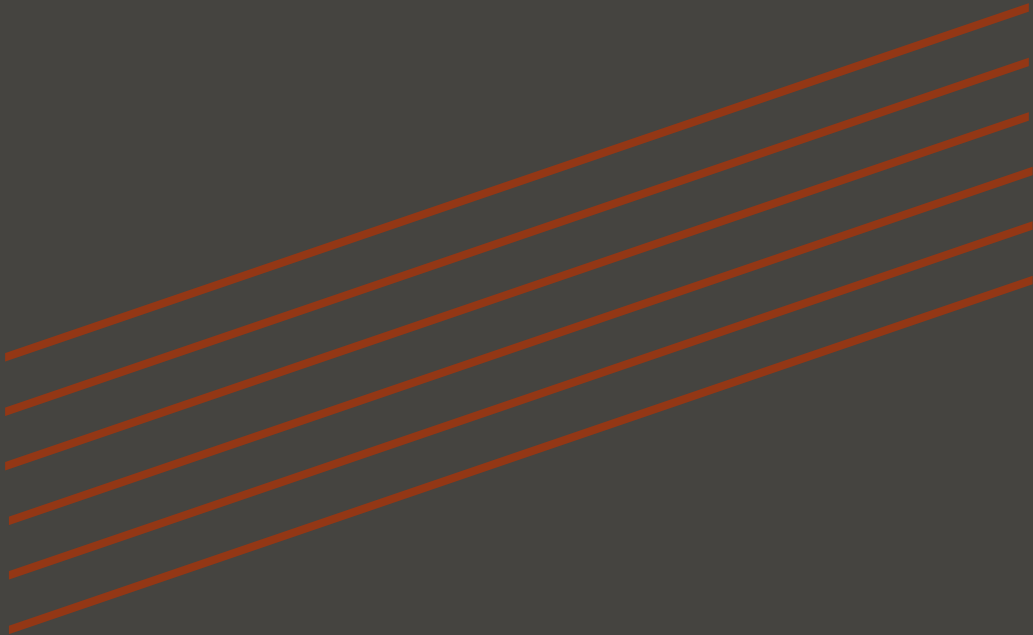


HIGH
BANK
HOUSE



ELEVATE YOUR WORKSPACE



Highbank House — a space for innovation and collaboration everyday.



Beyond the blocky, red brick exterior of Highbank House lies a revived, contemporary work space. The building entrance boasts a modern, welcoming reception with exposed ceilings and charming seating areas.

The available third floor workspace is fitted with feature booths and break out space, as well as an impressive Town Hall style tiered seating presentation space, great for added creativity.

Located centrally to Stockport town centre, just minutes from the train station, the building benefits from excellent connectivity and an enviable selection of local amenities.

Whether you are looking for somewhere to grab lunch, catch up with clients or fine dine with friends, you will find everything you need within minutes of stepping out of the office.

WHERE WORK AND LIFESTYLE THRIVE

#yourhomeforwork



SUPERB WORKSPACE WITH QUALITY SPECIFICATION THROUGHOUT

FEATURES



Fitted work space — option for desks or without to seat 50 people



Raised floor containing Cat 5e Cabling



Bespoke furnished kitchen with hot tap and feature exposed ceiling



Feature reception space with two meeting booths



Linear pendant LED lighting plus feature lighting



Town hall presentation space with feature exposed ceiling



Air conditioning



Lockers and cloaks provided plus shower facility



Community

Community engagement including a range of social, wellbeing and business support events.



Helping Hand

Our on-site building manager provides a welcome smile and a helping hand should issues arise.



Renewable Energy

Orbit developments sources 100% renewable energy.



Movement

Walk, run or cycle – we've secure storage and cleansing shower facilities.



