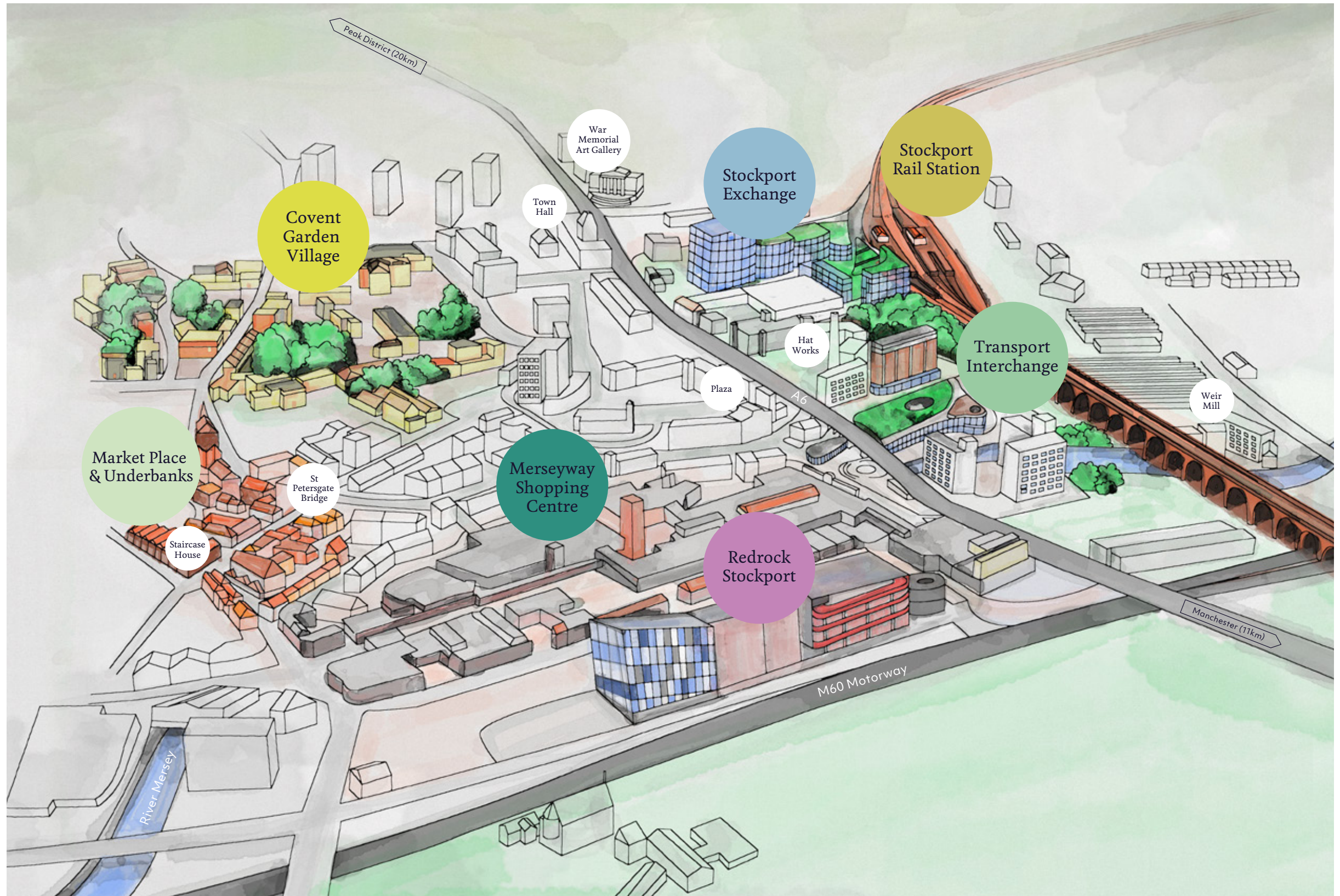


Stockport. Change here.







Stockport's transformation is underway. There are still plenty of opportunities for developers and investors to participate in the town's transformation.

CEO Pam Smith

"We're ready to take on the world, whatever that world is."

When you arrive at the railway station you are met by a vibrant and active city scene with the new Stockport Exchange. There's a new hotel, stunning fully-let office space and a great coffee shop.

You get a Stockport welcome. A sense of place rooted in its heritage whilst looking to the future.

And that future is bold and ambitious. The transformation of the town centre is key to creating a vibrant economy.

Arguably one of the North West's best places to live and work with incredible connectivity, minutes from Manchester city centre, close to Manchester Airport and just two hours by train to London, Stockport is reshaping its town centre to meet modern life.

