

Offices To Let

80,000 sq ft building from 151 sq ft
to full floors of circa 11,500 sq ft

The logo for Kingsgate, featuring a large green circle with a white 'K' inside, followed by the word 'KINGSGATE' in a sans-serif font. 'KING' is green and 'SGATE' is orange.

KINGSGATE

Wellington Road North // Stockport

Kingsgate is an imposing 7 storey office building that has been comprehensively refurbished. The floor plates can accommodate 151 - 11,500 sq ft and cater for expansion requirements.



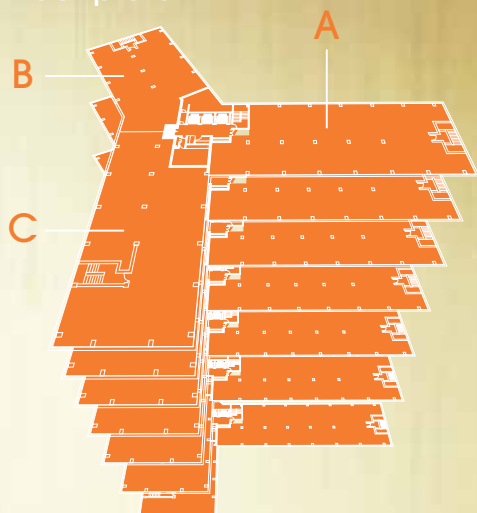
The Building

Internally the accommodation is configured in 3 wings arranged around a central core, which incorporates three 12 person passenger lifts along with male and female WC facilities on each floor.

Kingsgate provides on-site car parking spaces within a secure car park. Additional car parking is available in the immediate vicinity.

- New suspended ceilings
- Category II lighting
- New carpet tile floor coverings
- Impressive manned reception area
- Refurbished common areas and reception
- Refurbished wc facilities
- Three 12 person passenger lifts
- Three compartment perimeter trunking
- Gas fired central heating system served via slimline panel radiators
- Air cooling (4th floor)
- New wall coverings

Floor plate



The Details

	A (sq ft)	B (sq ft)	C (sq ft)	Total
6th Floor	4,567	6,829	N/A	11,396
5th Floor	4,563	3,368	3,616*	11,547
4th Floor	4,567	6,983	N/A	11,550
3rd Floor	4,567	6,987	N/A	11,554
2nd Floor	4,567	6,987	N/A	11,554
1st Floor	4,567	6,966	N/A	11,533
Ground Floor	3,391	N/A	C ¹ 2,050 C ² 942	6,383

* only floor that has wings B & C split.
Bespoke suites can be created.



To Let // From 151 sq ft – full floors of circa 11,500 sq ft
Wellington Road North // Stockport



Amenities

- **Stockport railway station**
5 mins walk
- **Stockport Town Centre/
Bus Station**
4 mins walk
- **Manchester Airport**
10-15 mins drive



KINGSGATE

www.langtreegroupplc.co.uk/kingsgate



Sat Nav: SK4 1LW



Drive times

Cheadle
8 mins

Manchester Airport
10-15 mins

Manchester City Centre
15 mins

Macclesfield
25 mins

The Location

Kingsgate is prominently situated fronting Wellington Road North (A6), within close proximity to Stockport town centre. The A6 is the principal arterial route from Manchester City Centre to Stockport. Kingsgate is situated in an unrivalled position for local, regional and national transport links, being close to Junction 1 of the M60 motorway, Stockport railway station and Stockport bus station.

The building is also within walking distance of Stockport town centre's main shopping area.



www.langtreegroupplc.co.uk/kingsgate

For enquiries contact:



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