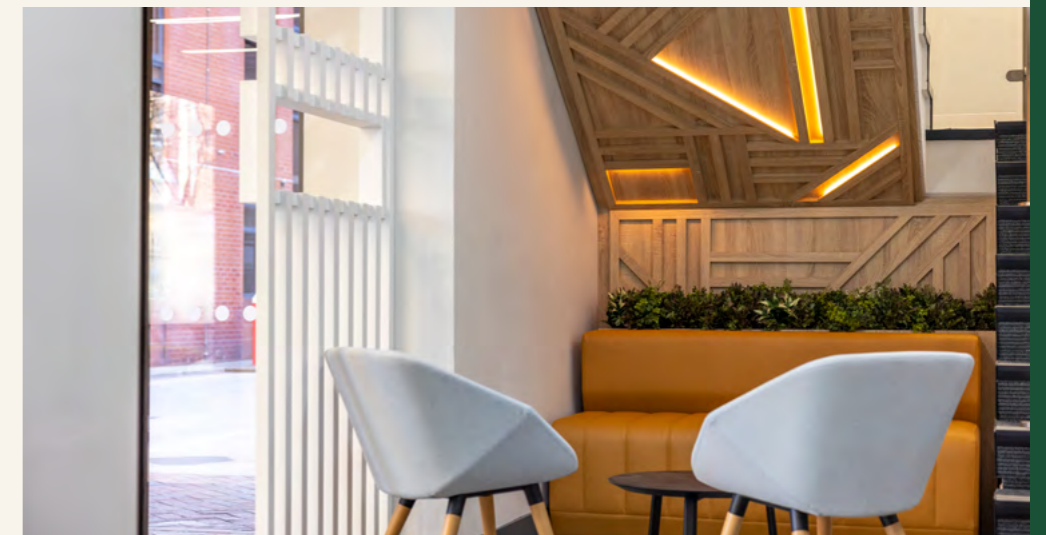
A for Environment

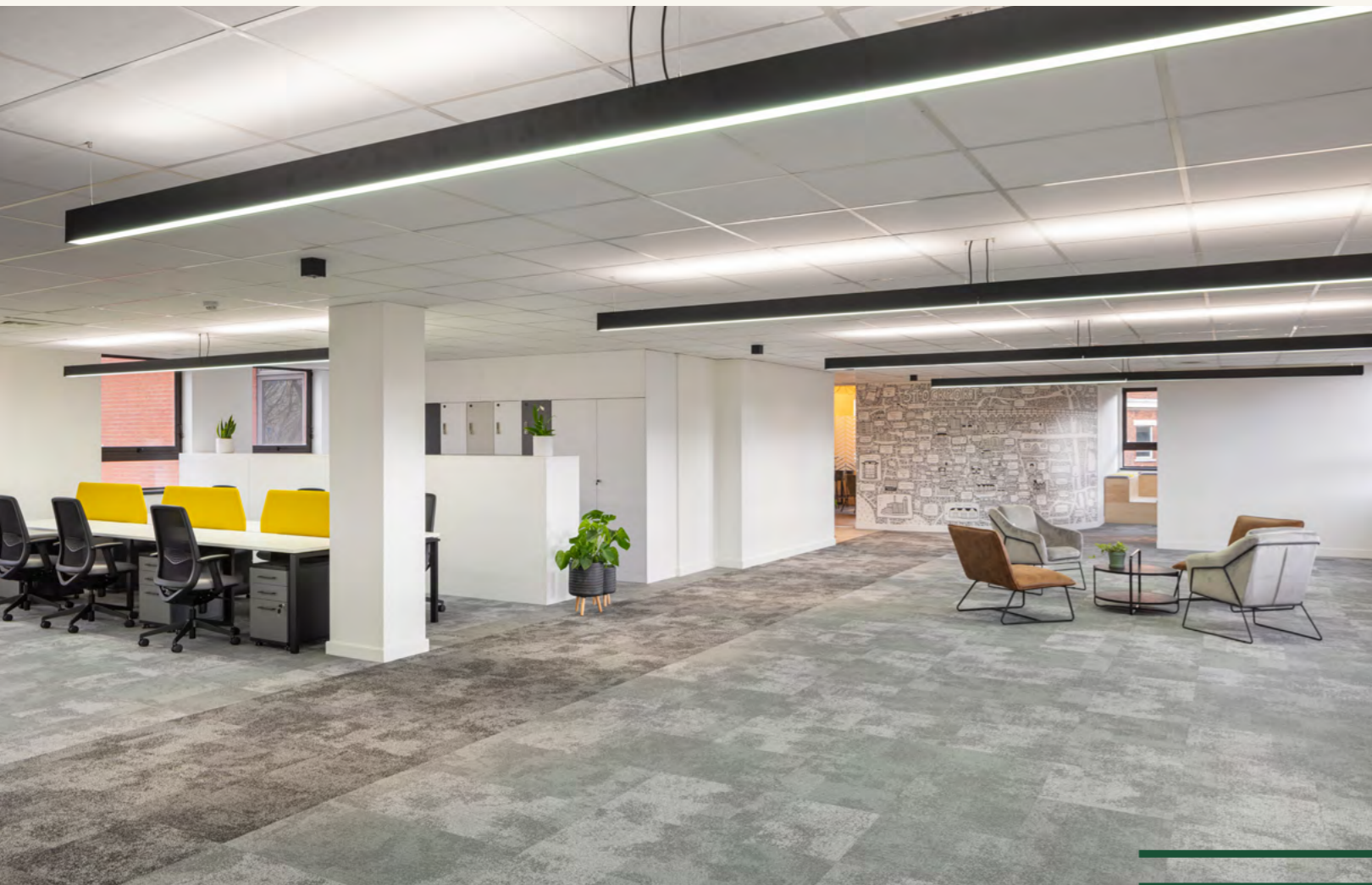
We've ensured a low environmental impact with our A rated EPC.



