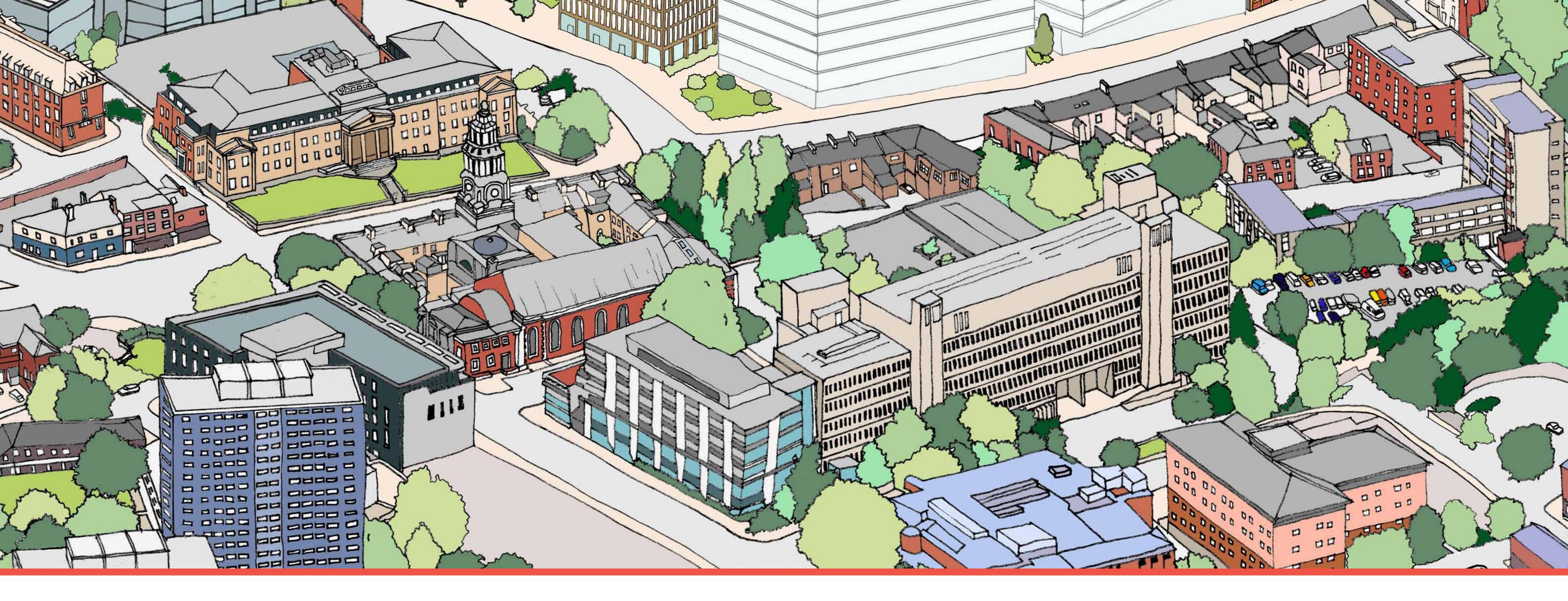
stockport exchange

STOCKPORT EXCHANGE IS AT THE HEART OF AMBITIOUS £1BILLION PLANS TO TRANSFORM THE TOWN CENTRE OVER THE NEXT DECADE.



Nationwide placemaker Muse is working in partnership with Stockport Council to bring forward a planning application for the next phase of the development.

