

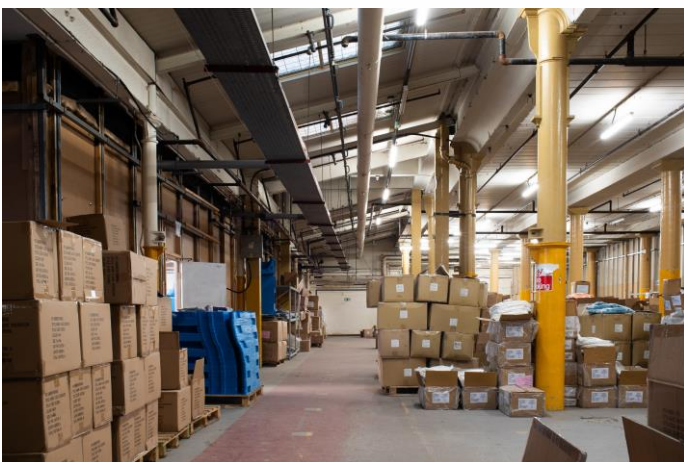
TO LET

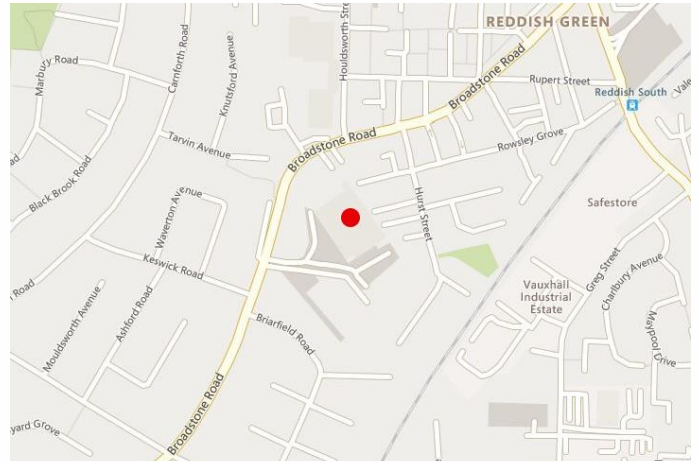


UG-66, Broadstone Mill, Broadstone Rd, Reddish, Stockport, SK5 7DL

Refurbished Industrial Unit Extending to 10,782 Sq Ft (1,001.6 Sq M)

- Located within Broadstone Mill, an established commercial destination
- Dock level access to the unit
- Large communal car park with capacity for over 200 cars
- 2 miles from J27 of the M60 and under 1 mile from the A6
- New LED lighting (to be fitted)
- Secure site with CCTV and gated out of hours access





Location

Broadstone Mill is a historic mill built in the early 1900's which 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 under 1 mile from the A6 connecting Stockport to Manchester.

Description

The available unit comprises an open plan industrial/warehouse space with a shared loading bay, on the upper ground floor of Broadstone Mill. The unit itself benefits from a concrete floor, fluorescent strip lighting with supporting columns throughout. A shared loading bay with the neighbouring tenant is located at the north end of the mill providing ample space for deliveries. A shared personnel entrance is located at the south end of the mill.

Externally there is a communal car park for all employees and visitors to the mill, this is on a first come first serve basis. Electricity is available by way of a sub-meter which is charged separately to the Rent.

***The unit is currently being used however will be split and comprehensively cleared once a new Tenant has been found.**

Accommodation

As measured in accordance with the RICS Property Measurement (6th Edition) the approximate NIA area for the unit is as follows:
Industrial Unit 10,782 sq ft / 1,001.68 sq m

EPC

A copy of the EPC is available on request.

Rent

The unit is available by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed.

Service Charge

The current Service Charge apportionment payable by the Tenant is £1.05 per sqft plus VAT. This is reviewed on an annual basis.

Property Insurance

A fair proportion of the property insurance is payable by the Tenant at £0.40 per sqft plus VAT. This is reviewed on an annual basis.

Business Rates

We advise all interested parties to make their own enquiries with the Valuation Office Agency.

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.

Viewing & Further Information

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

Robyn Egan

T: 0161 429 1674

E: robynegan@roger-hannah.co.uk

Date of Preparation

11 June 2024