The £1billion transformation is underway with the first two phases of the Stockport Exchange development complete and fully let; Redrock Stockport is now open and proving very popular; work to improve access into and around the town centre is progressing well; new homes have been built and more are under construction; proposals to transform Merseyway Shopping Centre are being finalised; and investment is going into the historic quarter of Market Place and Underbanks.

There are still plenty of opportunities for developers and investors to participate in Stockport's transformation. All in all, there is a huge opportunity for people to be part of an international Stockport.

It's about giving residents the town centre they want and offering them choices – whether that's retail, coffee culture, heritage or leisure. It's about reshaping the town for modern life and providing a complete visitor offer.

The town centre is the heart of the community and the dynamic events that we have here, such as Foodie Friday, are a way for people to socialise and have conversations and that is what we want in our town centre.

With a consultation out to merge Stockport and Trafford Colleges to create a stronger educational offer, Smith explains that it's about working alongside the business community to ensure that Stockport has both the workforce and the opportunities.

The skills are here. We have strong business networks and the right conditions for business to grow.



Stockport. Change here.

The centre of Stockport is undergoing a radical and exciting £1billion programme of investment. Rooted in its rich heritage, but looking to the future and its role in the global economy with a varied suite of commercial, residential and leisure opportunities for all.

Over the next five years, significant investment in a range of regeneration projects will help to create new jobs, homes, leisure opportunities and improve transport networks across Stockport, which in turn will boost the local economy.

The existing stock and land provides a wealth of opportunity for investment. Coupled with this is significant demand and opportunity to develop residential for private sale or rent, and new build and conversions are already underway. Housing zones are needed to support the delivery of town centre living. Housing will be complemented by new leisure facilities, green space and excellent public realm.

There is a high demand for office space and Stockport Exchange, the new business district delivered in partnership by Muse Developments and Stockport Council, was fully occupied within six months of completion. The next phase is now underway with further opportunities for new and characterful office spaces.

Stockport is incredibly well located just under ten minutes to Manchester and surrounded by affluent suburbs. Multimillion pound investment to improve connectivity around the town centre and the rolling out of superfast broadband is ensuring Stockport is a vibrant, modern place to work.

Stockport is looking to work with and support developers and investors to assist in the delivery of this transformational change of the town centre to ensure that Stockport town centre evolves to better meet modern lifestyles.

Stockport's headline statistics

A great place to invest.

Live.

The heart of Stockport is being developed into a dynamic and desirable place to live, with new, high quality residential developments and attractive public spaces, just minutes from Manchester.

Key facts

- Potential to deliver up to 2,500 quality residential units by 2027
- 286,000 residents call Stockport home with 82% of the resident population economically active
- Demand for more housing is high due to education offer and quality of life

Play.

Stockport is being transformed as a great place to visit for people of all ages and backgrounds with new bars, restaurants, microbreweries, cafes, events and the Redrock Stockport leisure complex.

Key facts

- Redrock is a new £45million leisure complex in the heart of Stockport town centre close to the M60 Motorway
- It brings a new ten screen cinema, The Light, and new food and beverage offer, which includes Pizza Express and Zizzi, to the town centre
- £7million plus £1.8million from HLF to be invested into Market Place and Underbanks
- And this investment will complement existing offers, such as the Hat Works, The Plaza and Staircase House

Work.

Stockport town centre is one of the prime business locations in Greater Manchester, creating new jobs, skills and growth opportunities.

Key facts

- £145million is being invested into the new business district Stockport Exchange
- Home to growing business numbers with 12,645 businesses (2015)
- Third largest workforce in Greater Manchester
- 5,000 new jobs to be created
- 10,000 students and on the doorstep to Manchester, the UK's most popular student city
- Home to thriving business start-ups and international headquarters

Connect.

