

ROCK ROW

EST 1902





INTRODUCTION

Rock Row is a fully refurbished commercial development set within a historic framework. It features 9 retail units and 9 commercial spaces, offering a total internal area of 16,614 sq ft. The commercial units range up to 3,688 sq ft, while retail spaces start from 354 sq ft, providing flexibility to accommodate a variety of business needs. These include office spaces, research and development facilities, storage, and even boutique hotels. The development is also well-suited for head offices or headquarters, offering a prestigious and functional location for businesses. Rock Row combines modern functionality with historic charm, making it an ideal destination for diverse enterprises.



DEVELOPMENT

Rock Row stands as a full refurbished commercial development within a historic framework. Featuring 9 retail units and 9 commercial spaces, this development offers a total internal area of 16,614 sq ft. With commercial units ranging from 3,688 sq ft and retail spaces starting from 354 sq ft, Rock Row provides flexibility to accommodate various business types, including office spaces, research and development facilities, storage & distribution and retail outlets.

LOCATION

Rock Row boasts a prime location next door to the Plaza and Red Rock, opposite the bustling new bus station 'Stockport Interchange'. Situated directly across from St Peter's Gate Square, the development benefits from high foot traffic and excellent visibility. This central location ensures easy access to a wide array of amenities, including shops, eateries, cafes, and bars, making it an ideal spot for businesses looking to capitalize on the area's dynamic atmosphere.

SPECIFICATION

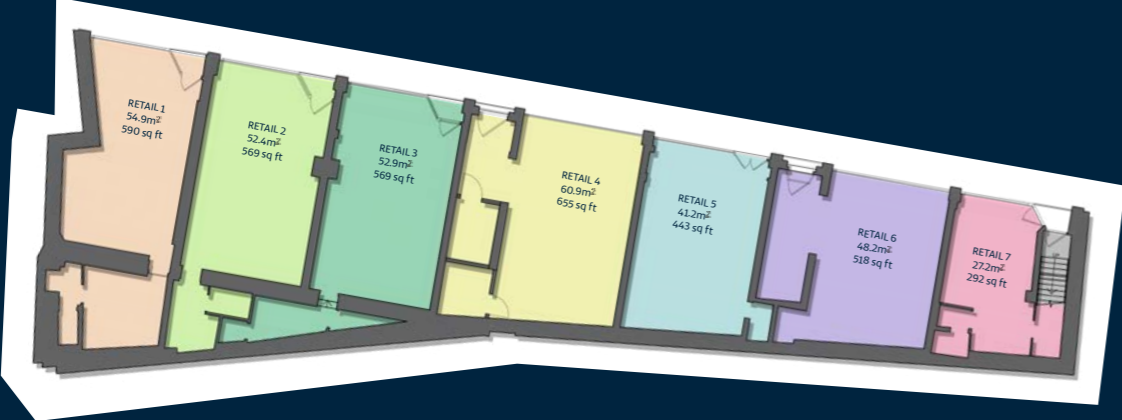
- **Building Type:** Heritage building with modern upgrades
- **Building Systems:** Full electric infrastructure with excellent broadband and fibre connections
- **Floor Plates:** A variety of small and large, flexible floor plates
- **Heating:** New infrared heating in the lobby and electric heating in communal areas
- **Reception:** Large, modern reception area with a communal meeting room
- **Lighting:** Excellent natural daylight throughout the building
- **Facilities:** Gender-split toilets on each floor, flagship feature and space on the top floor
- **Access:** 24/7 access with security and concierge services
- **Additional Services:** On-site parking, cleaning, Wi-Fi, shell units ready for immediate fit-out
- **Total Internal Space:** 16,614 sq ft
- **Total Car Park Space:** 6,600 sq ft
- **Commercial Unit up to:** 3,688 sq ft



FLOOR PLANS

Rock Row offers diverse floor plans designed to cater to various business needs. The building includes 9 retail units and 9 commercial spaces, with flexible configurations to support a range of uses from office environments to retail operations.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR





ROCK ROW IS AT THE FOREFRONT OF STOCKPORT'S TRANSFORMATIVE REGENERATION PROJECT, REFLECTING THE TOWN'S COMMITMENT TO MODERNIZING ITS INFRASTRUCTURE WHILE MAINTAINING ITS HISTORICAL CHARACTER. THIS DEVELOPMENT IS A TESTAMENT TO STOCKPORT'S DYNAMIC EVOLUTION, OFFERING BUSINESSES A PROMINENT PLACE IN A RAPIDLY GROWING URBAN LANDSCAPE.

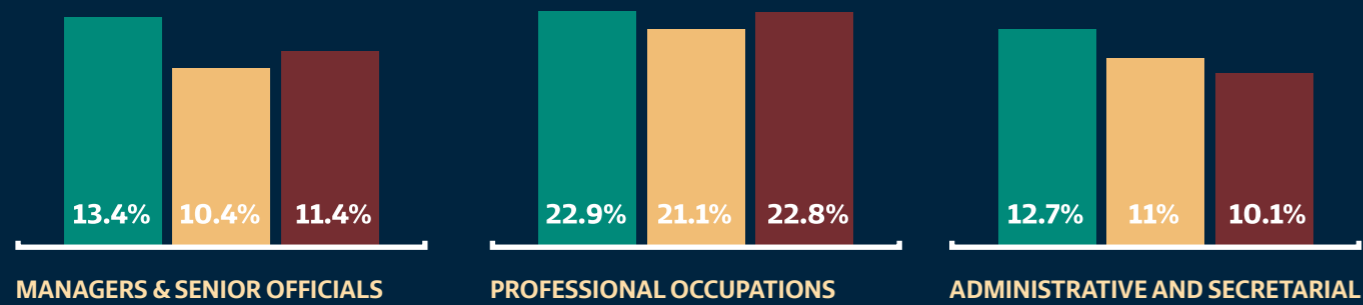
A SKILLED & EDUCATED WORKFORCE

Connectivity and talent are hallmarks of Stockport. By train, central Manchester is 8 minutes away, and London is reached in two hours.

The workforce is skilled and well-educated, with 294,000 living in the borough and 1.7 million people within one hour's commute of the town.

EMPLOYMENT BY OCCUPATION

Source: NOMIS 2020



EDUCATION

Source: Annual Population Survey, 2020, ONS/NOMIS



STOCKPORT

Stockport is a thriving town with a rich heritage and a forward-looking vision. Rock Row contributes to Stockport's ongoing regeneration, positioning itself as a key player in the town's revitalization efforts. The development is part of a broader initiative to enhance the city centre while preserving its historical charm.

CONNECTIVITY

Rock Row is ideally situated for easy access to major transport links. Located next door to the Plaza and Red Rock and opposite the bus station, the development enjoys excellent connectivity. The proximity to St Peter's Gate Square adds to the convenience for both businesses and their clients, ensuring a central and accessible location.



TRANSPORT LINKS

Stockport's connectivity sets it apart- with links by road, rail and air on the doorstep.

TRAIN

Manchester Piccadilly	8 mins
Wilmslow	8 mins
Leeds	1 hour 20 mins
Liverpool	1 hour 20 mins
Birmingham	1 hour 20 mins
London	2 hours

CAR

Manchester Airport	15 mins
Manchester City Centre	20 mins
Leeds	1 hour
Liverpool	50 mins
Birmingham	1 hour 30 mins

Adjacent to M60 and A6, with 6600 sq ft of available parking.

BICYCLE

Easy access by road.

BUS

1 minute's walk to a new bus interchange, with access to 106 routes.



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www.impey.co.uk