

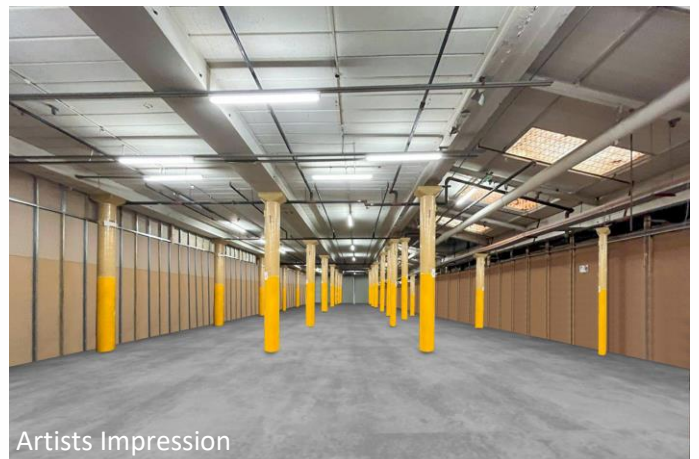
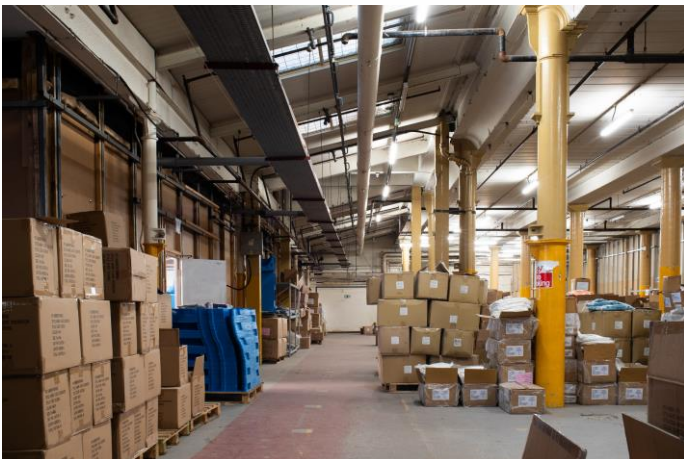
TO LET



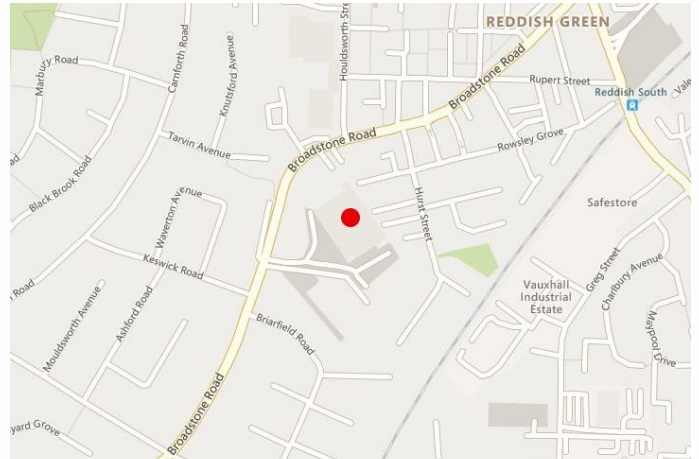
UG-66, Broadstone Mill, Broadstone Rd, Reddish, Stockport, SK5 7DL

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



Artists Impression



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 at a Rental of £45,000 per annum plus VAT.

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

07 November 2024

BROADSTONE MILL

BROADSTONE ROAD, REDDISH, STOCKPORT, SK5 7DL



WORK MEET GROW

**Retail, Office & Warehouse Space
in the Heart of Stockport**

Retail, Office & Warehouse Space in the Heart of Stockport

**AFFORDABLE SPACES AVAILABLE TO FIT YOUR
REQUIREMENTS RANGING FROM 70 TO 39,550 SQ FT**

OFFICE SPACE

A range of affordable spaces available, whether you're looking for flexible hot desking, or something more permanent. We have meeting rooms available to hire. Free parking for all tenants.



BROADSTONE MILL

WAREHOUSE SPACE

Affordable warehouse space with accessible lift access & large loading bays. We have a variety of space available that can be adapted to your needs to help your business grow.



RETAIL UNITS

The Galleries: affordable space for small business owners on the 1st floor of the Shopping Outlet which has footfall of 250,000 per year.