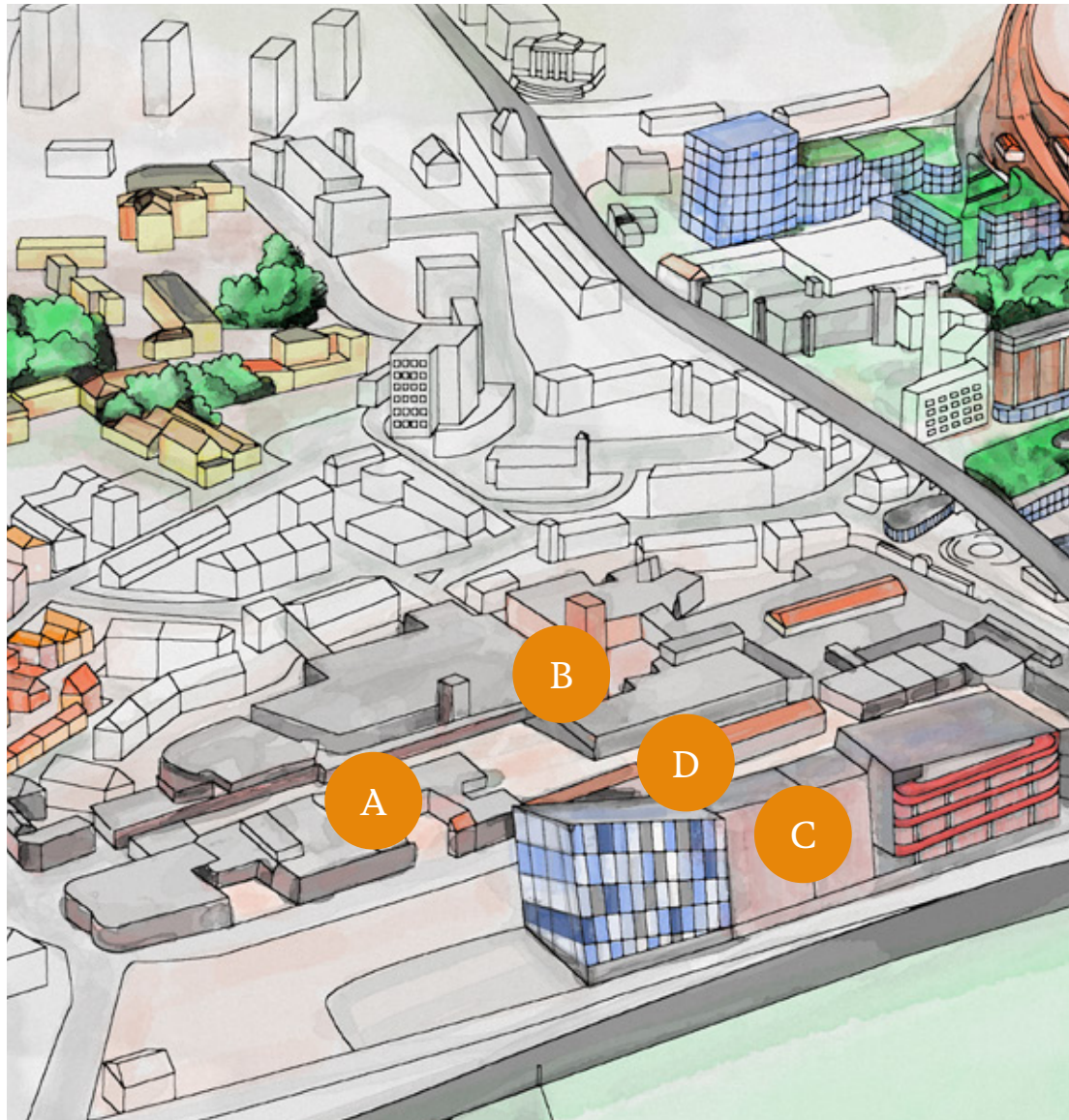
Stockport is an unbeatable location just two hours from London and 10 minutes from city centre Manchester. It's also close to Manchester Airport and is located right next to the M60 Motorway.

Key facts

- International markets are within easy reach with Manchester Airport just 15 minutes away
- 2 hours to London
- Multimillion investment planned with Station Masterplan ready for high-speed rail and a new transport interchange
- £290million invested in A6 to Manchester Airport Relief Road
- Roll out superfast broadband

“There are still plenty of opportunities for developers and investors to participate in Stockport's transformation. All in all, there is a huge opportunity for people to play their part in an international Stockport.”

Pam Smith, Chief Executive, Stockport Council



Stockport Central

Stockport is one of Greater Manchester's largest and best performing conurbations. The highly desirable town centre, with Redrock Stockport and Merseyway Shopping Centre, draws demand from a cross section of occupiers and is surrounded by affluent suburbs.

Merseyway Shopping Centre is the major retail offer in the town centre, attracting 190,000 visitors a week. It comprises over 350,000 square feet of retail space, let to over 90 tenants, including Topshop, Superdrug, Pandora, Argos and Boots.

Last extensively refurbished in the 1990s, it boasts near full occupancy and a mix of retailers. However, it is yet to meet its full potential and provide the kind of environment demanded by discerning shoppers.

The Council's acquisition of the shopping centre has sparked significant redevelopment proposals with bold plans to see the centre compete with other key retail centres across Greater Manchester and beyond. The works will comprise of a full-scale reconfiguration and redevelopment, attracting new and more diverse tenants, as well as improved frontages, parking and access. Works are expected to commence in 2018 and be completed in 2019.

Town centres are no longer solely focused on retail with an ever-greater emphasis on leisure. Redrock Stockport is a £45million transformative leisure development that provides this function for Stockport with larger floorplates attracting national food and beverage operators and a 75,000 square feet 10-screen cinema, alongside a 360-space multi-storey car park. Since opening in late 2017, Redrock has expanded Stockport's foray into the evening economy and has created a plethora of other leisure opportunities.

