

# TO LET

## HOULDSWORTH MILL

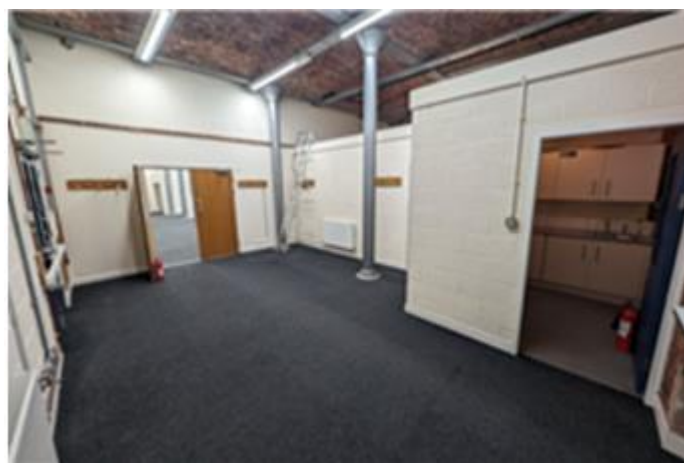


Unit SG3 Ground Floor, Houldsworth Mill, Reddish, Stockport, SK5 6DA

Ground Floor Unit Available  
(4066 sqft (377.73 sqm))

- Situated in an Established Mill
- Prime Location on Ground Floor
- 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 City Centre and Stockport.

### Description

The property comprises an industrial unit within the South Mill of the original Grade II listed building. The space offers an open plan area, currently partitioned into separate rooms suitable for use of private offices, boardrooms or storage. The space also benefits from an isolated kitchen, breakout area and WC's. Internal specifications include carpeted flooring throughout, fluorescent strip lighting and recently redecorated walls. Access to the unit is via a double door off Houldsworth Street which is secured with a gate, coded entrance and electric roller shutter. Mains services include a direct Gas supply, sub-metered Electric and Water which are all charged separately to rent. Externally there is a communal car park to the rear of the mill which is available to all tenants and their customers.

### VAT

VAT is applicable on this property.

### Asking Rent

Price on Application

### Service Charge

Price on Application

### Property Insurance & Business Rates

On Request

### EPC

A copy of the EPC is available upon request.

### Viewing & Further Information

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

E: [Admin@houldsworthmill.uk](mailto:Admin@houldsworthmill.uk)

Contact no: 01619756000