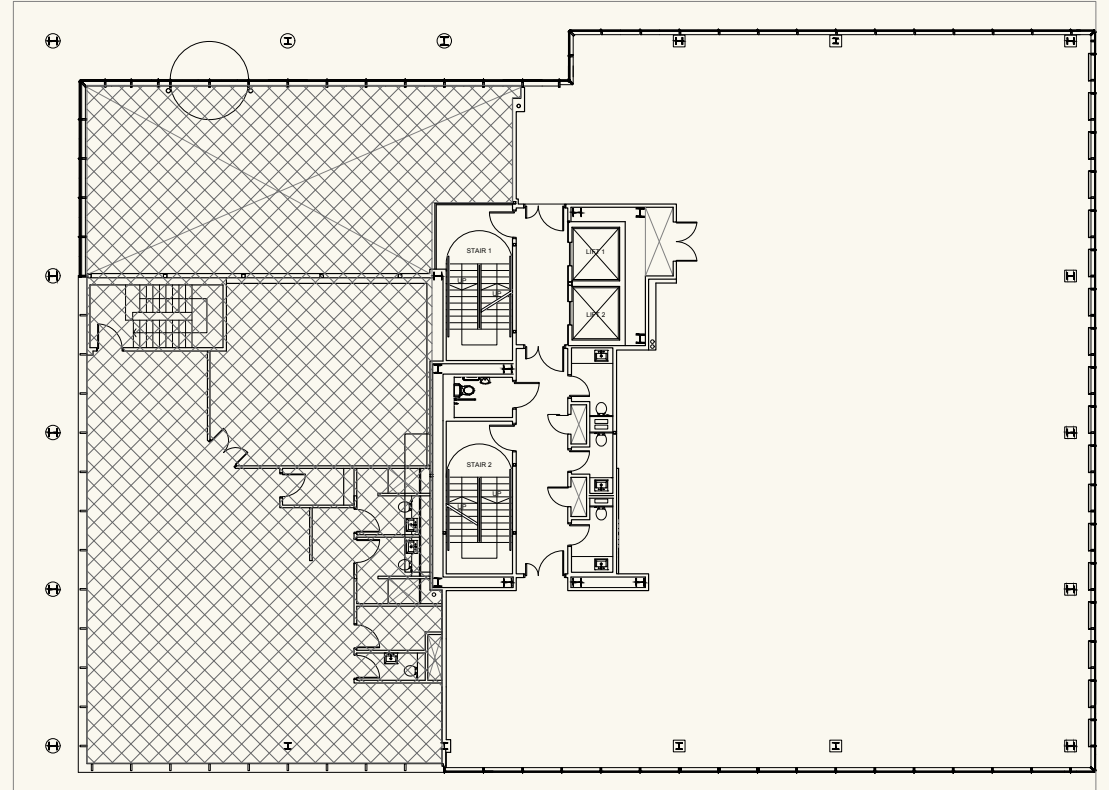


01

Existing Floor Plan

TO LET

6,025 SQ FT

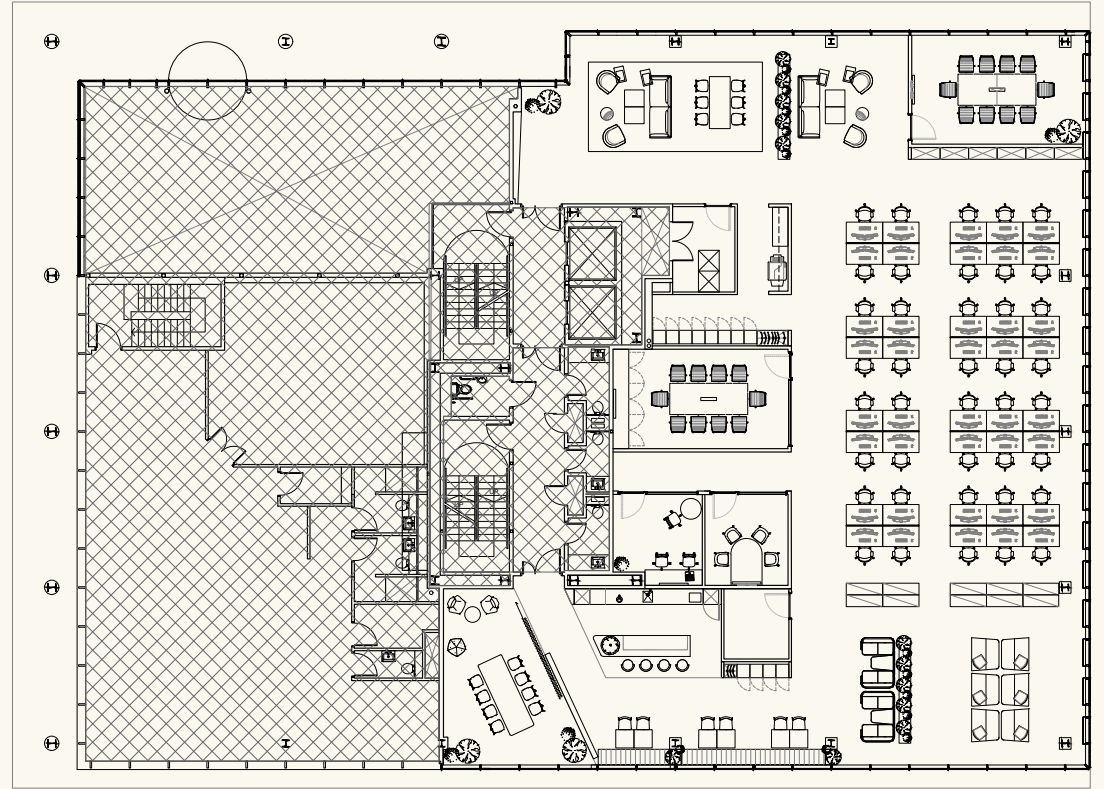


01

Spaceplan Option

TO LET

6,025 SQ FT

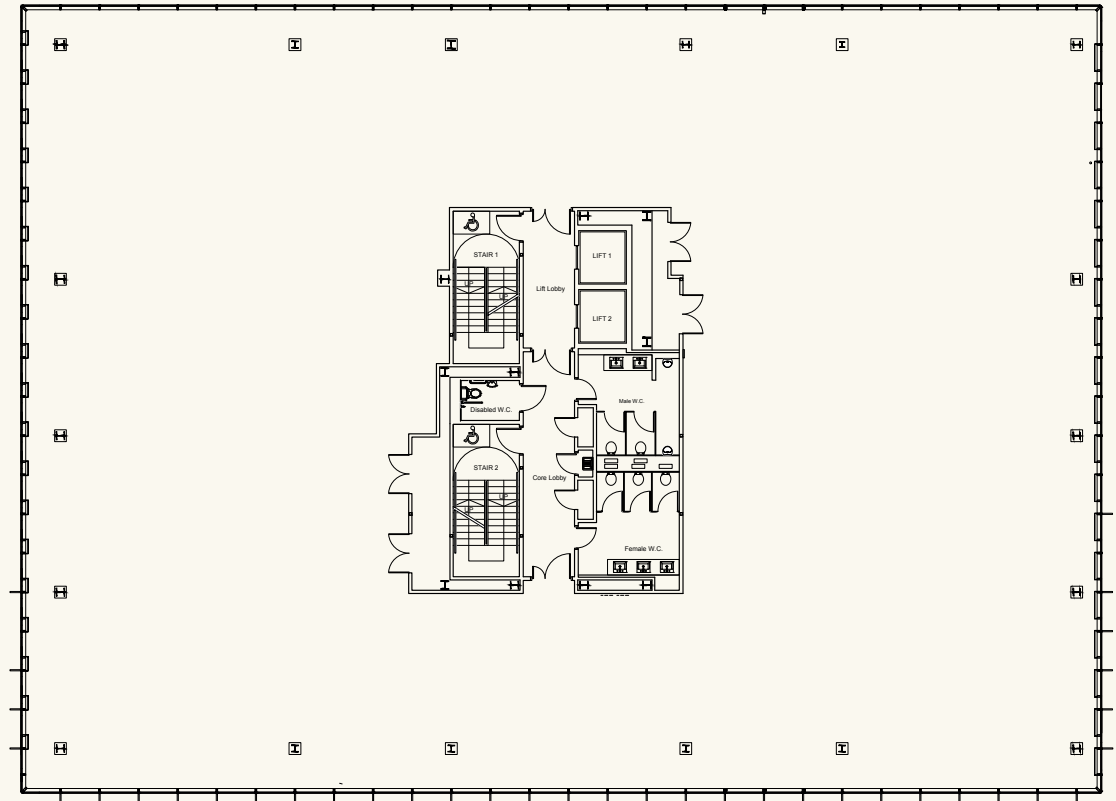


02

Existing Floor Plan

TO LET

11,651 SQ FT

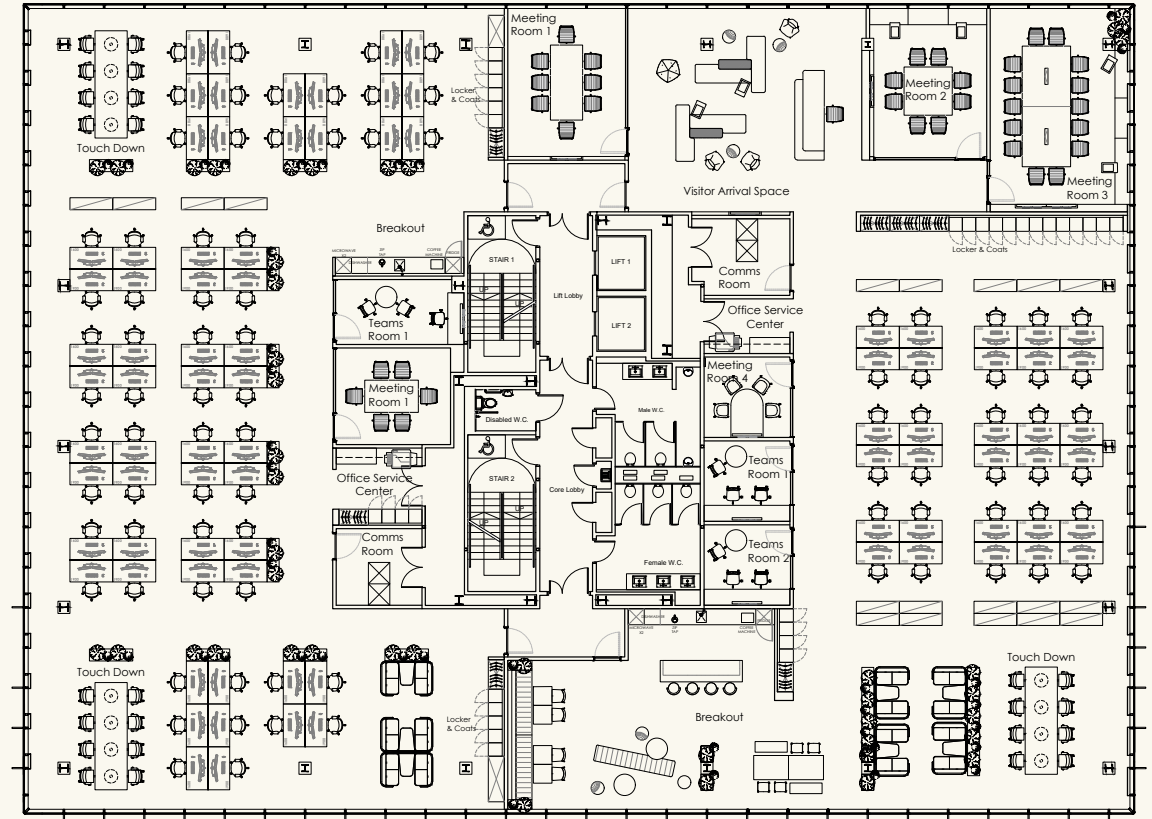


02

Proposed Floor Plan

TO LET

11,651 SQ FT

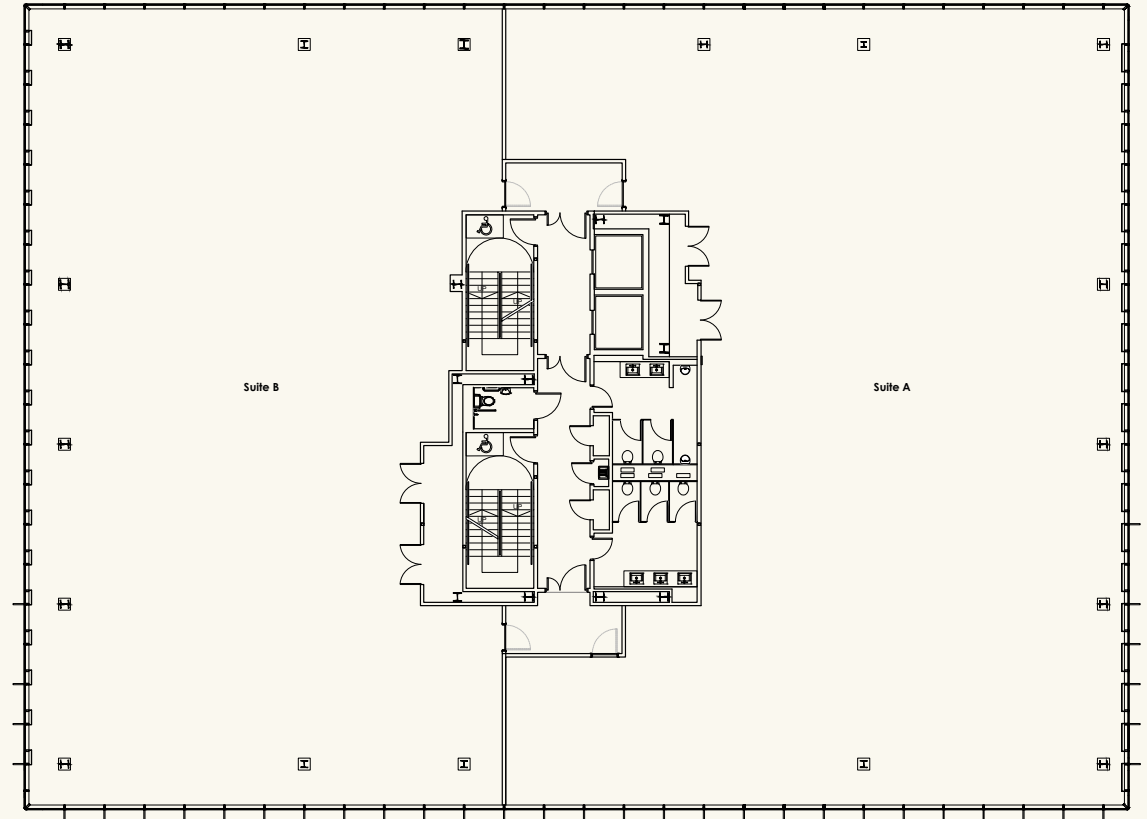


02

Proposed Floor Split

TO LET **Suite A** **6113 SQ FT**

TO LET **Suite B** **5350 SQ FT**



