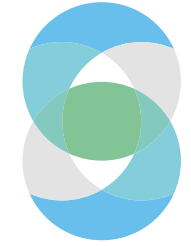


**FOR SALE (MAY LET) SELF-CONTAINED HQ OFFICE BUILDING**



**SOLUTIONS  
HOUSE**

**11,977 SQ FT**  
**(1,113 SQ M)**

- 50 car parking spaces (1:239 per sq ft)
- Off Junction 1 of the M60 orbital motorway

 **SOLUTIONS HOUSE** YEW STREET, STOCKPORT SK4 2HG

**Fifield  
Glyn**

 **Knight  
Frank**





## DESCRIPTION

Solutions House comprises a modern two-storey detached office building on a self-contained site.

The building is of steel frame construction with a metal clad roof and brick elevations with a full height glazed entrance area.







## SPECIFICATION

The property benefits from the following key specification:

- Clear open plan floorplates
- Air conditioning
- Raised access floors
- Suspended ceilings incorporating LG7 compliant lighting
- Male, female and disabled WCs
- Demised car parking for 50 vehicles (1:239 per sq ft) including 4 disabled car parking spaces
- 1 x 8 person passenger lift
- CCTV internally and externally
- Secure site with a security barrier







The Light Cinema

Merseyway Shopping Centre

Bus Station

Stockport Exchange

Redrock Centre

Stockport Train Station

M60

Stockport Pyramid

Junction 1

CDL

Blue Sky Design Services

The Codeworks

M60

River Mersey



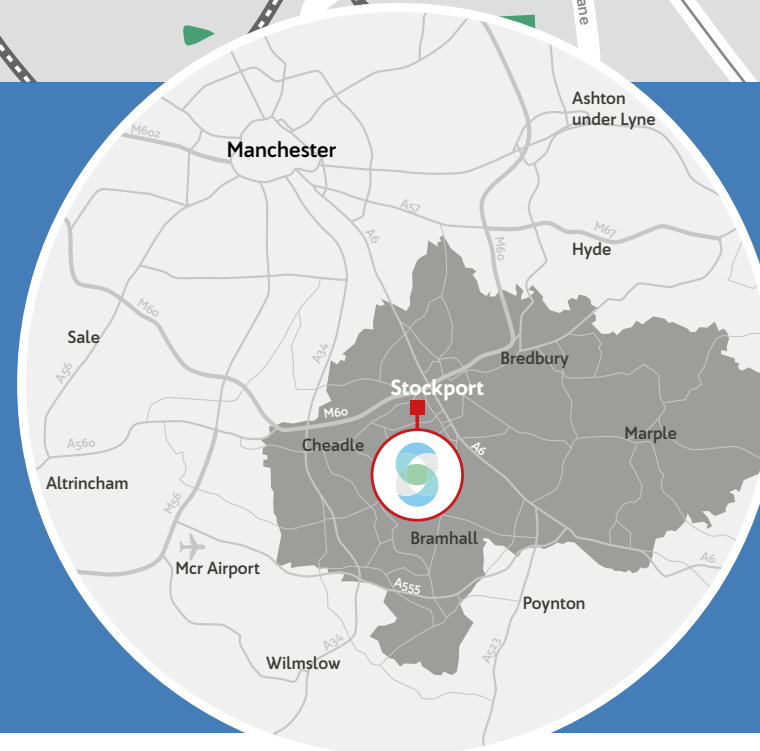


## LOCATION

The property forms part of the Kings Reach Business Park and is situated to the South of Yew Street off Junction 1 of the M60 orbital motorway, opposite the former Co-operative Bank building known as The Pyramid.

To the South of the property lies the River Mersey. The property is situated 7.3 miles from Manchester city centre via the A34. Stockport Train Station is located 0.8 miles from the property and the main leisure and retail amenities in the town centre are within 1 mile. The immediate surrounding area is an established commercial district with a range of office occupiers including Equity Solutions, The Codeworks, Hallidays and 9Ways Digital Media. The town benefits from excellent transport links being situated on the

M60 orbital motorway, providing excellent access to the M56, M6 and M62 motorway network. Stockport is situated on the west coast mainline and is the main rail interchange for national and regional services, reaching Manchester Piccadilly within 7 minutes. Services to London run three times an hour with a travel time of under two hours. Manchester International Airport is within a 15 minute drive and is the country's largest regional airport serving 27 million passengers each year to over 200 destinations.