And Breathe...

A cleaner air with our growing range of plant life across the building.





A PLACE TO CALL YOUR OWN



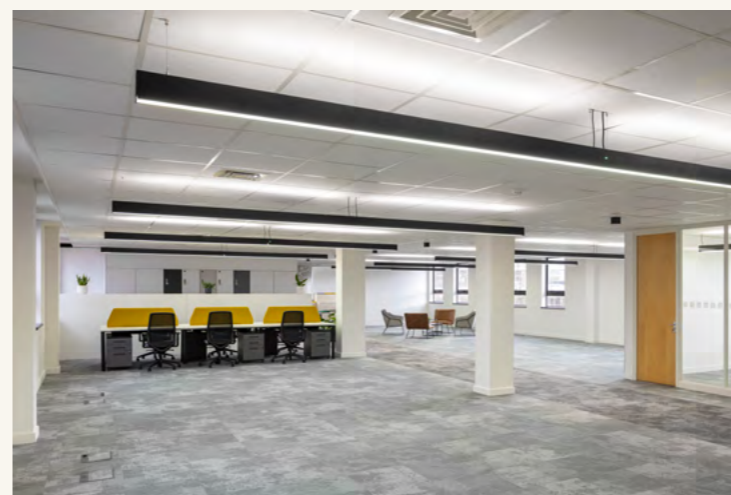
With the internal fit out covered, the workspace is kitted out for your employees to step inside and get down to business.

The suite's internal fit-out has been completed to a Cat A+ specification, inclusive of high quality furniture. This refurbished, modern kitchen and breakout space, which is fully furnished with exposed ceiling and feature lighting. There is also a brand new hot Billi tap to reduce the stress of the first caffeine hit.

The homely reception area, doubles as an ideal informal meeting space, alongside the two booths fitted with screens – perfect for zoom calls. The suite's fit-out with high-quality, well designed furniture reduces the hassle from your office relocation.

The Town Hall style tiered seating space is ideal for larger meetings or presentations, creating both an aesthetic and practical addition to the workspace.

The raised floor allows for fully fitted comms, whilst the LED linear lights reduce energy consumption. The suite benefits from air-conditioning throughout.



#yourhomeforwork



Stockport is amid a renaissance.

Social media is awash with stories following the relocation of exciting new businesses that are opening and growing within the town centre, from the billion pound investment being seen across the borough, to the new leisure complex at Redrock. Although, Stockport's growth doesn't stop there, with the new town centre roof top park of the brand new transport interchange and the shiny new welcome that awaits you at the mainline train station; bringing a sprinkle of the city to the historic suburbs.

The town centre Business Improvement District (BID), run by BID company Totally Stockport, is now into its 2nd successful term delivering a wide-ranging improvement and events package, which showcases the huge strides the town centre is making in changing perceptions. Directed by a mix of local business people, the BID offers something that varies from and is more flexible than a council or government entity.

With many long-standing independent retailers located in the town centre, it's the booming independent – café, restaurant and bar scene, that's really making a difference to the town. The range of entertainment offered for your employees throughout lunchtime or into the evening, now firmly competes with the offering of neighbouring Manchester.



STOCKPORT IS ON THE UP



WHATEVER YOUR DESIRES, YOU WILL FIND IT IN STOCKPORT



YOUR WEEK IN STOCKPORT

MONDAY

Need a quick but delicious lunch? Rack is the place to go, with a selection of tasty treats from sandwiches to something sweet, dine in, takeaway or – even better – have it delivered straight to your office door.

