



Landmark multi tenanted listed mill with conversion / development potential (stp)

Meadow Mill

Stockport SK1 2BY

c. 175,000 sq ft (16,258 sq m) (GIA)

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Substantial seven storey multi tenanted Listed mill constructed circa 1880, originally for cotton and wool spinning. The Mill itself is of brickwork elevations around cast iron pillars, with ornamental engine house in the centre giving the mill its symmetry.



The Mill now houses a myriad of tenants from industrial, leisure to semi-retail and offices. The 5th and 6th floors have been refurbished in part to provide quality open plan character office space which has been utilised as a call centre. These two floors are serviced by a recently added separate stairwell and passenger lift.

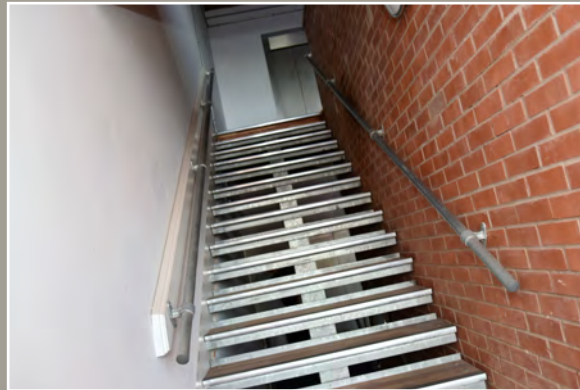
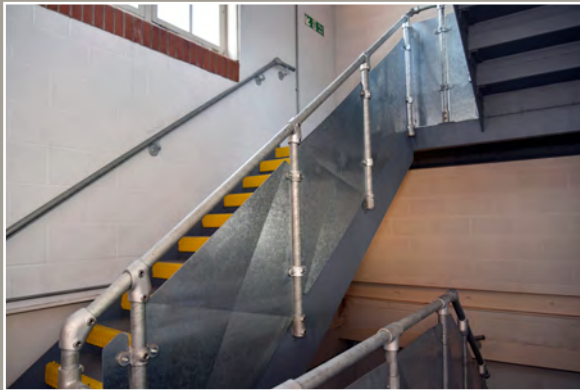
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Refurbished space prepared for fitout

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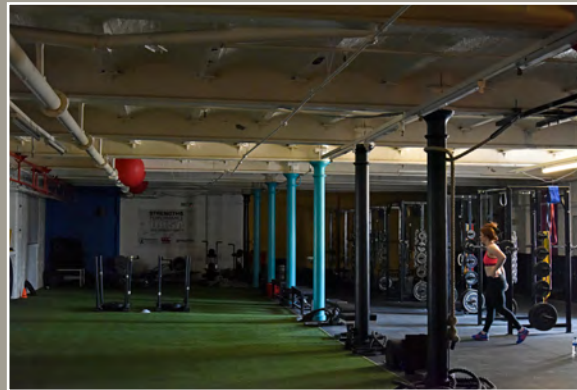