**8 MINS TRAIN**  
TO MANCHESTER  
CITY CENTRE



**18 MINS WALK**  
TO STOCKPORT  
AND TRAIN STATION



**8 MINS DRIVE**  
TO MANCHESTER  
INTERNATIONAL AIRPORT



**120 MINS TRAIN**  
TO LONDON

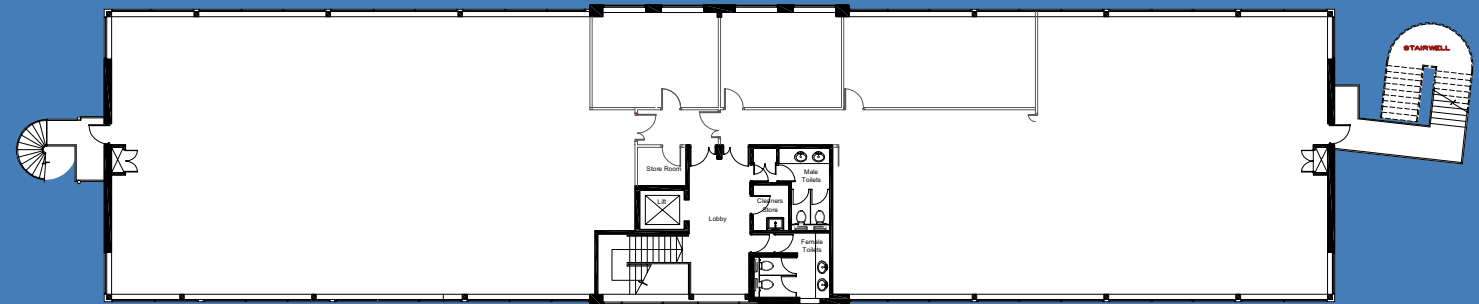


## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a Net Internal Area (NIA) basis and extends to 11,977 sq ft (1,113 sq m).