TUESDAY

Entertain your clients in true Stockport style with dinner and drinks at Bask, with live music as entertainment you're bound to close that deal.

WEDNESDAY

Organising a team social to suit everyone's individual tastes can be difficult, but the Produce Hall takes the difficulty away with various vendors serving a variety of cuisines. Head down for a midweek pick me up.

THURSDAY

Breakfast on the go? The Polish Artisan Bakery can be found in the Market Hall and is rumoured to serve the best coffee and pastries in Stockport.

FRIDAY

For birthday gifts or a treat for yourself, you'll find something unique in Still Life Story, proudly located in the Market Place.



Considered Stockport's Northern Quarter, the Underbanks are now reminiscent of the roots of Stockport - home to the independents - and are once again thriving.

From traditional Stockport style shops such as SK1 Records and Top of the Town vintage store, to the Yellowhammer bakery and Cracked Actor bar.

Located in the Market Place, Foodie Friday is a great way to complete your week. Considered a continental style, street-café with a variety of stalls by local vendors, you will be certain to find something that makes your taste buds tingle. In the Market Hall you will find live music from local performers playing late into the evening, surrounded by a selection of Stockport's finest bars offering their own unique atmosphere.

Locating your business in Stockport means no need for compromise. Both the excitement of the city and calm of the countryside are just minutes away, whilst you remain in a town full of character, charm, creativity and innovation.

Creating places for businesses to thrive.





YOUR BUSINESS NEIGHBOURHOOD



Stockport Business Awards

Proudly shouting about the huge range of amazing companies and people that see the benefits of being located in Stockport.



Marketing Stockport

Whether it's a monthly networking event or more specific advice, assistance or a good ear, Helen and Richard are passionate about Stockport.



Chamber of Commerce

Very active with local businesses, supporting and assisting them with strategies for growth.



Business Growth Hub

Another great resource with many successful outcomes with Stockport clients.



Economic Development Team

The experienced team within Stockport Council are known to many by name and by face.



SKone

Our own contribution to supporting and promoting the local independent retailers and hospitality sectors by promoting #shoplocal

The community in Stockport town centre, not just within retail, hospitality and the general high street but also between the office based companies is not something that comes easily but has been nourished and blossomed in Stockport, with pride in being a Stockport business returning.

Whilst the above groups are the largest and most recognised there are so many more avenues, groups, events and ways in which Stockport's businesses work together towards a bigger picture.

Stockport is renowned for its connectivity to the country's two largest business hubs; our capital city and the country's second city, Manchester.

But there is plenty of opportunity for businesses to flourish by looking a little closer to home with Stockport's business community being one of the most active and engaging in Greater Manchester and the envy of many of the boroughs.

Setting the town centre apart are Totally Stockport Business Improvement District and Marketing Stockport. Often acting as a catalyst these groups have been instrumental in the engagement of many local businesses collaborating to share ideas, thoughts and ultimately work together, very much supporting the logical step of doing business where possible with neighbouring companies.



"We're really looking forward to engaging with a new community here in Stockport - especially opportunities to collaborate... It feels like a fantastic opportunity for us to offer something new in the town and hopefully, like those who are already here, we can have a positive influence on what comes next!"

Mark Welsby, Runaway Brewery

A STRATEGIC LOCATION

Situated just minutes from Stockport train station, Highbank House offers access across the North-West and a direct line to London Euston within 2 hours.

Stockport is located only a 10 minute drive away from Manchester Airport, with international links to over 174 destinations.



- **Stockport Train Station**
4 minutes walk
- **London Euston**
Under 2 hours away, with a regular 20 minute service
- **Manchester Piccadilly**
8 minute train journey
- **Macclesfield**
12 minute train journey



