GRADE A OFFICE ACCOMMODATION WITHIN AN ICONIC LANDMARK

PYRAMID

A MONUMENTAL OPPORTUNITY

PYRAMID

STOCKPORT

pyramidstockport.co.uk
A MONUMENT OF OUR TIME

ONE OF SOUTH MANCHESTER’S MOST ICONIC AND RECOGNISABLE PROPERTIES, THE PYRAMID, ENJOYS AN UNPARALLELED POSITION CLOSE TO STOCKPORT TOWN CENTRE AND JUNCTION 1 OF THE M60.

Set on a 4.5 acre plot, the building totals 86,056 sq ft, offering occupiers large, mainly open plan office space with extensive car parking.
A WONDER WITHIN

Accessed from an impressive central atrium, the office space is arranged over ground and 4 upper floors. All floors benefit from a fully glazed exterior providing panoramic 360-degree views on each side and excellent natural light. The uniform configuration permits a wide range of fit-out options.

- Newly refurbished to Grade A specification
- VRF air conditioning
- Metal tile suspended ceiling
- Full access raised floors
- 3m floor-to-ceiling height providing for excellent natural light
- Integrated LED panel lighting
- Re-modelled manned reception with ground floor amenity
- Refurbished passenger lifts x 2
- 426 car parking spaces (ratio of 1:202 sq ft)
- Mature landscaped business park location
- New cycle hub incorporating state of the art shower and cycle facilities
- 24/7 access
THE SKY'S THE LIMIT
**Magnificent Chambers**

This dynamic building offers a range of floor plates up to 24,326 sq ft (2,260 sq m). A comprehensive refurbishment programme will include on the ground floor a range of facilities including a state of the art building reception incorporating a concierge service, contemporary coffee shop and modern private and communal meeting booths.

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fourth</td>
<td>9,687</td>
<td>900</td>
</tr>
<tr>
<td>Third</td>
<td>13,401</td>
<td>1,245</td>
</tr>
<tr>
<td>Second</td>
<td>16,953</td>
<td>1,575</td>
</tr>
<tr>
<td>First</td>
<td>21,689</td>
<td>2,015</td>
</tr>
<tr>
<td>Ground</td>
<td>24,326</td>
<td>2,260</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>88,056</strong></td>
<td><strong>7,995</strong></td>
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</tbody>
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The floor areas provided have been calculated from architect's CAD plans on a NIA basis.

**Ground Floor**

24,326 sq ft (2,260 sq m)

- Entrance
- Lift lobby
- Atrium
- Restaurant
- Meeting space
- Office space

**First Floor**

21,689 sq ft (2,015 sq m)

- Lift lobby
- Atrium
- Office space

**Second Floor**

16,953 sq ft (1,575 sq m)

- Lift lobby
- Atrium
- Office space

**Third Floor**

13,401 sq ft (1,245 sq m)

- Lift lobby
- Atrium
- Office space

**Fourth Floor**

9,687 sq ft (900 sq m)

- Lift lobby
- Atrium
- Office space

**Total Space** 88,056 sq ft (7,995 sq m)
Key

- 302 x desks
- 4 x meeting rooms
- 1 x board room
- 2 x WC (1 male, 1 female)
- 2 x lifts

Example shown of current first floor fit out

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INCREDIBLE SPACES

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KINGS VALLEY

The Pyramid building is part of a large 4.5 acre site, forming part of Kings Valley, which sits adjacent to junction one of Manchester’s M60 ring road, offering 426 secure parking spaces.

Kings Valley is home to a number of well-known companies including Mni, BMW, Hyundais, Hallidays, Blue Sky Design Services Ltd, CSL Ltd, Numero, Equity Solutions and North Consulting.
A SHORT WALK FROM STOCKPORT TOWN CENTRE 8 MINS DRIVE TO MANCHESTER AIRPORT
In recent years the town centre has undergone wholesale regeneration, with the redevelopment at Stockport Exchange. The 1st phase included a 1,000 space car park and 44,750 sq ft office. Due to the success of Phase 1, Phase 2 is under construction.

Furthermore, Redrock Stockport a new £45m retail and leisure development has recently opened. Further investment is due to follow.
PYRAMID HAS UNPARALLELED CONNECTIVITY. STOCKPORT TRAIN STATION IS A 19 MINUTE WALK AWAY AND OFFERS DIRECT LINKS TO LONDON (2 HOURS) AND MANCHESTER CITY CENTRE (10 MINUTES). JUNCTION 1 OF THE M60 IS DIRECTLY ADJACENT TO THE BUILDING WHICH OFFERS LINKS TO THE LOCAL AND NATIONAL MOTORWAY NETWORK. FURTHERMORE, MANCHESTER AIRPORT IS JUST A SHORT DRIVE (8 MINUTES).
A development by

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Subject to Contract: June 2020.

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