Prices from £85 per month with units ranging from 128 sq ft to 830 sq ft.

← MANCHESTER CITY CENTRE

DEBDALE PARK

DENTON

REDDISH VALE GOLF CLUB

REDDISH SOUTH

HOULDSWORTH MILL

BROADSTONE ROAD

BROADSTONE MILL

LIFE LEISURE
HOULDSWORTH VILLAGE

HEATON CHAPEL

← BURNAGE

BROADSTONE ROAD

BROADSTONE MILL

STOCKPORT TOWN CENTRE

STOCKPORT TRAIN STATION
10 MINS DRIVE



Perfect Location

Excellent transport links across the North West. Located in the heart of Reddish, 5 minutes from Stockport & 10 minutes from Manchester. Close to M60 & bus routes to & from Manchester city centre stops directly outside the Mill.



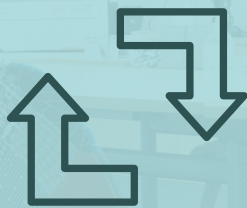
Free Parking

We have 350 onsite parking spaces available free of charge.



Diverse Range of Spaces

Whether you're looking for a small retail unit, diverse office or warehouse space, we have a range of units available from 70 to 39,550 sqft.



Large Vehicle Access

Large loading bays & building structure suitable for mass production.



Security

We have a dedicated team on site who manages security & access to site to ensure security and safety at all times.



Affordable Rates

We have a range of units at a very competitive rates, our aim to support local small businesses so you can grow.

High Speed Broadband

Managed broadband including firewall protection with up to 1GB download speed.



Gym

Need to sweat it out at your lunch break? Life Leisure is located next to the Mill which includes a fully equipped gym & classes.



Onsite Shop

Large retail outlet located on the ground & first floor which has two cafes, a lift & toilets.



Cafés

There are two cafes located on-site. Caffe Massarella on the ground floor offering hot breakfast, lunch & tasty cakes. Angelica's Tea Room has large space & free wifi, perfect for a leisurely lunchtime meeting. Serving afternoon tea & alcohol on the 1st floor.



Bicycle Storage

Do you cycle to work? There is a secure bicycle storage located in car park, helping to encourage a healthier lifestyle for you & the planet.



Local Amenities

Bus routes that stop outside the Mill, nearest train station is Reddish South which is a 7 minute walk. 5 minute walk to Heaton Chapel with local coffee shops & supermarkets.

Location

BROADSTONE MILL IS LOCATED IN REDDISH, A THRIVING BOROUGH WITHIN STOCKPORT, JUST 6 MILES SOUTH OF MANCHESTER CITY CENTRE.

With its ready accessibility, connectivity, and proximity to and from Manchester and Cheshire, Reddish is the ideal location for a wide range of occupiers.

Stockport and the surrounding area have a strong cultural and industrial presence with estates such as Vauxhall, Whitehill and Bredbury in close proximity.

200,000 sq ft of new build industrial accommodation is currently under construction at Vauxhall Industrial Estate, which sits just to the south of the property.

Sat nav: **SK4 5HS**

Location	Distance	Time
Reddish South Station	0.6 Miles	3 Minutes
M60 Junction 27	2.2 Miles	7 Minutes
Stockport Train Station	2.7 Miles	10 Minutes
Manchester Piccadilly	6.2 Miles	20 Minutes



Transport

BY CAR

Broadstone Mill and Reddish benefit from impressive road connectivity, situated just 2.5 miles away from Junction 1 of the M60 and 2.5 miles from junction 24 of the M60/M67.

Manchester city centre can be easily accessed via Wellington Road or alternatively the A57 which sits just 2 miles away.

Once on site there is ample car parking, with a total of 350 free parking spaces.

BY BUS

From Stockport Bus Station you can hop on the number 7 bus that will bring you right to the mill. Alternatively, if you're travelling from Manchester City Centre you can board the number 42a bus that will also bring you all the way to the front gates.

The 203 bus from Stockport or Manchester takes you to Houldsworth Square, just a short walk from the mill.

BROADSTONE MILL

BY TRAIN

Reddish has two train stations, Reddish North and South – each offers a short train into the city centre taking just 11 minutes to reach Manchester Piccadilly. Between Monday-Friday there are approximately 57 trains running daily.