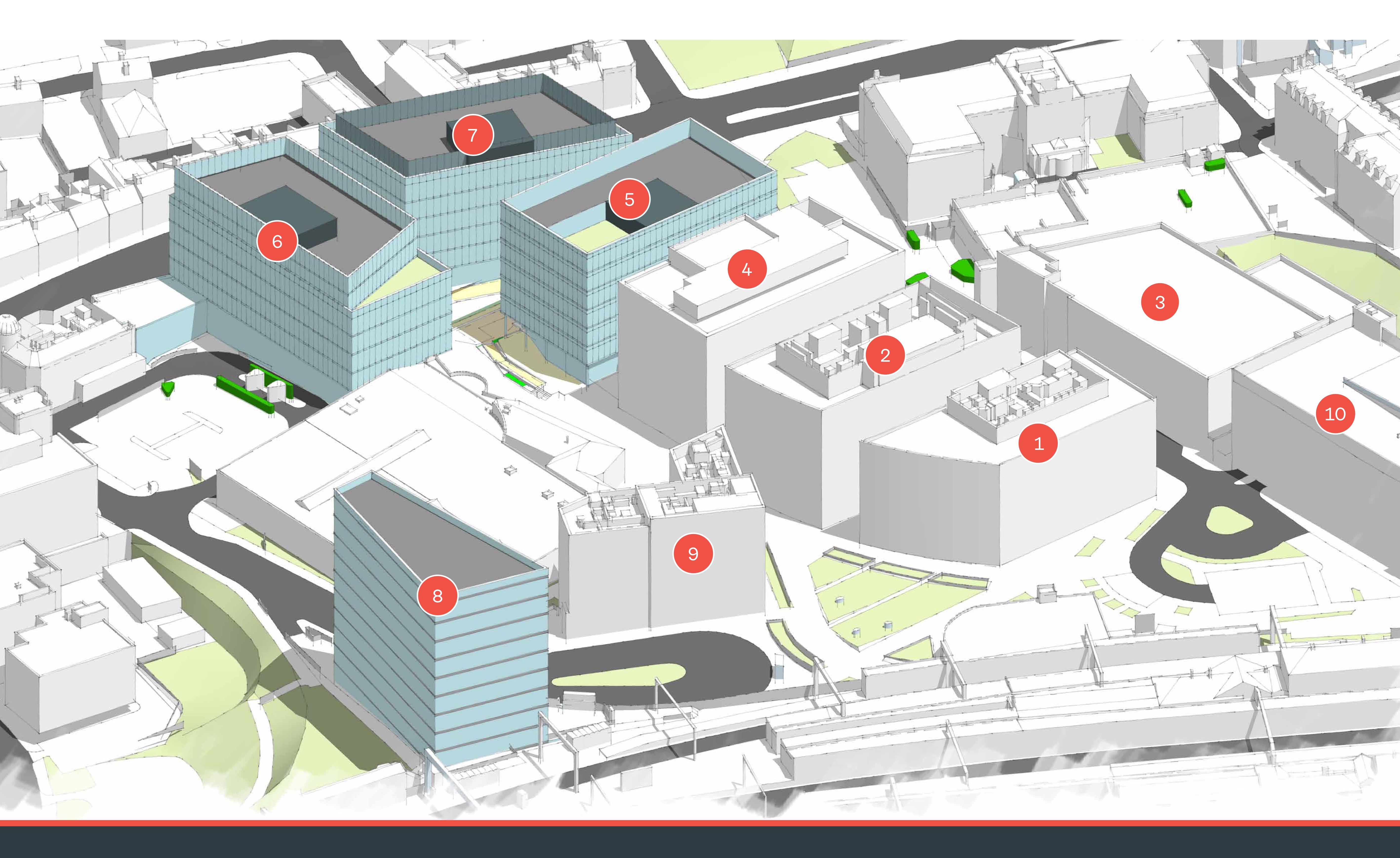
The award winning Stockport Exchange is already providing high quality, accessible and sustainable work space right next to the train station, with three Grade A commercial offices, two multi-storey car parks and a hotel.

The £145m development has created a stunning new gateway to the town for visitors arriving at Stockport Station and has been a catalyst for the wider regeneration that the town is experiencing as part of the Town Centre West regeneration masterplan.



Now is your chance to get involved in shaping the plans for the next phase of Stockport Exchange. Please take a look at our information banners and have a chat with our team about your ideas for the site.

MASTERPLAN AND VISION









5



2 Stockport Exchange



4 Stockport Exchange future phase



Holiday Inn Express



A MASTERPLAN FOR THE STOCKPORT EXCHANGE SITE WAS APPROVED IN 2014, WITH **1, 2 AND 3 STOCKPORT EXCHANGE ALL NOW FULLY CONSTRUCTED. THESE FIRST** PHASES ARE HOME TO TENANTS INCLUDING STAGECOACH, MUSICMAGPIE, HOLIDAY INN EXPRESS, SAINSBURY'S, BASF AND INDUSTRIALS REIT.

The first office block was fully let in under six months with the second One potential change from the previous masterplan that is being building also now fully occupied and the third recently completed, proving the strong demand for business space at the site.

explored is the possibility of introducing some residential development.