Stockport Central Opportunities

- A** BHS
Opportunity Redevelopment
Size 0.19ha
Use Retail
Ownership Private
Agent Savills

- B** Merseyway Shopping Centre
Opportunity Letting
Size Various
Use Retail
Ownership Council
Agent Barker Proudlove

- C** Redrock
Opportunity Letting
Size Various
Use A3
Ownership Council
Agent Barker Proudlove

- D** Princes Street
Opportunity Letting/
Redevelopment
Size Various
Use Retail
Ownership Private/Council
Agent Barker Proudlove

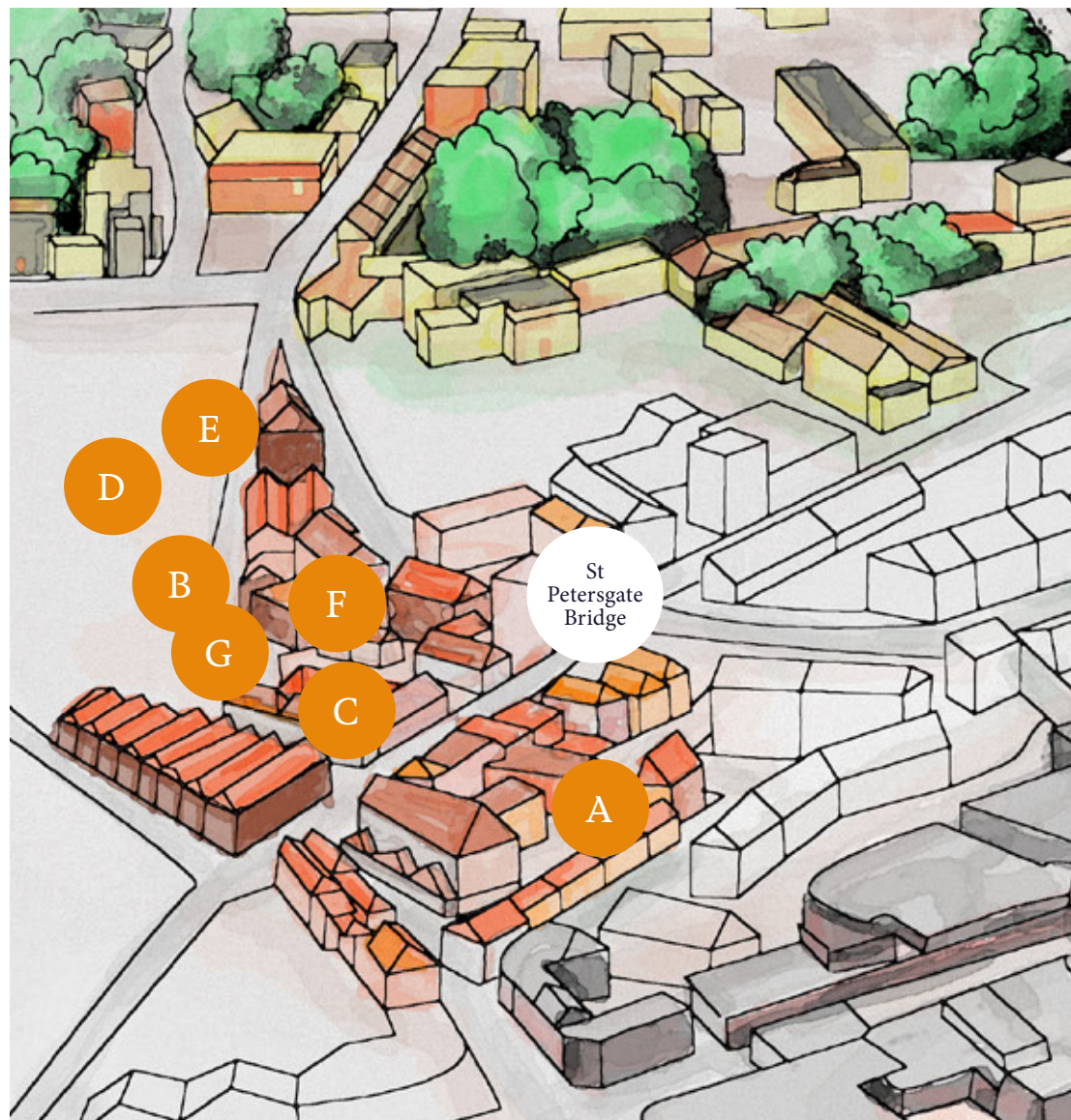
"This is an exciting time for Stockport.
The auditoriums are of the highest quality
and all our cinemas are licensed."