Reddish South is the closest station, located just a 12-minute walk or alternatively a 4 minute bike ride from Broadstone Mill.



Local Amenities

THE SUNDAY TIMES NAMED STOCKPORT THE BEST PLACE TO LIVE IN THE NORTHWEST IN 2024 AND AS SUCH, THERE IS PLENTY TO DO AND SEE IN REDDISH.

SPORTS

Reddish Vale is a local reserve park which features a duck pond, country walks, fishing hotspots and even horse-riding facilities. Reddish Vale's associated Animal Farm offers a great day out for the kids.

Reddish is also home to a variety of different health clubs and gyms such as the Kingfisher Health Club and further boasts two golf courses – Reddish Vale Golf Club and Houldsworth Golf Club.



EATING OUT AND DRINKING

There are a host of excellent restaurants in the area, particularly around Broadstone Road, with cuisines ranging from Italian to Thai.

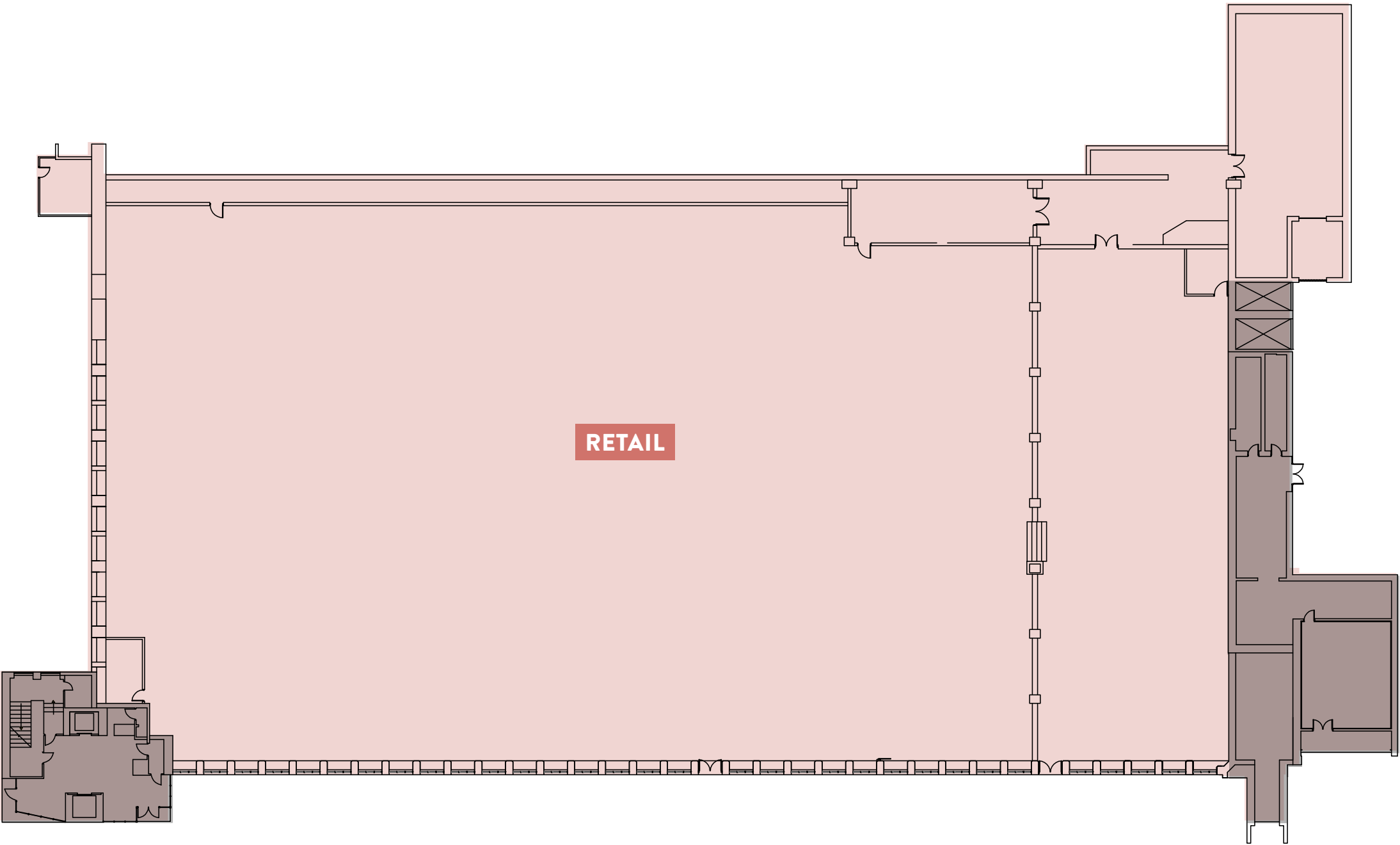
Reddish plays host to a few great bars including the Thatched Tavern, Union Inn and the award-winning Heaton Hops craft brewery and tap room.