The plans for new homes on the site will cater to Stockport's growing

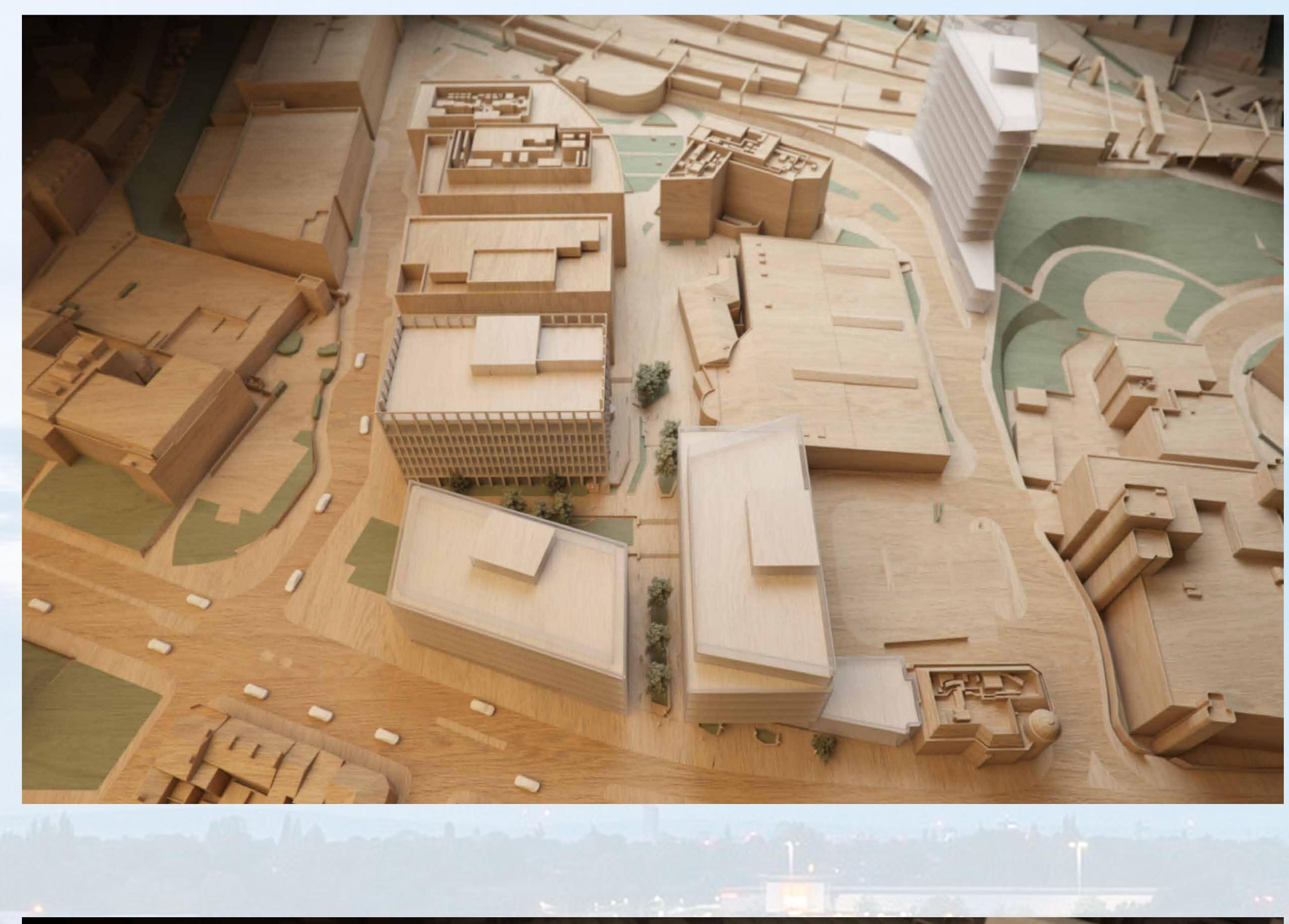
As the original planning permission has now lapsed, we are looking to update the approved masterplan for Stockport Exchange and bring forward detailed plans for the next phase – 4 Stockport Exchange.