Mike Thomson, Commercial Manager, The Light Cinema

For more information on opportunities

Contact: George Perrin
Email: george.perrin@stockport.gov.uk
Telephone: 0161 474 4510





For more information on opportunities

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Email: richard.humphreys@stockport.gov.uk
Telephone: 0161 474 2936

Market Place & Underbanks

The Council's £7million investment and the Heritage Lottery Fund's £1.8million will see the historic quarter restored and enhanced. With buildings including the Grade II* listed Underbank Hall and award-winning Victorian Market Hall, the characterful quarter provides an attractive setting for a variety of thriving local and regional businesses, including a burgeoning food and beverage offer.

In late 2017 Stockport Council announced a new anchor tenant for the Produce Hall, which looks set to create a modern transformative offer. The lettings of 22 Market Place and Blackshaws add to this roster.

Market Place is home to award-winning eateries The Allotment Vegan Restaurant and Where The Light Gets In, both of which have received regional and national recognition for exemplar dining experiences.

The food offer is complemented by Foodie Friday, Stockport's popular award-winning monthly street food market. Market Place and Underbanks also represent Stockport's independent sector with a wide variety of goods on offer, from Stage Door and 20th Century Stores to Manchester Metropolitan University Marketplace Studios and the monthly Vintage Village market.

The investment has already achieved results with works now underway on the White Lion, a Grade II listed building located on a key gateway site into the Underbanks. Once complete, it will provide another key food and beverage anchor opportunity and enhance the town centre living offer.

Market Place & Underbanks Opportunities

- | | |
|--|---|
| <p>A White Lion
 Opportunity Letting
 Size Ground Floor, 232m² Basement, 210m²
 Use A3
 Ownership Council
 Agent Barker Proudlove</p> | <p>E 32-36 Lower Hillgate
 Opportunity Redevelopment
 Size 0.026ha
 Use Residential and commercial
 Ownership Private</p> |
| <p>B 6-16 Lower Hillgate
 Opportunity Redevelopment
 Size 0.037ha
 Use Residential
 Ownership Council
 Agent Roger Hannah</p> | <p>F HLF Underbanks
 Opportunity £1.8m Heritage Lottery funding for restoration
 Size Various
 Use Any
 Ownership Private/Council
 Agent Barker Proudlove</p> |
| <p>C 23-35 Little Underbank
 Opportunity Redevelopment
 Size 0.036ha
 Use Residential and commercial
 Ownership Council
 Agent Roger Hannah</p> | <p>G 1-3 Lower Hillgate
 Opportunity Redevelopment
 Size 0.013ha
 Use Residential and commercial
 Ownership Council
 Agent Roger Hannah</p> |
| <p>D Churchgate
 Opportunity Redevelopment
 Size 0.065ha (further opportunities available)
 Use Residential and commercial
 Ownership Private
 Agent WT Gunson</p> | |



“Stockport Exchange has already transformed the area. The lettings to musicMagpie, Stagecoach, along with Holiday Express, Cafelito and Sainsbury’s Local are really putting it on the map as Stockport’s most exciting, commercial district.”

Wes Erlam, Development Director, Muse Developments

Stockport Exchange

Enjoying an unrivalled position directly opposite the mainline train station, Stockport Exchange is a £145million development that, when complete, will deliver up to 375,000 square feet of office space and 28,000 square feet of commercial floor space. Complementing these developments is a hotel with new public realm and leisure facilities.

The scheme started in 2014 with the opening of a 1,000 space multi-storey car park and a range of highway improvements. 2016 was marked with the completion of Phase Two at Stockport Exchange, comprising a 45,000 square feet Grade A BREEAM Excellent office and a 115-bed Holiday Inn Express hotel. Phase Two has been an overwhelming success with the hotel now trading at over 90% occupancy and the office building fully let within six months of completion, and with demand greatly exceeding the available space.

Stockport Council has given the green light to the speculative development of the next phase of Stockport Exchange, a 60,000 square feet office building. Construction of the next phase is expected to commence late 2018 and be complete mid-2020.

