GRADE A OFFICE ACCOMMODATION WITHIN AN ICONIC LANDMARK
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.
THE SKY'S THE LIMIT

PYRAMID
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
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.

The floor areas provided have been calculated from architect’s CAD plans on a NIA basis.
Example shown of current first floor fit out.
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 MINI, BMW, HYUNDAI, HALLIDAYS, BLUE SKY DESIGN SERVICES LTD, CDL LTD, NUMERO, EQUITY SOLUTIONS and NORTH CONSULTING.

4.5 ACRE SITE
426 PARKING SPACES
A SHORT WALK FROM STOCKPORT TOWN CENTRE
8 MINS DRIVE TO MANCHESTER AIRPORT
PANORAMIC VIEWS
Stockport is South Manchester’s largest retail and commercial hub, hosting a diverse range of amenities and leisure facilities. 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 15 minute walk away and offers direct links to London (2 hours) and Manchester city centre (10 minutes).

Furthermore, 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).
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Viewings essential, strictly by appointment only - contact the agents:

Subject to Contract: May 2020.

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