

# News

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## One Stockport Exchange fully let

Muse Developments and Stockport Council have completed a lease with recommerce business musicMagpie to take the only remaining floor at the recently completed One Stockport Exchange, seeing the building now fully let.

musicMagpie has signed a 10 year lease for 10,118 sq ft at the new 50,000 sq ft, BREEAM Excellent office building at the award-winning Stockport Exchange development.

www.musicMagpie.co.uk is the most popular recommerce website in Europe and not only enables customers to get cash easily, and all in one place, for unwanted items such as phones, CDs, DVDs, books, games and tech but also to buy refurbished product for a fraction of the price of new. The company will move 50 head office employees to One Stockport Exchange this summer, also allowing room for expansion.

Muse is delivering the £145 million Stockport Exchange regeneration scheme, located next to Stockport train station, in partnership with Stockport Council.

Bus operator Stagecoach has recently announced they will be occupying three floors, moving 200 jobs to One Stockport Exchange by the end of the year. The ground floor retail space is fully let, with a Sainsbury's Local now open and local coffee shop operator Cafelito due to open soon.

One Stockport Exchange is part of the second phase of development at the scheme, which has also delivered a 115-bed Holiday Inn Express and new pedestrianised public space, creating a new attractive gateway to the town centre.

Steve Oliver, CEO and Co-Founder at musicMagpie, said: "For us, moving to Stockport Exchange is about the future growth of our business. We've outgrown our existing offices and to keep up with the rapid pace of growth of both buying and selling in the UK and US, we need to expand. Both myself and the business are Stockport born and bred and we have an amazing working and family culture at Magpie that will only be improved by having a first class working environment at Stockport Exchange.

"Its excellent location and transport links to Manchester and London will help us massively with recruitment and its close proximity to the airport will be key as we continue to grow our US business."

Wes Erlam, development director at Muse, commented: "Announcing a second letting at Stockport Exchange in as many weeks is great news for the development and a testament to its quality and excellent location. It's another feather in the cap for the scheme, which is now fully let only six months after completion. We are now looking at delivering future phases which will build on its success, further adding to the vibrancy of this new commercial quarter."

Caroline Simpson, Corporate Director for Place at Stockport Council, said: "I'm delighted to welcome musicMagpie to Stockport Exchange and that they have chosen to make it their new home. The company is a remarkable local success story, having grown from humble beginnings in a Stockport garage only ten years ago into a multi-million pound business now trading across the globe. Their move marks the next chapter in the company's story and means they can now press ahead with their plans to grow the business. I wish them every success for the future."

The scheme will ultimately deliver up to 375,000 sq ft of office space and 28,000 sq ft of commercial floor space.