

# TO LET



RogerHannah



Various Serviced Offices, 4<sup>th</sup> Floor – Broadstone Mill, Reddish, Stockport, SK5 7LD

## Serviced Office Spaces Available

125 - 613 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
- 4<sup>th</sup> 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 4<sup>th</sup> floor which is professionally run and managed and offers a range of services that can be found within this brochure.



Communal Waiting Area



Communal Breakout Area

## 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 newly renovated 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

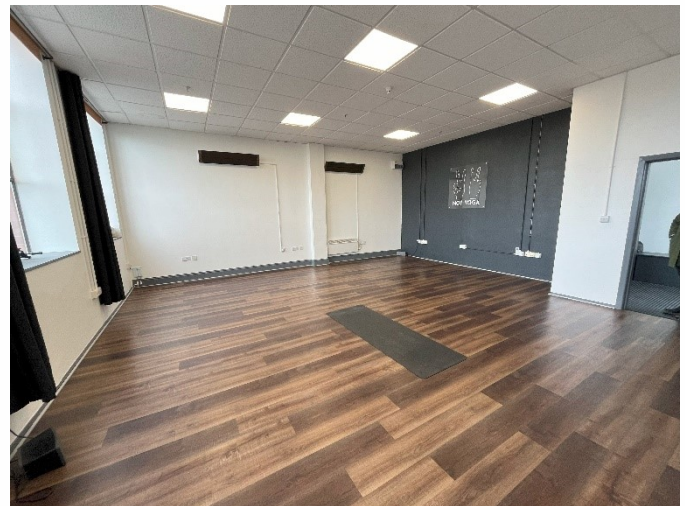
- Ultra-Fast Internet Speeds of up to 1GBPS  
Dedicated bandwidth allocation on wired and wireless connectivity – scalable, grow the speed as your business grows without long contracts.
- Breakout Areas and On-Demand Meeting Rooms  
Informal seating/meeting areas and flexible meeting room space fitted 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...

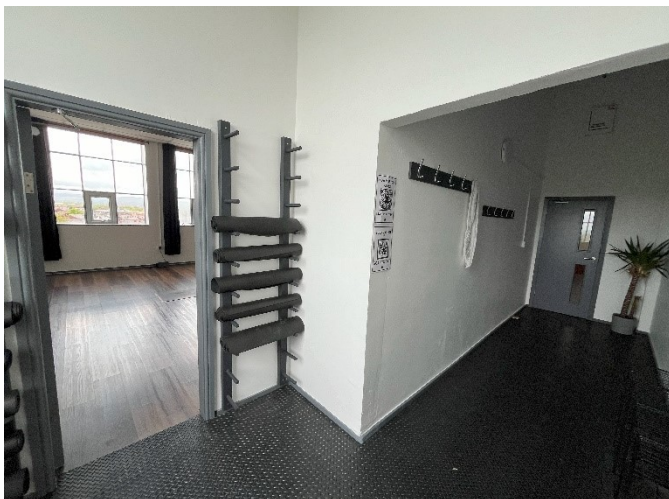
Rented office spaces that are currently available are listed within this brochure, to find out more or to arrange a site visit, please contact the details provided within this brochure.



Suite 436



Suite 436



Suite 436 – Entrance



Suite 407 – Available Now

## Accommodation

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

### Available Suites

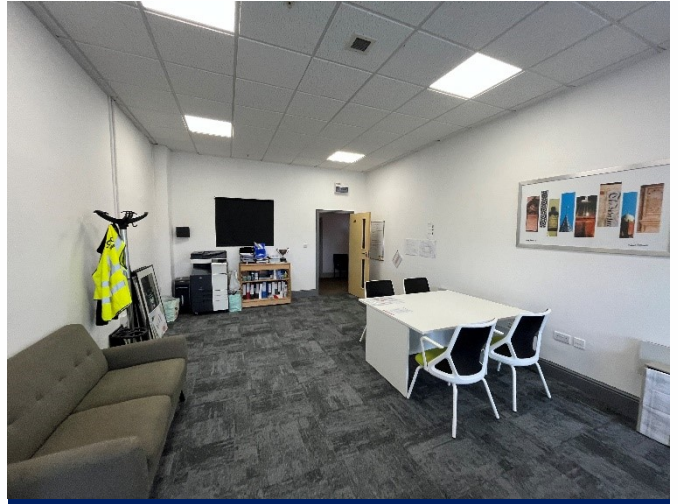
Suite 407	210 sqft / 19.52 sq m
Suite 408	125 sqft / 11.62 sq m
Suite 418	302 sqft / 28.07 sq m
Suite 426	613 sqft / 56.97 sq m
Suite 436	512 sqft / 47.58 sq m
Suite 440	150 sqft / 13.94 sq m
Suite 444	429 sqft / 39.87 sq m
Suite 445	429 sqft / 39.87 sq m



Suite 418 - Available Now



Suites 444 and 445



Suites 444 and 445

## Rents

Suite	Rent Per Annum	Availability
Suite 407	£4,000 pa plus VAT	Immediately
Suite 408	£2,865 pa plus VAT	End of May
Suite 418	£5,765 pa plus VAT	Immediately
Suite 426	£7,200 pa plus VAT	Internal Suite
Suite 436	£8,050 pa plus VAT	June/July
Suite 440	£3,435 pa plus VAT	June (Internal)
Suite 444	£7,800 pa plus VAT	Immediately
Suite 445	£7,800 pa plus VAT	Immediately

## 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:

### Roger Hannah

Agent: Robyn Egan

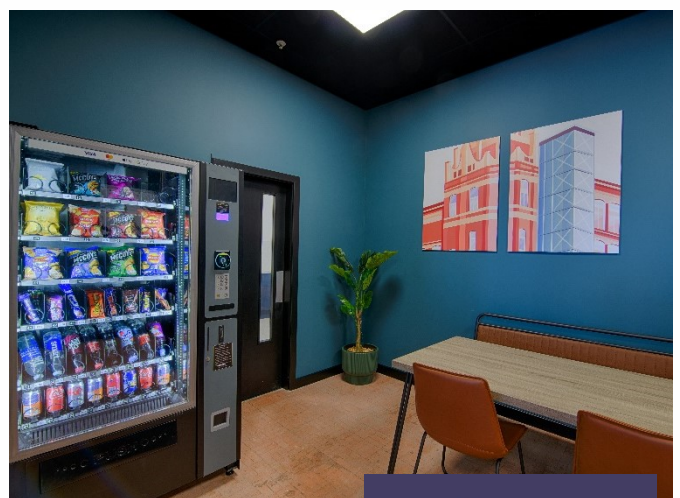
T: 0161 429 1674

E: [robynegan@roger-hannah.co.uk](mailto:robynegan@roger-hannah.co.uk)



Communal Kitchen

Last updated: 03/05/2024



Communal Breakout Area