The local Robinsons Brewery presents an amazing opportunity to see the history of one of England's oldest brewing experts.

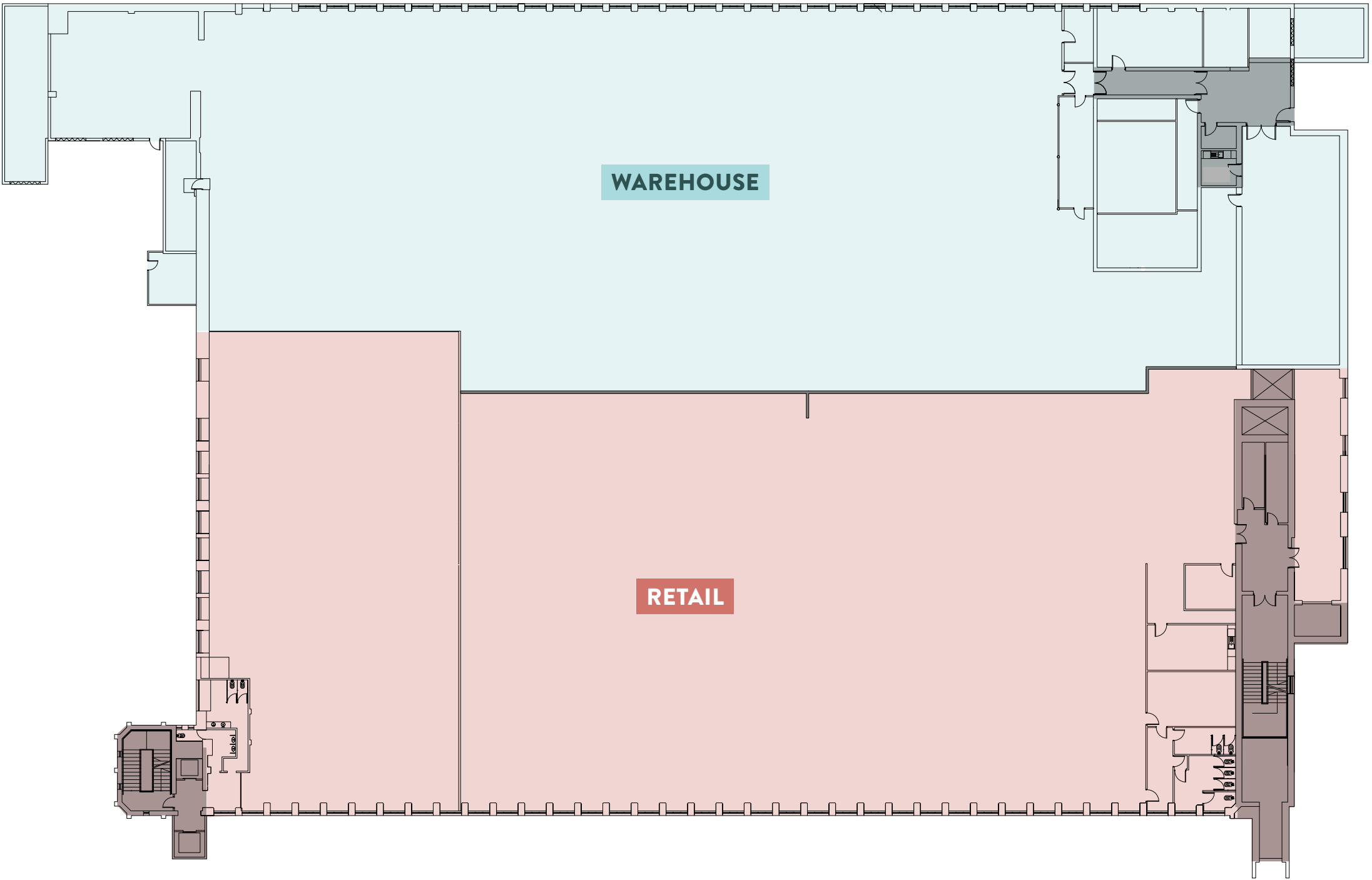
BROADSTONE MILL



Floor Plans

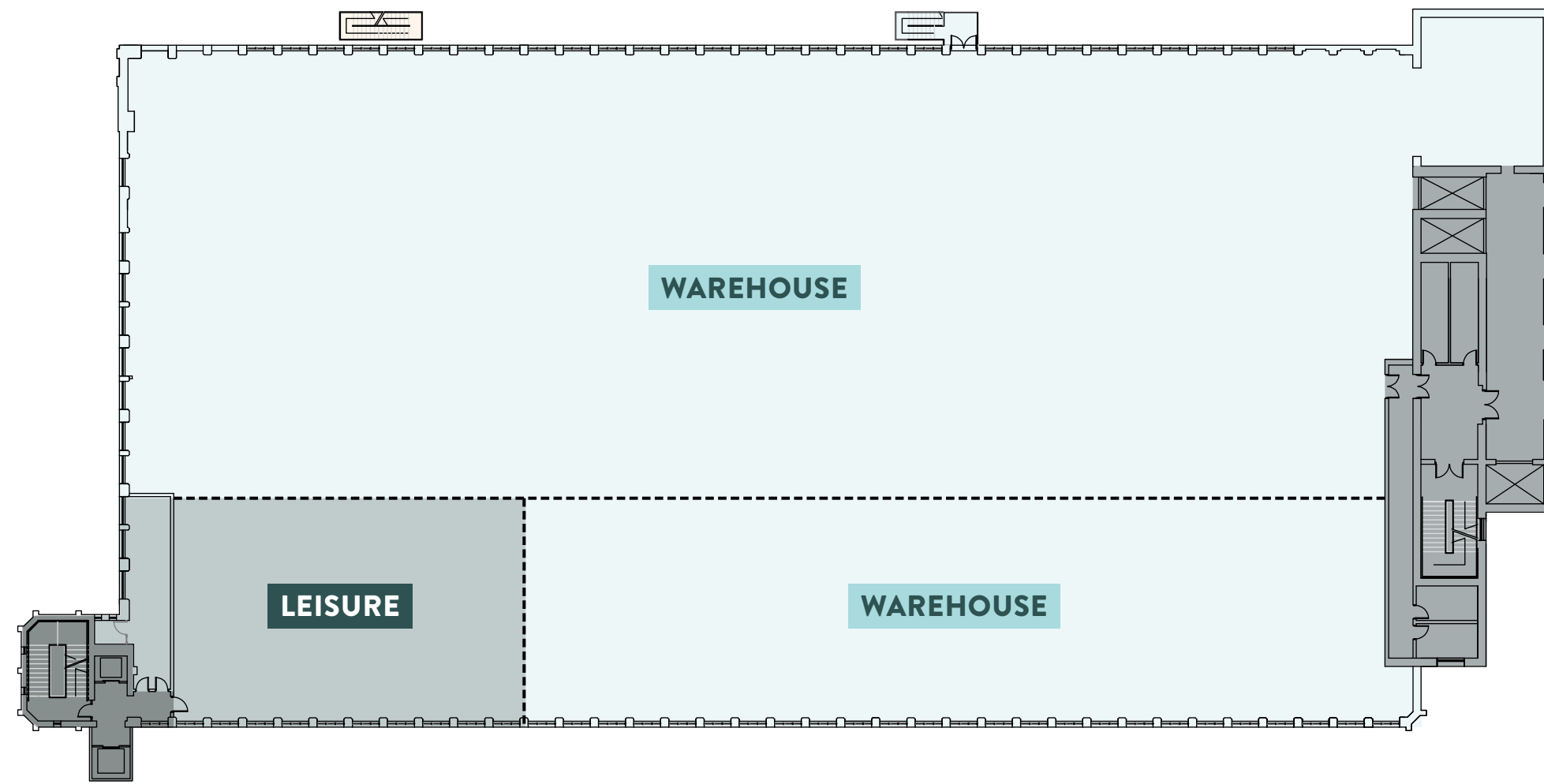


Lower Ground Floor

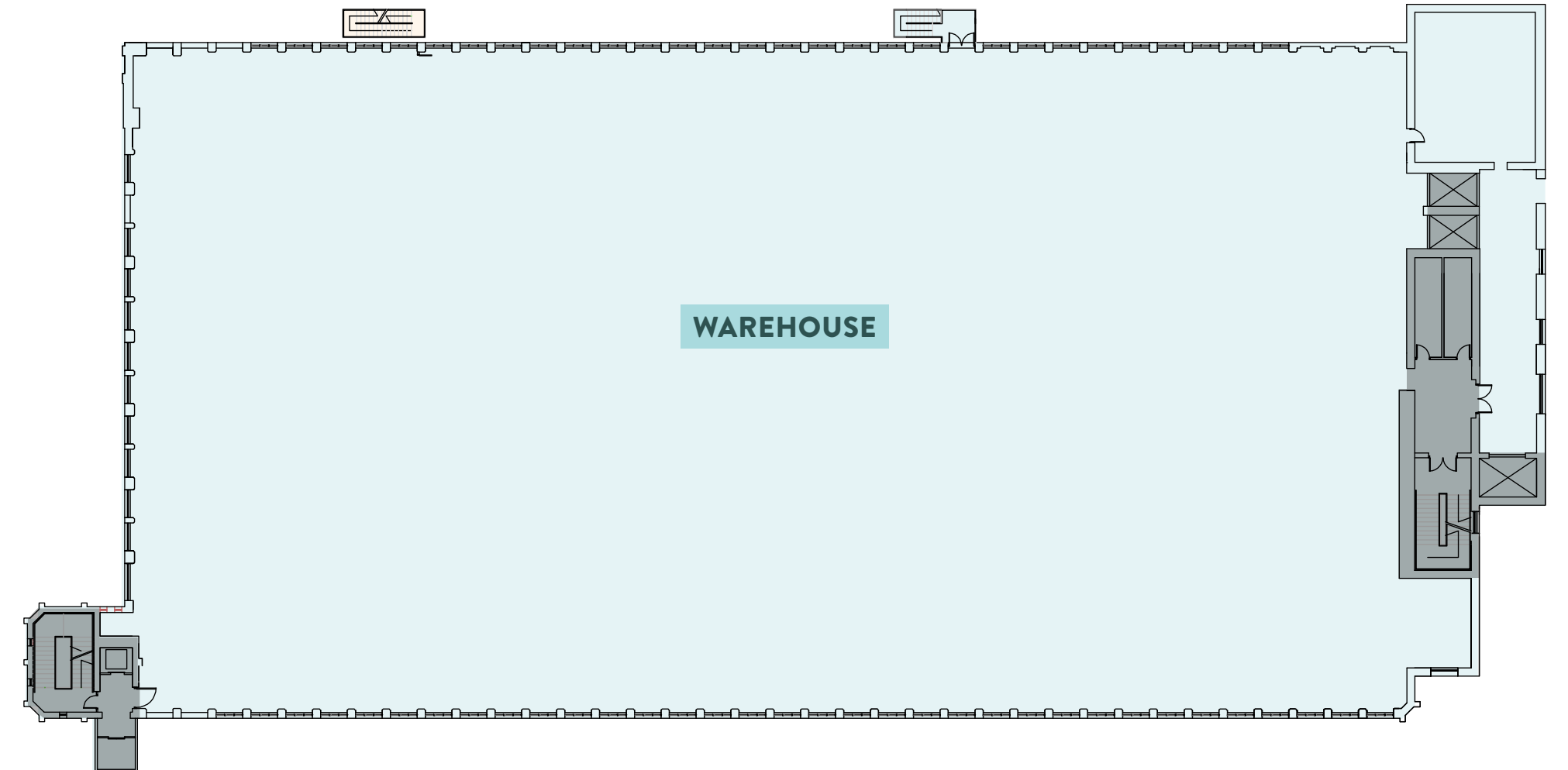


Upper Ground Floor

