

# TO LET

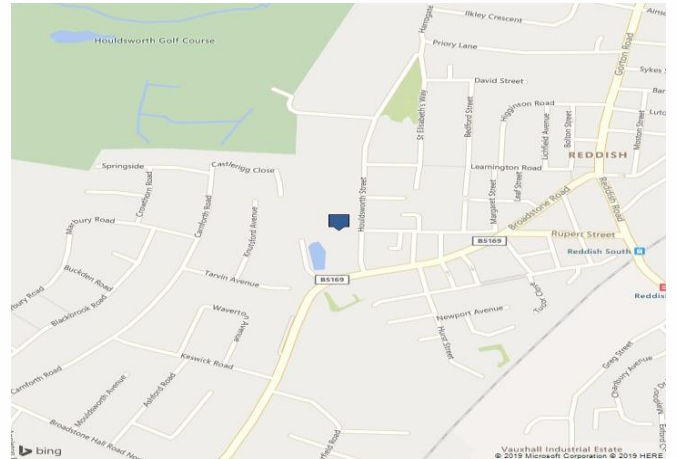


Units 1/11 & 1/12 , Houldsworth Mill, Stockport, SK5 6DS

**Large Open Plan Office**  
**15,459 Sq Ft (1,436.14 Sq M)**

- Furnished to a High Standard
- Includes Several Board/Meeting Rooms
- Large Shared Car Park to Rear of the Mill
- Situated within the Historic Houldsworth Mill
- Available Furbished or Unfurnished





## Location

Houldsworth Mill is prominently situated at the junction of Broadstone Road and Houldsworth Street in Reddish and 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.

## Description

Comprising two main open plan areas with ancillary accommodation to the sides including WCs and a kitchen/staff area. The office is finished to a high specification with strip fluorescent lighting throughout, electric air conditioning as well as a gas fired CH system, part painted and exposed brick walls and a raised carpeted floor. Access into the unit is via two main staircases as well as an elevator. Externally there is a rear carpark which is available on a first come, first served basis.

Main services include electric, gas, water and drainage.

## Accommodation

As measured in accordance with the RICS Property Measurement (2nd Edition), the approximate NIA and IPMS 3 - Office area is as follows:

Office 15,459 sq ft / 1,436.11 sq m

## Asking

Available by way of an effective full repairing and insuring lease for a term of years to be agreed at an initial rental of £100,000 per annum plus VAT.

## Service Charge

A Service Charge of £25,447.29 per annum plus

## Rent

VAT is payable in addition. Reviewed annually.

## Property Insurance

Property insurance of £2,989.20 per annum is payable in addition. Reviewed annually.

## Management Services Fee

An additional 10% plus VAT is payable on top of any Rentals due.

## Business Rates

Rateable Value: £82,500  
Multiplier (2019/2020): 50.4p  
Rates Payable: £41,580

## 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.

## Viewing & 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

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## Date of Preparation

11 November 2019