

TO LET



RogerHannah



Serviced Offices, 4th Floor – Broadstone Mill, Reddish, Stockport, SK5 7LD

Serviced Office Spaces Available Now

613 - 650 Sq. Ft

History of the Mill

Broadstone Mill is a historic mill dating back to 1904 when it was established as the largest and most modern cotton spinning mill in Europe. It has since served the Reddish community for many generations offering employment and business opportunities. After extensive refurbishment in 2001, Broadstone Mill re-opened along with the surrounding areas also regenerated and re-named as Houldsworth Village. This is now a thriving business community within the heart of Reddish, near Stockport.

- Located within an Established Mill
- 4th Floor Serviced Offices with Lift Access
- Communal Car Park
- Managed Services Provided

The mill was redesigned to the highest spec with many of its original features kept to reflect the traditional use of the mill. Comprising five floors above ground level and a large basement, the mill offers a range of versatile workspace and facilities, including a hub of businesses located on the 4th floor which is professionally run and managed and offers a range of services that can be found within this brochure.



Location

Broadstone Mill is prominently situated on Broadstone Road. The property is located 3 miles north of Stockport Town Centre, 2.5 miles from the M60 motorway and just 1 mile from the A6 road connecting Stockport to Manchester. Local amenities include two Gym's, Reddish Village Centre, Morrisons plus Bars, Pubs and Cafés.

Description

Broadstone Mill has a range of contemporary, serviced office space within an impressive regenerated mill building in Reddish Village. Whether it's a cosy office for one or two people or a larger work space for a team, we can accommodate you. The serviced offices available are located on the 4th Floor of the mill and access is available via the main reception area with use of either a lift or staircase. The 4th Floor which is also known as The Business Centre, is a hub of office suites and businesses providing a welcoming waiting area, communal Kitchenettes and WC Facilities. Externally there is a communal car park for all employees and visitors to the mill.

Service Charges are included in the rental price however any additional costs can be provided when enquiring. Additional costs include but are not limited to:

Electricity – charged monthly at 25p per kw.

Internet - Internet and Data Points can be provided within the suites where not already installed, package prices are available upon request but start at £25 per month.

Services

- **Ultra-Fast Internet Speeds of up to 1GBPS**
Dedicated bandwidth allocation on wired and wireless connectivity – scalable, grow the speed as your business grows without long contracts.
- **Breakout Areas and On-Demand Meeting Rooms**
Informal seating/meeting areas and flexible meeting room space fitted with audiovisual facilities for presentations and video conferencing facilities for collaboration.
- **Coffee Bar and Communal Eating Areas**
Coming Soon – Coffee Bar, Snacks and modern dining areas.
- **Cloud IT Services From Our In-House Team**
Fully managed IT services, including support, email and security.
- **On-Site Secure Storage**
Storage for files in secure locked cages.
- **Parking & Travel Facilities**
Communal Car Park available for all visitors and employees plus bike racks and disabled facilities (DDA Compliant)

And much more...

Rented office spaces that are currently available are listed within this brochure, to find out more or to arrange a site visit, please contact the details provided within this brochure.



Suite 420A – Main Office



Suite 420A – Entrance and Breakout Area



Suite 420A – Additional Office/Storage



Suite 420A – Kitchen

Accommodation

As measured in accordance with the RICS Property Measurement (6th Edition) the approximate GIA area for the unit is as follows:

Suite 420A

650 sq ft / 60.39 sq m

This suite includes a seating/breakout area, leading onto a large office space which benefits from its own kitchenette, WC Facility and additional office/storage space, all part of the demise. The suite has an abundance of natural light and view overlooking Stockport.

Asking Rent

£9,360 per annum plus VAT.



Suite 420A – Main Office



Suite 423 - Internal Unit



Breakout/Meeting Areas on 4th Floor

Suite 423

613 sq ft / 56.95 sq m

This suite is an open plan space which could be used as a workshop or studio space. The Tenant will have access to the Communal areas including Kitchen, Breakout Areas and WC facilities. The Tenants also have the option to hire out the board room located on the 4th floor if required.

Internal specifications currently include a tiled floor, ceiling tiles with incorporated light panels and white painted walls.

Asking Rent

£5,700 per annum plus VAT.

EPC

A copy of the EPC's are available on request.

VAT

VAT is applicable on this property.

Legal Costs

A fee of £275 plus VAT is payable by the Tenant for credit checks and preparation of the Lease.

Business Rates

All interest parties to make their own enquiries via the Valuation Office Agency.

Viewings & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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Date of Preparation

20th November 2023

