

TO LET



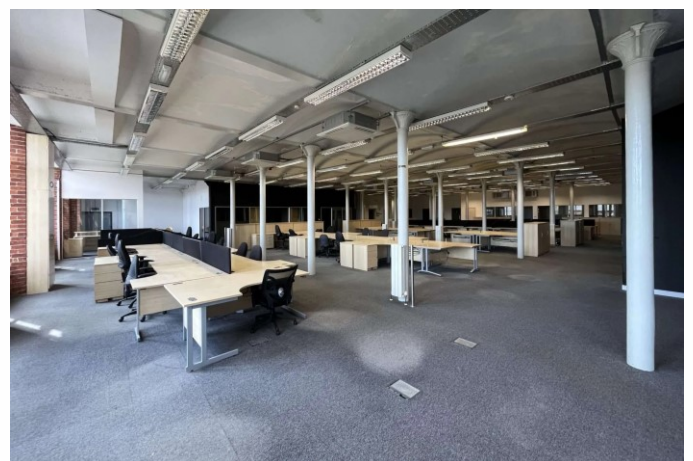
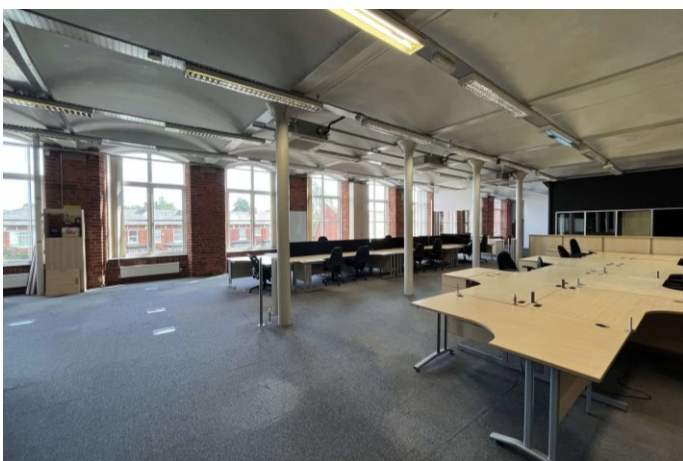
RogerHannah



Unit 1/11 & 1/12 – First Floor, Houldsworth Mill, Reddish, Stockport, SK5 6DS

Large Open Plan Office
20,232 Sq Ft (1,879.61 Sq M)
Available Now

- Located in an Established Mill
- Available Furnished or Unfurnished
- Includes Several Private Offices/Meeting Rooms
- Shared Car Park to Rear of the Mill





Location

Houldsworth Mill is prominently situated at the junction of Broadstone Road and Houldsworth Street in Reddish and is 3 miles north of Stockport Town Centre. The property is ideally located 1.5 miles north from the M60 motorway and 1 mile east from the A6 road into Manchester. Public Transport is abundant in the area with regular buses and train services to Manchester Piccadilly and Stockport.

Description

The available office accommodation comprises the first floor of the North Mill, totalling 20,232 Sq. Ft (1,879 Sq. M) on a single level. Internal specifications include characteristics of the grade II listed building such as exposed brickwork, cast iron columns and beams, plus vaulted ceilings. The unit is currently fully furnished, partitioned and network cabled meaning it is ready for immediate occupation. Access into the unit is via two main staircases as well as a lift.

Specifications and Layout for the current fitout are as follows:

- Reception area
- Several meeting rooms of various sizes
- Private offices of various sizes
- Open plan general office areas
- Training rooms
- Dedicated server room
- Print/post rooms
- Fully fitted kitchen and staff breakout area
- Male, Female and Accessible WC's
- Full access raised floor
- Central Heating
- Air Conditioning
- Energy Efficient Lighting
- Available Furnished or Unfurnished

Car Park

There is a large car park to the rear and sides of Houldsworth Mill for use by occupiers, operating on a 'first come first served basis'.

Accommodation

Office areas are as follows excluding the fire escape corridor:

Unit 1/11	11,631 sq ft
Unit 1/12	6,146 sq ft
Combined	20,232 sq ft

Business Rates

We advise all interested parties to make their own enquiries with the Valuation Office Agency in relation to the most recent Business Rates.

EPC

The property has the below EPC certificates. These are available on request.

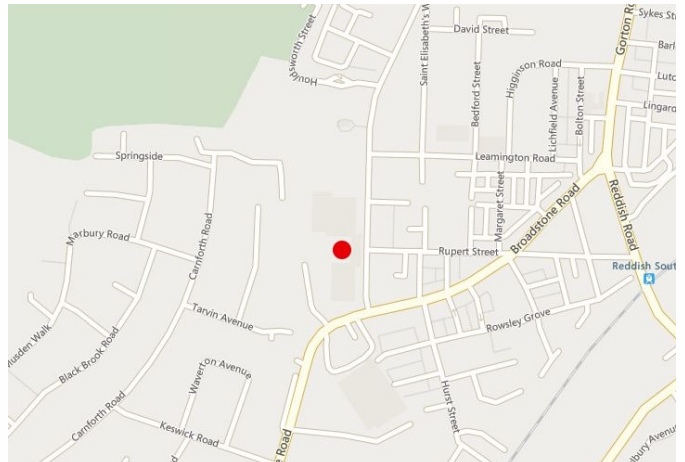
Unit 1/11 – D (88)
Unit 1/12 – C (66)

VAT

VAT is applicable on this property

Legal Costs

A one-off fee of £275 plus VAT is payable by the Tenant for the preparation of the Lease.



Asking Rent

Available by way of an effective internal repairing and insuring lease for a term of years to be agreed at an initial rental of £4 per sq. ft.

Service Charge

A Service Charge is payable in addition to the Rent which is reviewed on an annual basis and apportioned to all Tenants. Payable monthly or quarterly with Rent.

Property Insurance

Property Insurance is payable in addition to the Rent which is reviewed on an annual basis and apportioned to all Tenants. Payable in full upfront.

Viewing & Further Information

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

Roger Hannah

Agent: Robyn Egan

T: 0161 429 1674

E: robynegan@roger-hannah.co.uk

Williams Sillitoe

T: 01625 800 066

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Date of Preparation

25 September 2023