BROADSTONE MILL



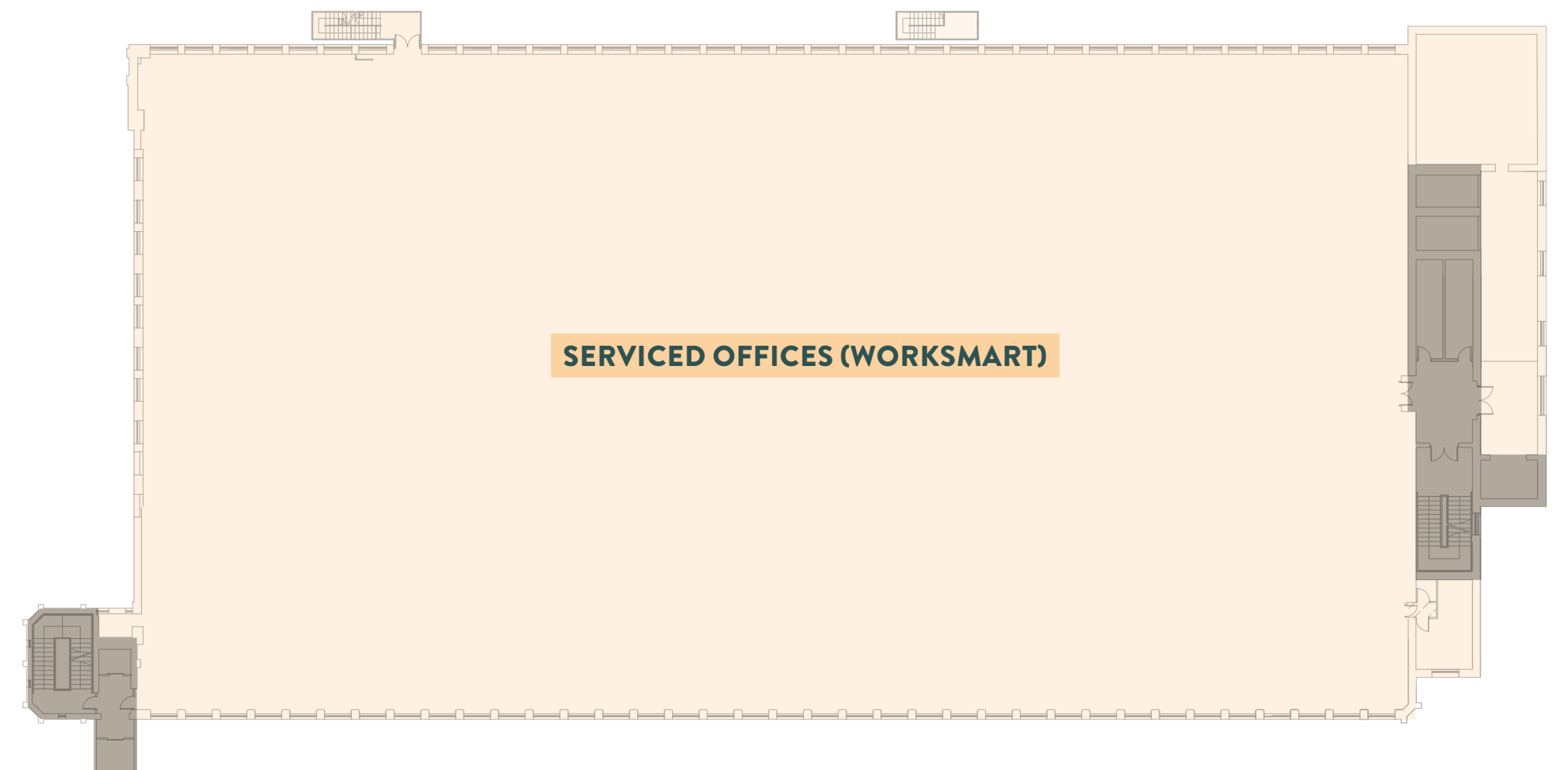
First Floor



Second Floor



Third Floor



Fourth Floor

Tenants



BROADSTONE MILL IS HOME TO A DIVERSE RANGE OF TENANTS OFFERING A HUGE VARIETY OF PRODUCTS AND SERVICES.

BROADSTONE MILL
SHOPPING OUTLET

SBIC
STOCKPORT BUSINESS
& INNOVATION CENTRE

JH
J & N Herz Ltd
Value for retailers
Opportunities for manufacturers

rebecca lawley
jewellery

Jason Baird's
BLACK BELT ACADEMY

broadstones

JBull
jewellery

SECURE
CONTRACTING
NW Ltd

BARIQUINS
BARIATRIC TRAINING MANNEQUINS
www.bariquins.com

WORK SMART
@BROADSTONE MILL

BROADSTONE MILL





BROADSTONE MILL

Tenant Reviews

“

Computeam have been tenants at Broadstone Mill for over a decade. It provides us with flexible office accommodation, fast broadband, plenty of parking and a handy onsite cafe and restaurant! We've also really benefitted from being part of the community of thriving businesses who share the building.”