For more information on opportunities

Contact: Richard Humphreys
Email: richard.humphreys@stockport.gov.uk
Telephone: 0161 474 2936

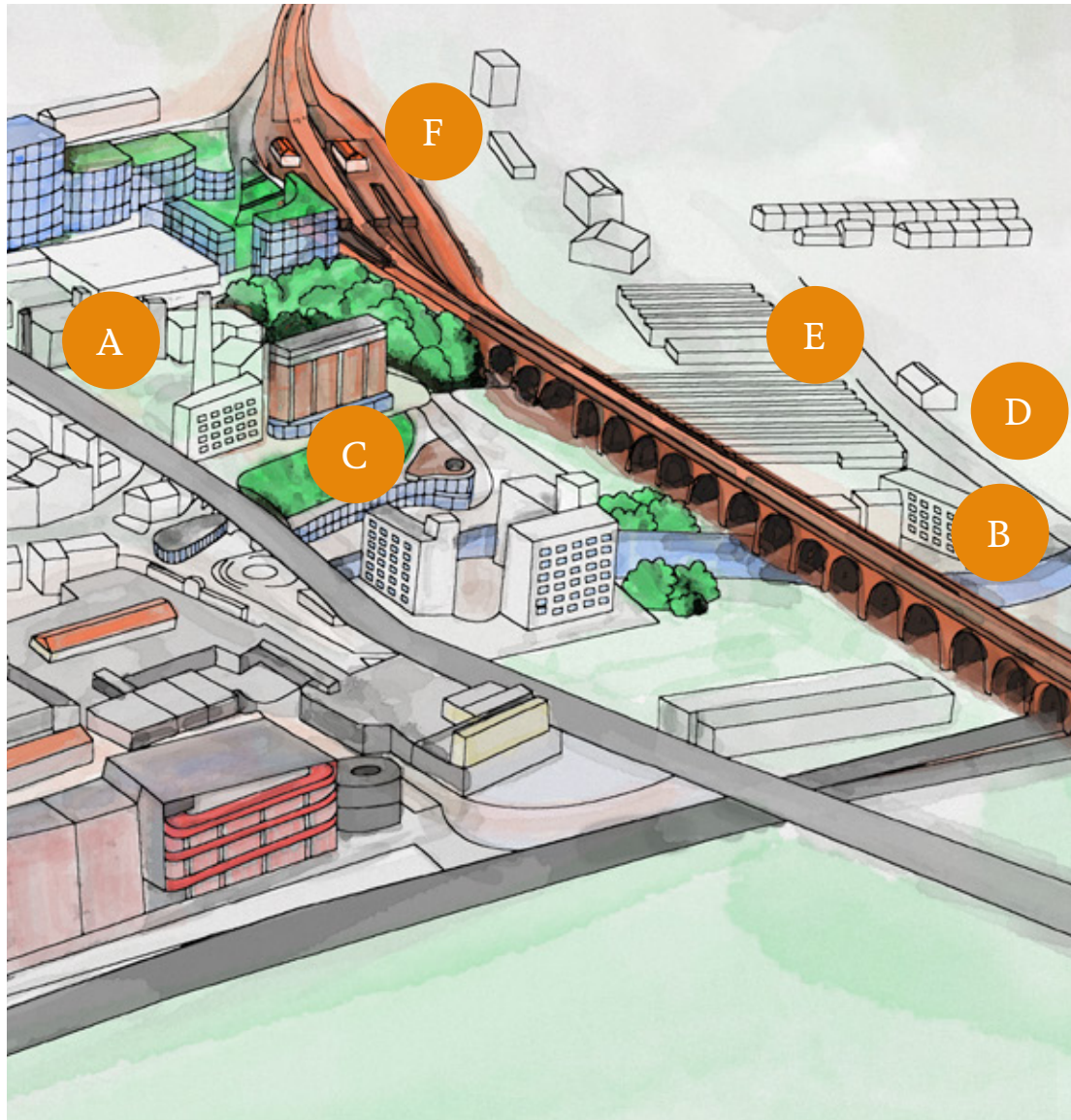


Stockport Exchange Opportunities

A Phases 4–7
Opportunity Investment and Letting
Size Various
Use Office and retail
Ownership Council
Agent Cushman & Wakefield CBRE

B 2 Stockport Exchange
Opportunity Investment and Letting
Size 60,000
Use Office and retail
Ownership Council
Agent Cushman & Wakefield CBRE





Town Centre West

Town Centre West is the gateway into Stockport town centre where the rail station, bus station and A6 converge. This unrivalled connectivity provides access by train to Manchester in ten minutes and London in under two hours, and is set for a huge uplift with proposed redevelopment plans for all three aspects. The plans will see:

- Transport Interchange:** £50million redevelopment of the bus station which will result in an improved environment, with modern waiting rooms, security and easier access to travel
- Train Station:** already benefitting from Stockport Exchange, the station proposal includes an extensive programme of refurbishment, including better access to platforms and improved links to the town centre. There will also be opportunities for residential development

- A6:** works have already begun to improve the road network. Further works are planned to improve the highway network

Alongside critical connectivity, Town Centre West has significant opportunities to deliver extensive residential developments. These comprise of new build and sensitive restoration and conversion. There is potential to deliver over 1,000 residential units in this area in partnership with developers.



