

MBRE

WAREHOUSE/STUDIO TO LET



The Loft
Swallow Mill
Swallow Street
Stockport, SK1 3HJ

**2,135
SQ.FT**



- Located in Swallow Mill Business Centre
- Second floor warehouse/studio space
- Communal kitchen and toilet facilities
- All Inclusive Rent of £1,850 per month
- Rent includes service charge, utilities, Ins.
- Tenants to source their own telecomms
- Flexible Lease - minimum 12 month term

Location

The property is located fronting Swallow Street off Higher Hillgate and Hemphaw Lane and is close to the new St. Mary's way bypass linking Higher Hillgate/A6 with Portwood and the M60 motorway.

- Stockport town centre: 0.5 miles.
- M60 motorway: 1.5 miles.



Description/Accommodation

Swallow Mill Business Centre provides office accommodation over four floors. The offices benefit from communal kitchen and toilet facilities. The property is suitable for a variety of occupiers and benefits from an all inclusive rent which includes rent, service charge, building insurance, electricity and heating.

Second floor: 2,135 Sq.ft overall comprising:-

Main studio warehouse: 1,645 Sq.ft - 22'5" x 74'6".

Office: 260 Sq.ft - 12'11" x 20'2".

Store/winch room: 230 Sq.ft - 14'6" x 15'10".

Rateable Value

Rateable value: NO BUSINESS RATES PAYABLE.
Small Business Rates Multiplier 2023/24 - 0.49p.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms

Available on effective full repairing & insuring Lease agreements for a term of years to be agreed.

All Inclusive Rent

£22,200 per annum inclusive of S/C & Insurance.
£1,850 per calendar month.

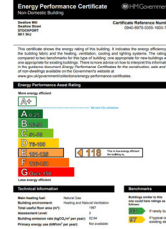
VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is not payable at the property.

Conditions

Subject to Contract

EPC Rating



VAT

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Service Charge

The all inclusive rent includes the service charge, heating and building insurance excluding electricity.

Building Insurance

The Tenant contribution to the building insurance is included within the all inclusive rent.

Legal Costs

The Landlord will produce a Lease in-house and there will be no requirement for a contribution to costs.

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.