COMPUTEAM



BROADSTONE MILL



**B
M**



“

Stockport Business and Innovation Centre is located on the 3rd floor of Broadstone Mill and is the home to some 60 small businesses. We provide office space for small to medium sized businesses and free onsite business support together with access to our Business Lounges / Call Pods. 3 meeting rooms of varying sizes are available to hire. Free onsite parking is part of the wider offering and our customers also have access to two cafes in the shopping outlet, which has a brilliant range of products – you will find something for everybody in there !”

SBIC

Broadstone Mill Shopping Outlet has been a tenant at Broadstone Mill for 25 years. Our diverse space attracts customers from the local community, who are loyal and see Broadstone Mill as a home away from home. It includes two cafes, the galleries; a creative retail space for independent businesses and retail space across two floors. We have an extensive range of product at huge discounted prices & are constantly striving to better ourselves for the local community.

BROADSTONE MILL SHOPPING OUTLET



BROADSTONE MILL

History

AN ICONIC BUILDING IN THE HEART OF REDDISH

ORIGINATES BACK
TO 1904 WHEN IT WAS
ESTABLISHED AS
THE BROADSTONE
SPINNING COMPANY.

Broadstone Mill holds a significant place in history, with its origins dating back to 1904 when it was established as the Broadstone Spinning Company. This iconic mill, located in Reddish, has a storied past, and its journey through the years is a testament to its resilience and enduring importance to the local community.

During its prime, Broadstone Mill reigned as the largest and most modern mill in all of Europe. This achievement not only brought pride to the local residents but also garnered attention and recognition on a larger scale. Its sprawling structure and state-of-the-art machinery made it a symbol of industrial progress and prosperity. The mill was at the heart of the region's economic growth and played a pivotal role in the development of the textile industry.

Over the course of the last century, Broadstone Mill has been a crucial source of employment for millions of people in the Reddish area. Generations of families have worked within its walls, creating a strong sense of community and shared history among the workers. The mill provided a livelihood for countless individuals and contributed significantly to the social fabric of the region.

Throughout its existence, Broadstone Mill has undergone various structural changes. Innovations in technology and advancements in manufacturing led to the continuous modernization of the facility, ensuring it remained at the forefront of the industry. The willingness to adapt to changing times has been one of the key factors in its longevity.

However, like many institutions with long histories, Broadstone Mill faced challenges and turbulent times. There were moments when economic downturns and shifts in the textile market resulted in closures. Yet, each time, the mill managed to weather the storm and rise again, displaying remarkable resilience.

The enduring legacy of Broadstone Mill is a testament to the hard work, determination, and dedication of the people who have been associated with it over the years. From the visionaries who founded the company to the laborers who toiled day in and day out, every individual has played a part in shaping its history.

In recent times, Broadstone Mill has not only retained its historical significance but has also become a cherished symbol of the community's heritage. Local residents take immense pride in its rich history and heritage, preserving its memory through various means, such as archives, exhibitions, and community events.

Moreover, the mill's historical value extends beyond its economic and cultural contributions. It serves as a reminder of the industrial revolution that shaped the world and has become a vital heritage site for visitors interested in learning about the region's past.

Today, Broadstone Mill stands tall as a living monument to the past, a testament to the tenacity of the human spirit, and a symbol of unity for the community. It continues to evoke nostalgia for the bygone era of industrial greatness while inspiring hope for a future where heritage and progress can coexist harmoniously.

As the years pass, the importance of preserving Broadstone Mill's legacy becomes ever more apparent. It is not just a brick-and-mortar structure but a representation of the resilience of a community, the ingenuity of industrial pioneers, and the enduring spirit of human endeavour. As long as its story is kept alive, Broadstone Mill will continue to be an invaluable treasure for generations to come.



BROADSTONE MILL



BROADSTONE MILL



Contact

CONTACT US TODAY TO FIND THE
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0161 953 4463

WORK MEET GROW