For more information on opportunities

Contact: Paul Richards
Email: paul.richards@stockport.gov.uk
Telephone: 0161 474 2940

Town Centre West Opportunities

A Royal Mail
Opportunity *Redevelopment*
Size 0.27ha
Use Residential
Ownership Private
Under offer

B Weir Mill
Opportunity *Restoration and Conversion*
Size 1ha
Use Residential
Ownership Private

C Transport Interchange
Opportunity *Redevelopment*
Size 0.98ha/Various
Use Transport and residential
Ownership Private

D Chestergate
Opportunity *Redevelopment*
Size 1.16ha
Use Residential
Ownership Private

E Stagecoach Depot
Opportunity *Redevelopment*
Size 2.66ha
Use Residential
Ownership Private

F Station Improvements
Opportunity *Redevelopment and Lettings*
Size 2ha
Use Transport and retail
Ownership Private





“Stockport is a town that is really going places and that we’ve been keen to invest in. The support and partnership we’ve received from the Council has been fantastic. At our residential development at Hopes Carr in the town centre, they’ve helped us transform a challenging site into a popular quality housing development, fulfilling our combined vision and maximising the opportunities on offer.”

Paul Hughes, Business Unit Director, Seddon Construction Ltd.

Civic Quarter

Stockport’s Civic Quarter is well placed for growth, as it forms a bridge between other town centre zones and links cultural, transport, business, historic and retail hubs. Significant investment is underway, with the new Council offices and Stockport Homes HQ, alongside significant residential developments.

This area has the opportunity to deliver large-scale residential developments, with the Council keen to enhance the liveability of the urban environment. This is based on a desire to increase the quantity and improve the quality of developments, alongside a determination to accelerate the pace and scale of delivery. Notable examples currently include Hopes Carr, Covent Garden and Archer House.

There are several large office blocks within the Wellington Street and Piccadilly area, which have the opportunity for conversion to residential.