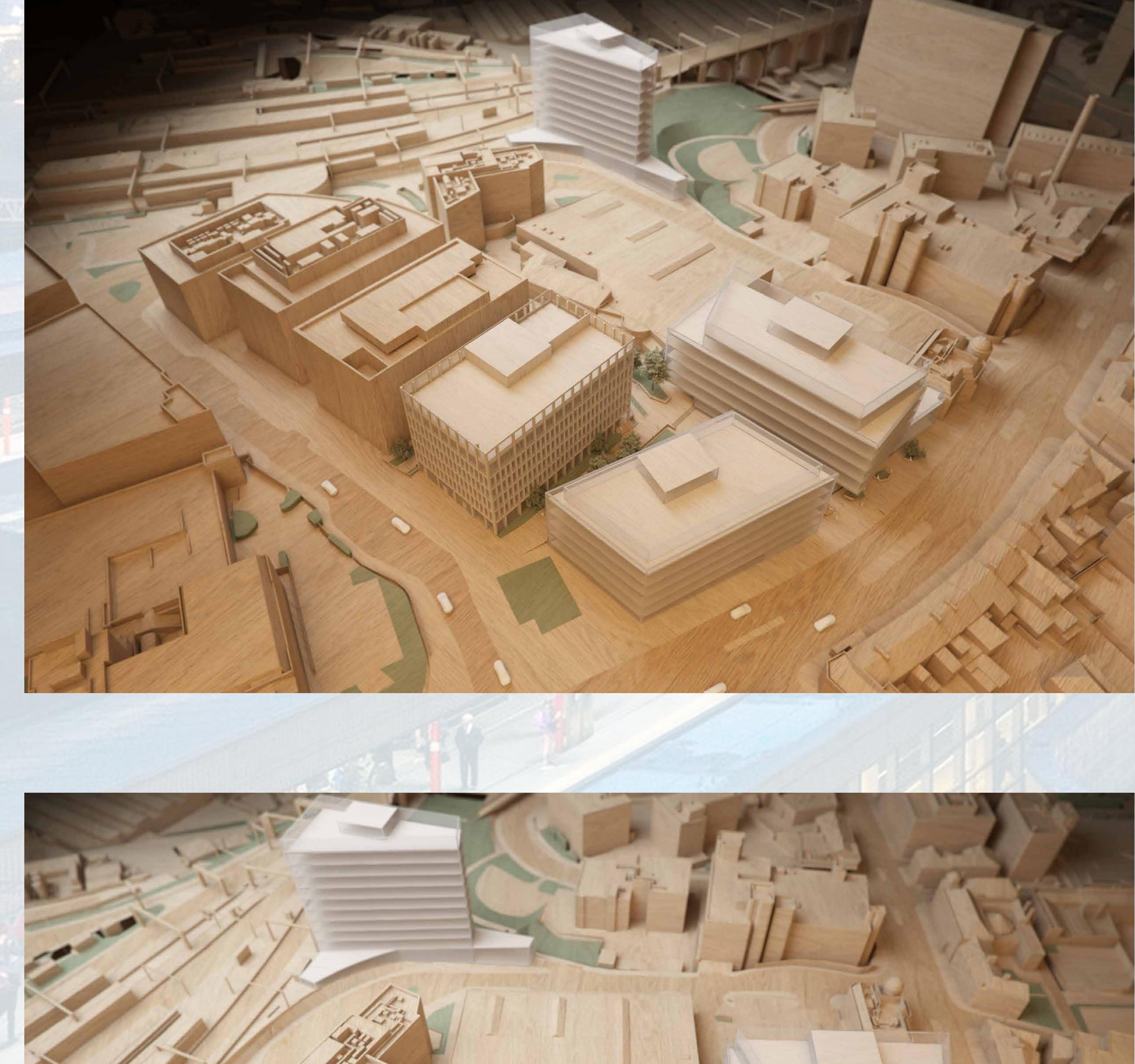
The updated masterplan is being designed to create further office space that will continue to attract new employers and jobs to the town. It will follow the key principles previously approved on the site for an office led development with flexible ground floor commercial units, set in high quality, landscaped public spaces.

demand for high-quality accommodation that provides a competitive alternative to neighbouring Manchester.

The planning application will seek:

- Full planning permission for 4 Stockport Exchange including a 60,000 sq ft office building with ground floor spaces for shops, cafes, bars or restaurants and a fully accessible and landscaped approach to the railway station.
- Outline planning permission for the remaining phases of Stockport Exchange – including around an additional 185,000 sq ft of Grade A office space and up to 100 residential apartments.