TYPICAL FLOOR PLAN

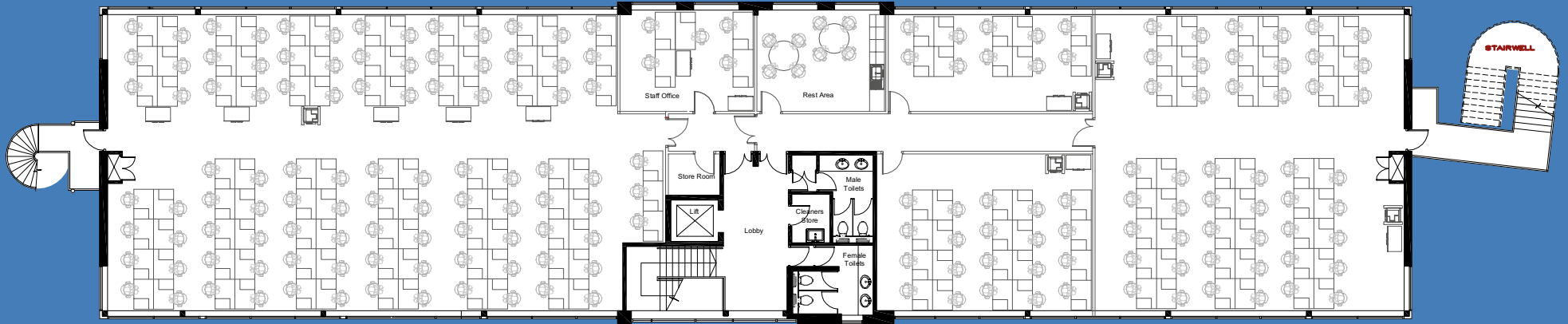


# 5,989 sq ft Per Floor

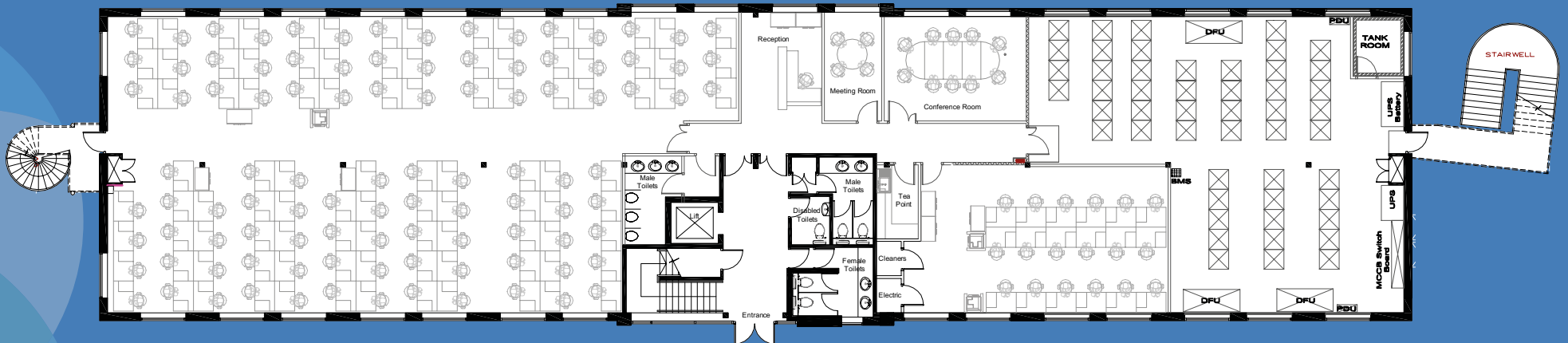


# SPACE PLANNING

## FIRST FLOOR ILLUSTRATIVE FIT-OUT



## GROUND FLOOR ILLUSTRATIVE FIT-OUT



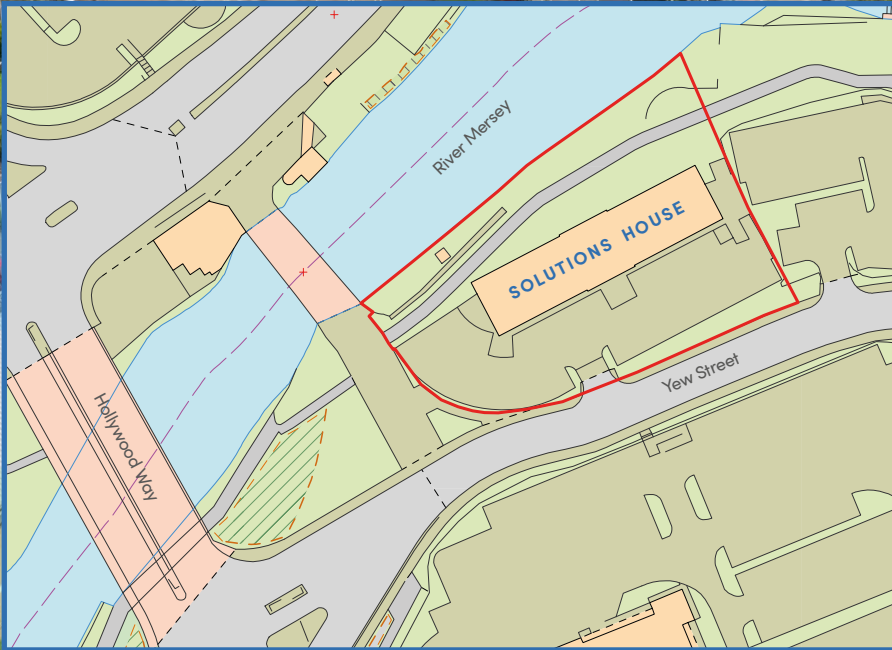




## THE SITE

The property comprises  
a site area of approximately

**0.89 acres**  
(0.17 ha)







## SOLUTIONS HOUSE

YEW STREET,  
STOCKPORT  
SK4 2HG



### TENURE

The property is offered for sale on a freehold basis (May let).

### PRICE

On application.

### BUSINESS RATES

Please direct all enquiries to Stockport Council business rates department.

### EPC

An Energy Performance Certificate is available upon request.

### VAT

The property has been elected for VAT. It is anticipated the transaction will be treated as a Transfer of a Going Concern (TOGC).

### FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint agents.

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