

MBRE

**MILL SPACE
TO LET**



Welkin Mill
Welkin Road
Lower Bredbury
Stockport, SK6 2BH

**FROM
1,940
SQ.FT**

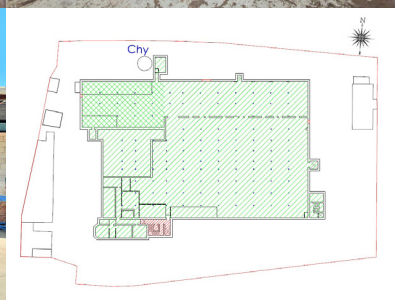
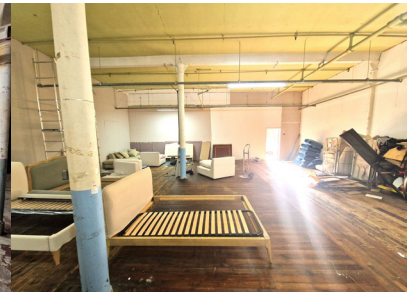


- Forming part of Welkin Mill business centre
- Units from 1,940 Sq.ft up to 2,500 Sq.ft
- Suitable for storage/distribution/leisure uses
- Ramped access for ground & first floors
- Goods lifts available to all floors
- On site car parking and external loading facilities
- Excellent M60 motorway links Stockport/Bredbury
- Rent/Service Charge/Insurance/Utilities payable

Location

Welkin Mill is located on Welkin Road off Stockport Road West in Lower Bredbury a short drive from Stockport town centre and the M60 Motorway.

- Stockport: 1 Mile.
- M60 Portwood: 0.8 miles.
- M60 Bredbury: 1.5 Miles.
- Manchester: 8 miles.



Description/Accommodation

Welkin Mill has a variety of floors available each benefiting from either staircase, goods lift or ramped loading access all three. The property benefits from substantial on site car parking with additional car parking available on Welkin Road. Arctic lorry along with car and van access is achievable for all loading requirements.

Unit G7 Ground floor: 2,500 Sq.ft overall.

Unit 2FG Second floor: 1,940 Sq.ft overall - 16' ceiling height.

All units benefit from on site communal toilet facilities available on each floor.

Rateable Value

Rateable Values: TBC.

Small Business Rates Multiplier 2022/23: 49.9p.
Contact SMBC - 0161 474 5188.

Terms

New Internal repairing & insuring 3 year term.
Two month deposit & one month rent in advance.

Rent/VAT

Unit G7: £12,000 pax - VAT payable.

Unit 2FG: £9,120 pax - VAT payable.

EPC Rating

EPC rating D. Copy available from Agents MBRE.

Service Charge/Utilities

Unit G7: £1,200 - 10% of annual rent. VAT payable.

Unit 2FG: £912 - 10% of annual rent. VAT payable.

Electricity: £6 meter charge. £0.27p/KWH.

Unit G7 Water: £20+VAT per month.

Unit 2FG Water: £20+VAT per month .

Building Insurance

Unit G7: £2,200 per annum.

Unit 2FG: £1,560 per annum.

Insurance contributions are subject to annual change.

Legal Costs

The Landlord will produce a Lease in-house with no legal costs associated.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JANUARY 2024.