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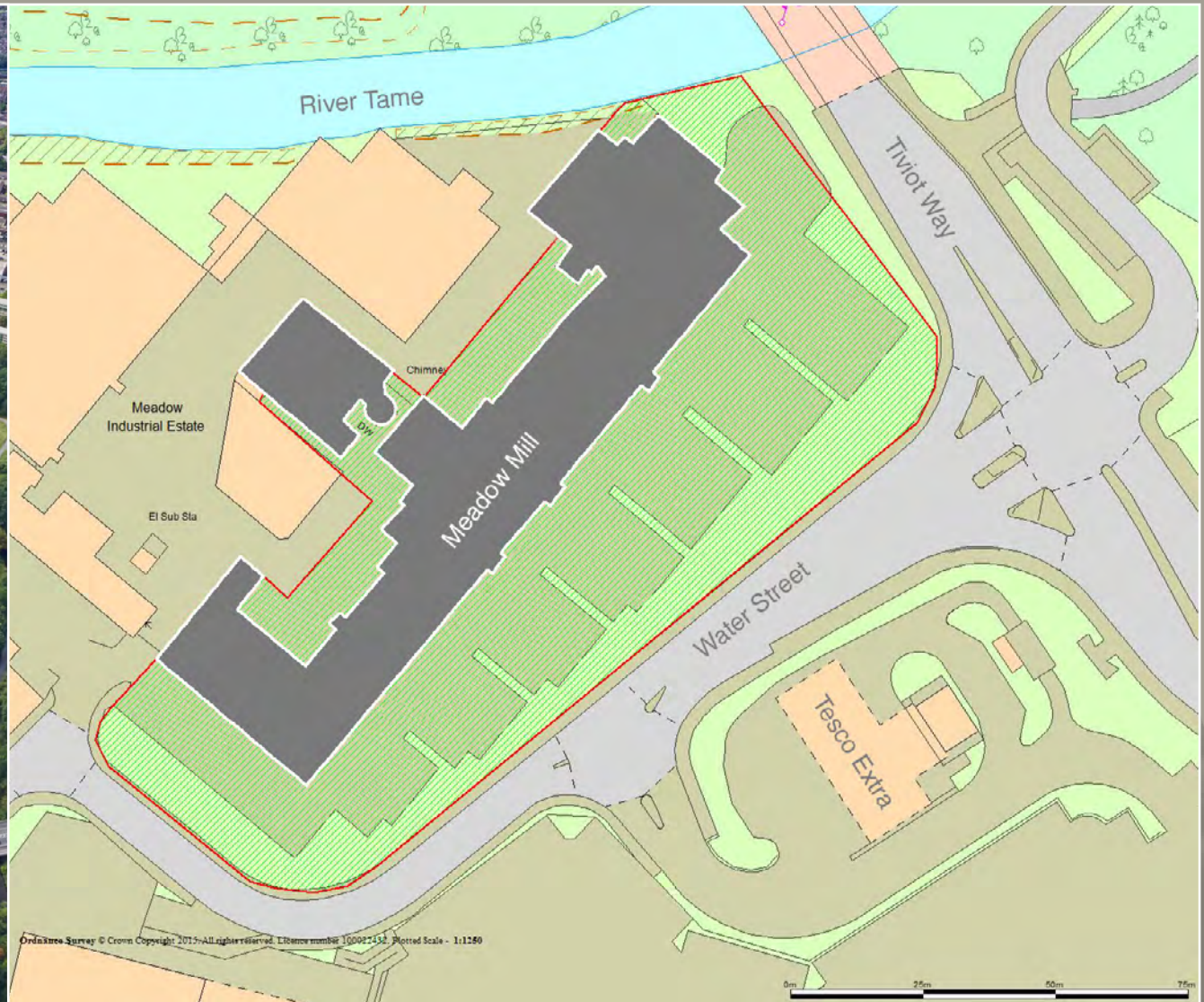
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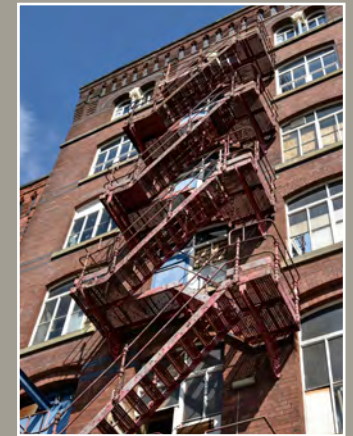
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Occupying a position of enviable prominence, adjacent to junction 27 (Portwood) of the M60 orbital motorway, overlooking Tesco Supermarket, at the foot of Tiviot Way (A626). Adjoining sites have also been earmarked for future development, following the success of the "S-Park" development boasting many car showroom and trade counter occupiers.

Stockport town centre is situated on the opposite side of the M60, with Manchester City Centre being approximately 6 miles to the north and Manchester Airport 5 miles to the West.

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Tenancy Information

Currently producing a net income of £221,128.99pax (as of 1/9/15). Full tenancy schedule is available on request, or [click here](#).

The tenants occupy approximately 121,500 SQFT, with approximately 43,443sqft vacant, predominantly on the 5th and 6th floors.

Representing an opportunity to maximise further lettings and rent roll or part conversion / development opportunity.

Offering

The Mill represents several opportunities, as well as asset management, there is the potential to convert / develop The Mill in part or whole (subject to the necessary consents being obtained) in order to maximise its full potential. There is the opportunity to acquire the holding company which owns Meadow Mill, alternatively consideration would be given to a pure property sale of Meadow Mill.

Tenure

Freehold

Guide Price

We are seeking offers over £2.5m.

Vat

All figures quoted are exclusive of but may be subject to VAT at the prevailing rate.

Capital Allowances

We understand that capital allowances are available on the purchase.

EPC

A copy of the EPC certificate is available on request. [Click here](#).

Bidding

Offers are invited by Friday 30th October. There may be the opportunity to purchase the owning company or the building (tbc).



Viewing

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