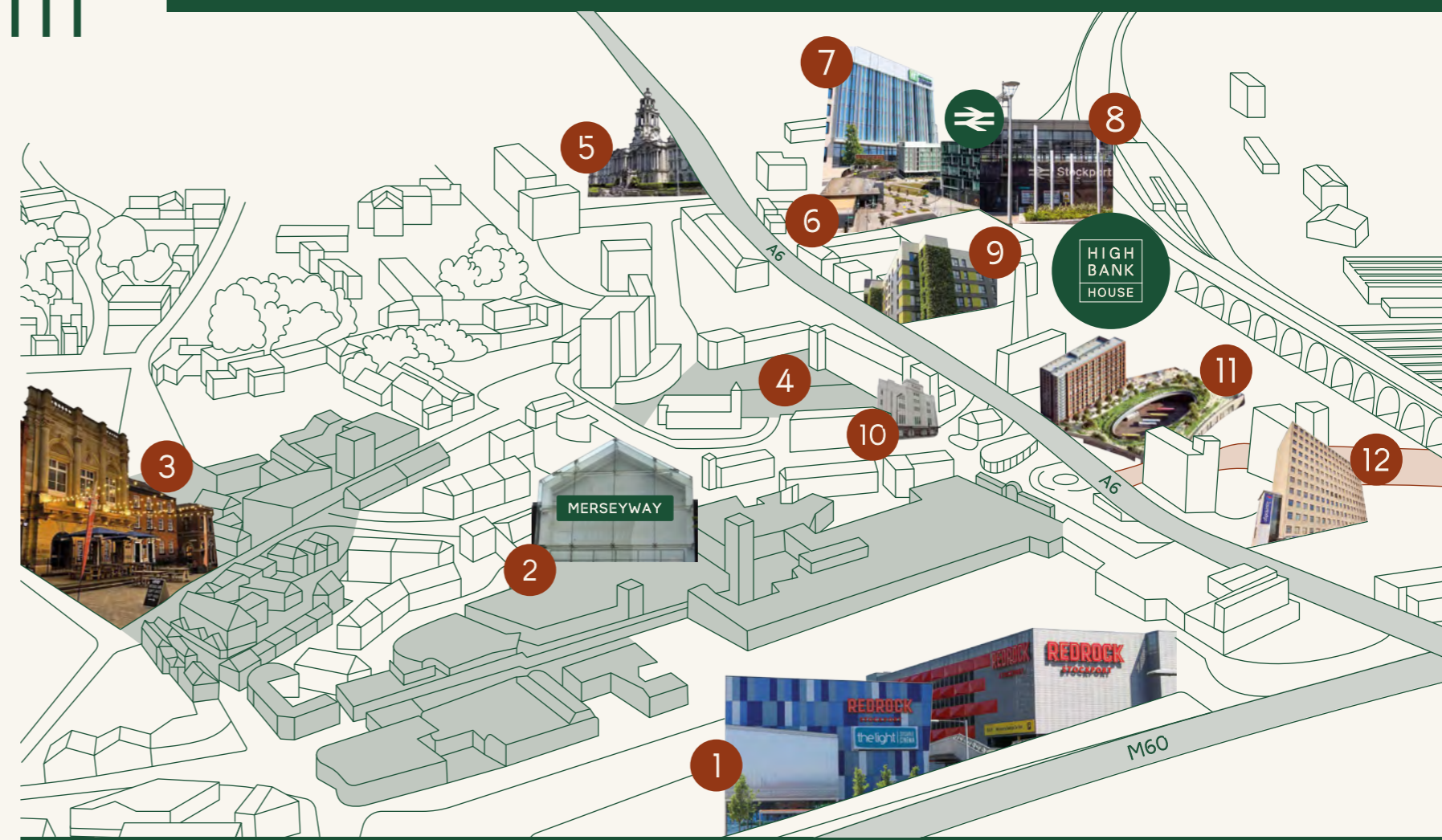
- **M60**
2 minutes drive time
- **M56**
6 minutes drive time
- **M6**
20 minutes drive time
- **Manchester City Centre**
15 minutes drive time



- **Manchester Airport**
10 minutes drive time



- **Stockport Transport Interchange**
2 minutes walk



Highbank House — SK3 0ET

- | | | |
|------------------------------------|---------------------------------|---------------------------------|
| 1 Redrock Stockport | 5 Town Hall | 9 Mailbox |
| 2 Merseyway Shopping Centre | 6 Stockport Exchange | 10 Plaza |
| 3 Marketplace & Underbanks | 7 Holiday Inn Express | 11 Stockport Interchange |
| 4 St Peters Square | 8 Stockport Rail Station | 12 Travelodge |

HIGH
BANK
HOUSE

01625 588 200

Orbit
Developments

Images courtesy of Marketing Stockport and Totally Stockport. Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely and do not constitute the whole or any part of an offer or contract. Orbit Developments cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Space planning contained in this brochure is indicative only and may require modifications to the building design. All floor plans are not to scale and are for identification purpose only. December 2022.