Competitive price points in comparison to city centre office schemes



New green, public spaces with attractive walking routes



Located at the gateway to the town with improved connections from the station into the town centre



Cutting edge transport connectivity including the Transport Interchange, cycle infrastructure and direct train service to London and Manchester



Variety of employment opportunities available as more occupiers take space

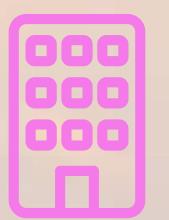


Close proximity to town centre amenities and services

Highly sustainable and energy efficient offices



Attracting inward investment into Stockport



Satisfying demand for Grade A office space



CONNECTIVITY

The new fully accessible landscaped approach to the railway station will further improve the arrival into the town and connectivity with the wider town centre. The masterplan is designed to create new green, safe spaces that employees, visitors and commuters can enjoy.



New employers will be able to benefit from offices with excellent digital connectivity and capability. Stockport Council is part of the Greater Manchester One Network, meaning it is part of the best-connected Digital City Region in the UK.

SUSTAINABILITY

The new office accommodation will be highly accessible – within a short walk to the train station – and benefit from strong sustainability credentials. The offices will be low carbon and energy and water

efficient. The design will put the health and wellbeing of occupants at its heart.

HAVE YOUR SAY

Your feedback will help us develop the plans for the next phase of Stockport Exchange. There are lots of ways that you can contact us and share your views. Just make sure to get your comments in by 1st March 2024 when the consultation closes.

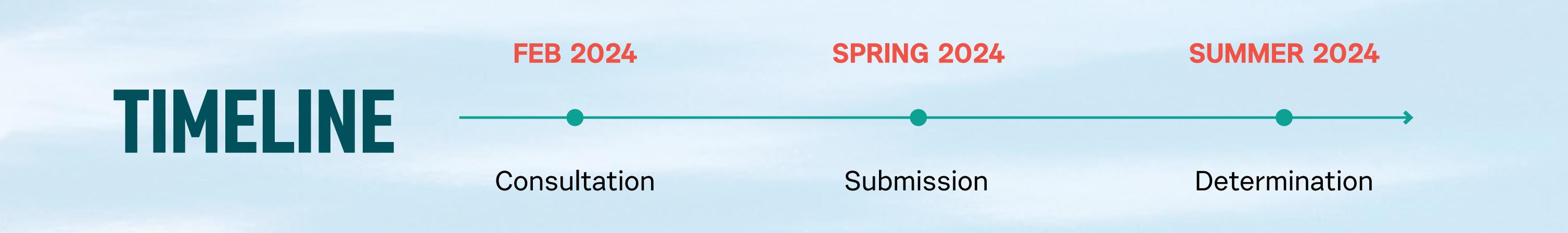
NNAIRE:

Complete our questionnaire. You can either complete one today and pop it into our feedback box or take one away and post it back to us via Freepost HAVE YOUR SAY.

• ONLINE:

Visit stockportexchange.co.uk to find out more and complete the online questionnaire.

FHAPPFN



CONTACT US

Email: stockportexchange@fontcomms.com

Post: Freepost HAVE YOUR SAY

Phone: 0800 689 1095 (Mon –Fri, 9:00am–5:30pm)













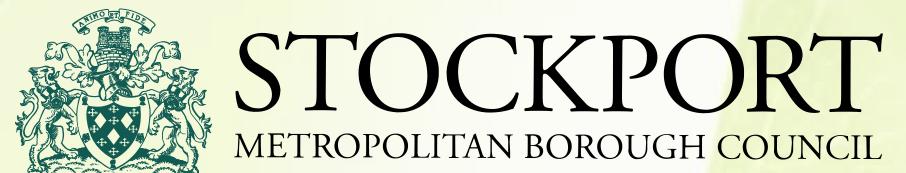


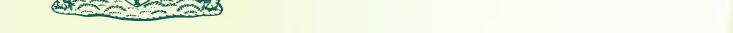
ABOUT US

NUSE

Nationwide placemaker, Muse, has almost 40 years of experience creating mixed-use communities across the UK.

Muse delivers ambitious regeneration at scale, with a long-term outlook. Its track record of leading complex, mixed-use projects gives the team the experience to deliver great places, with the emphasis on delivery, sustainability, community and quality.





Stockport Council is leading the way with an ambitious development and regeneration programme that aims to build on the great attributes of the town and make it a place to attract individuals and business to live, work, play and connect.

Stockport town centre's revival started some time ago but now it's full steam ahead, with a radical and exciting £1billion programme of investment, positioning beautiful heritage buildings next to great new architecture.

