

# News

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## Office launch puts Stockport Exchange on the map

Property agents and Council representatives gathered to mark the official launch of One Stockport Exchange, a new Grade A office building at the heart of the flagship mixed-use development, Stockport Exchange.

Muse Developments is delivering the £145 million Stockport Exchange regeneration scheme, located next to Stockport train station, in partnership with Stockport Council.

One Stockport Exchange is part of the second phase of development at the scheme, which has also delivered a 115-bed Holiday Inn Express and new pedestrianised public space, creating a new attractive gateway to Stockport town centre. The road layout in the area has also been reconfigured improving access to the station, providing a dedicated drop-off facility and a new taxi rank.

The new five-storey, 50,000 sq ft, BREEAM Excellent building offers flexible, open-plan floorplates of up to 10,850 sq ft. Negotiations over two floors are currently progressing and a Sainsbury's Local is now open on the ground floor. Phase two is expected to bring close to 450 jobs into the town centre.

Wes Erlam, development director at Muse, said: "Stockport Exchange has completely transformed the area next to Stockport train station. The new office, Holiday Inn Express, Sainsbury's Local and new public realm have really brought the area to life, creating a brand new destination in Stockport town centre.

"There is currently a lack of high-quality, Grade A office space in South Manchester and Stockport, so One Stockport Exchange offers an unrivalled proposition. Its location and connectivity are second-to-none, with the West Coast mainline right on its doorstep, an integrated cycle store facility on site and close proximity to the road network and airport."

Councillor Kate Butler, Stockport Council's Executive Member for Economy and Regeneration, commented: "As people arrive at Stockport station they can't fail to be impressed by Stockport Exchange, and we're incredibly proud of the transformation that is taking place.

"Stockport is already one of the North West's most successful business locations. The launch of the new office building and business district at Stockport Exchange means more companies can now benefit from the opportunities our town offers, at a time when £1 billion is being invested in helping the borough grow and prosper."

The flagship development at Stockport Exchange is part of a £1 billion investment programme currently underway across Stockport. The Council's ambitious "Investing in Stockport" work is transforming the town, building on its strengths and making it even more successful for the future.

The scheme will ultimately deliver up to 375,000 sq ft of office space and 28,000 sq ft of commercial floor space. The first phase of the scheme - a 1,000 space multi-storey car park operated by NCP - was completed in 2014.

Cushman & Wakefield and CBRE are appointed as joint agents for the scheme, which was designed by Aedas RHWL.