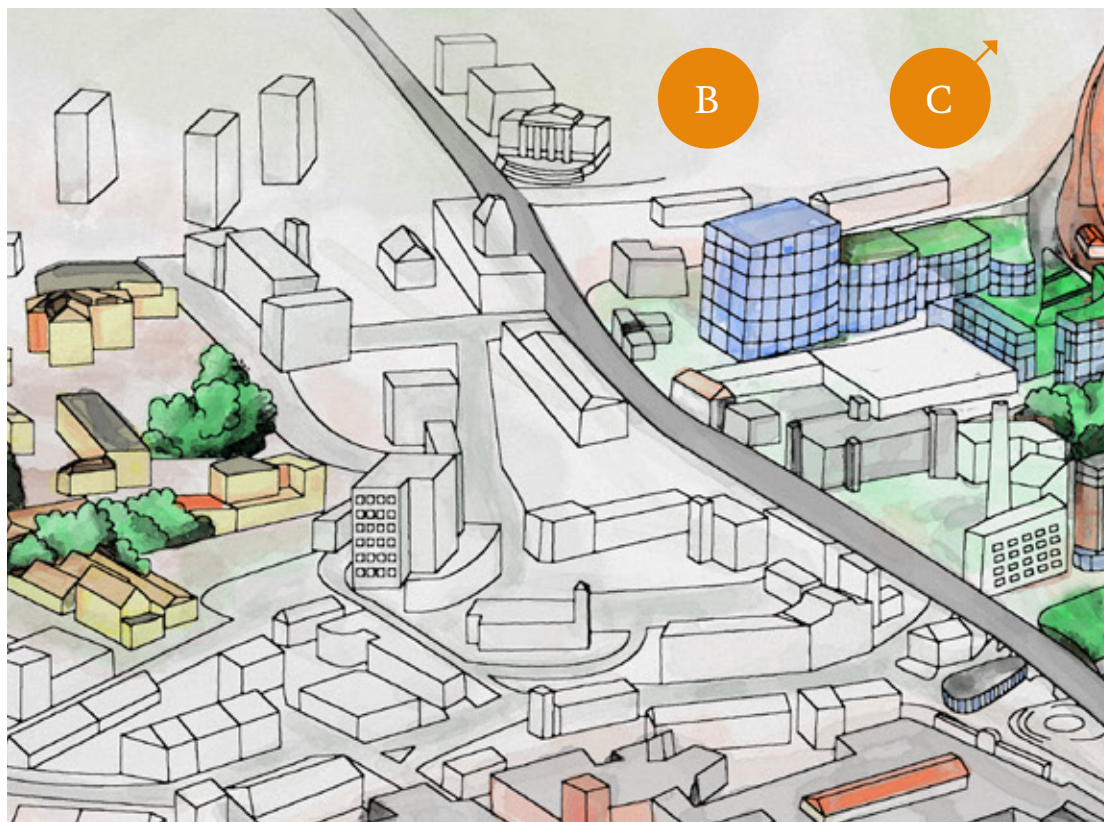
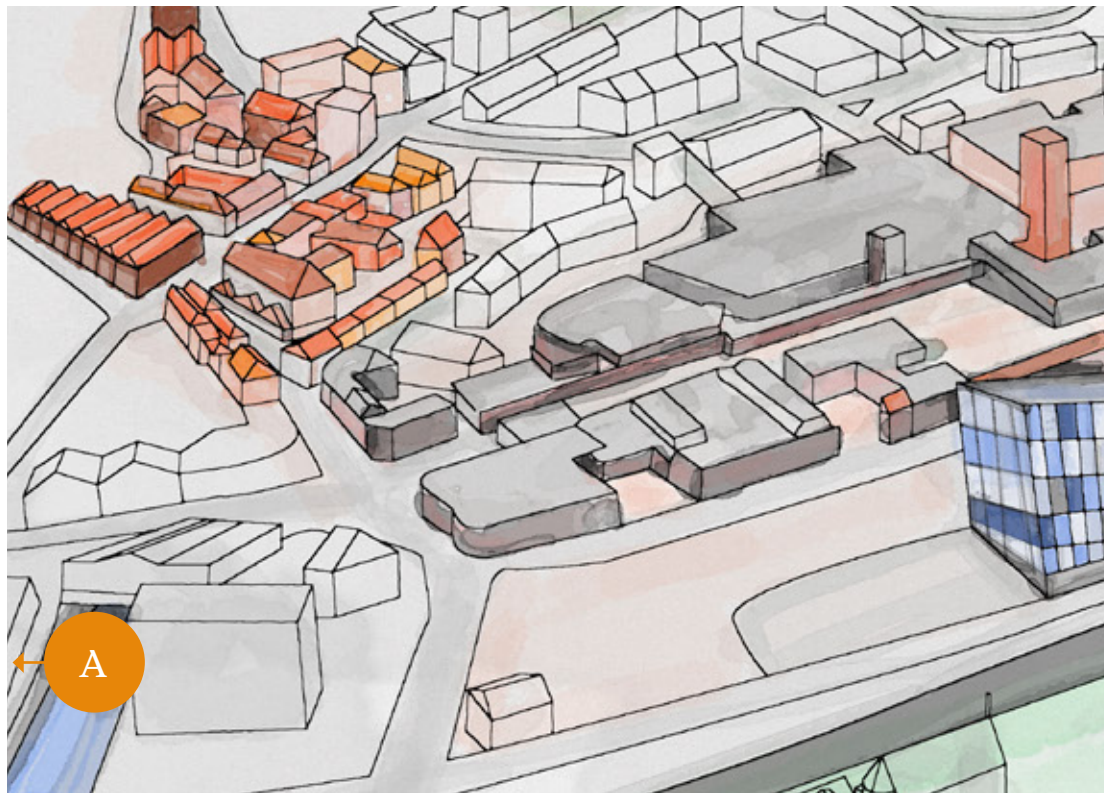
For more information on opportunities

Contact: Paul Richards
Email: paul.richards@stockport.gov.uk
Telephone: 0161 474 2940



Civic Quarter Opportunities

- A** Former Greenhale House
Opportunity Conversion
Size 0.18ha
Use Residential
Ownership Private
- B** Hilton House
Opportunity Conversion
Size 0.33ha
Use Residential
Ownership Private
- C** Regal House
Opportunity Conversion
Size 0.05ha
Use Residential
Ownership Private
- D** Fletcher Street Car Parks
Opportunity Development
Size 0.21ha
Use Residential
Ownership Private
- E** Ritz Car Park
Opportunity Development
Size 0.21ha
Use Residential
Ownership Council
- F** Victoria House
Opportunity Conversion
Size 0.07hs
Use Transport and retail
Ownership Private



Other Opportunities

Knightsbridge

Stockport Council is looking for potential partners to comprehensively redevelop this key gateway site. The site is within mixed ownership and the Council would lend its support to acquire further properties, to ensure a complete development of the area.

Former College

The consolidation of Stockport College has created an opportunity for a large housing development in the town centre.

Knightsbridge Opportunities

A Knightsbridge
Opportunity Redevelopment
Size 3ha
Use Retail
Ownership Council/Private

Former College Opportunities

B Former College
Opportunity Redevelopment
Size 1.5ha
Use Residential
Ownership Private

C Shaw Heath
Opportunity Redevelopment
Size 2.3ha
Use Residential
Ownership Private

For more information on opportunities

Contact: George Perrin
Email: george.perrin@stockport.gov.uk
Telephone: 0161 474 4510

