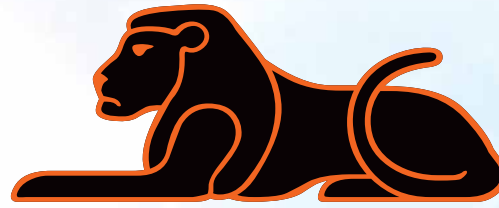




SK4 2HD



KINGS • REACH

J1 • M60 • SOUTH MANCHESTER

For Sale/To Let 2 High Specification Office Buildings
from 5,450 sq ft (506.3 sq m) net internal
or combined to provide 10,900 sq ft (1,012 sq m)





KINGS • REACH

J1 • M60 • SOUTH MANCHESTER



LOCATION

Kings Reach is prominently located adjacent to Junction 1 of the M60. This provides direct access to the Regional and National motorway network and Manchester International Airport, which is situated approximately 6 miles south of the development. The Co-operative Banks landmark pyramid office building lies adjacent.

Stockport Rail Station is situated within walking distance of the development and offers both regional and national services to Manchester. On a national basis, travel times are approximately 2 hours to London Euston.

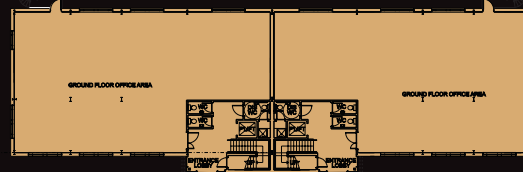
Stockport town centre has many varied retail and leisure amenities, which are within walking distance of the development.

SPECIFICATION

The buildings have been designed to a high specification to meet occupier's requirements and include:

- Suspended ceilings and recessed lighting
- Carpeted floors to all office areas
- DDA compliant
- Air conditioned
- Full access raised floors
- Passenger Lift
- Double Glazed Aluminium Windows
- Open Plan Offices
- Full CCTV surveillance system covering whole development

FLOORPLAN



CAR PARKING

The development will benefit from secure dedicated car parking.

TERMS

The offices are available For Sale/To Let. Further details upon application.

FURTHER INFORMATION

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

www.kings-reach.com

PLOT 2000 PLAN	
2001	2001 Sold to Hallidays Accountants
2002	5,450 sq ft (506.3 sq m)* Net Internal
2003	5,450 sq ft (506.3 sq m)* Net Internal
* 2002/2003 will combine to 10,900 sq ft (1,012 sq m)	

Disclaimer: These particulars do not form part of an offer or contract. All information contained within the brochure should be verified by the interested party and is provided without the responsibility on the part of the agents or vendors. The property is offered subject to contract and availability. November 2007.

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Seddon

DTZ
0161 236 9595
www.dtz.com

King Sturge
0161 236 8793
www.kingsturge.com