Grade A Specification

SPECIFICATION

- + Stunning full height glazed elevations
- + Impressive double height reception area
- + Full access raised floors with minimum 130mm clear void
- + 2 x 10 person high speed passenger lifts
- + Column free space
- + 2.7m floor to ceiling height on typical upper floor
- + Male/female/disabled WCs on each floor
- + Shower and locker rooms
- + Access door control system
- + Comprehensive building management system
- + Panoramic views
- + Fully DDA compliant
- + CCTV

Refurbished Reception



Refurbished Workspace



Shower and locker store



First Class Sustainability

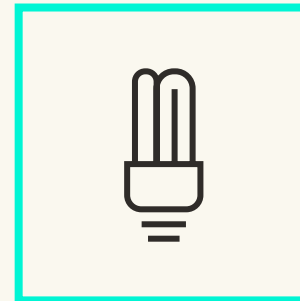
SUSTAINABILITY

- + BREEAM 'Excellent' rating
- + EPC 'B' rating
- + Flexible VRF air conditioning system
- + Low energy consumption
- + Suspended ceilings incorporating anti-glare
- + LG7 lighting scheme with motion sensors
- + Lighting which adjusts automatically to daylight levels
- + Dedicated bicycle and motorcycle parking
- + Sustainable timber
- + Dedicated recycling station

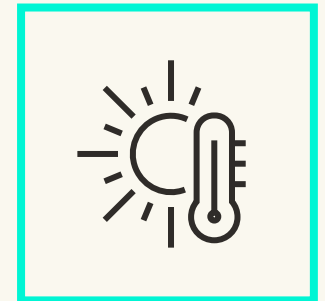
Sustainable Workspace



LG7 Lighting motion sensors



Low energy consumption



Contact

Viewings

Viewing by appointment through Avison Young.

VAT

All figures are exclusive of but liable to VAT.

EPC

EPC B - certification available upon request

AVISON YOUNG

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YOUNG**

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