

TO LET



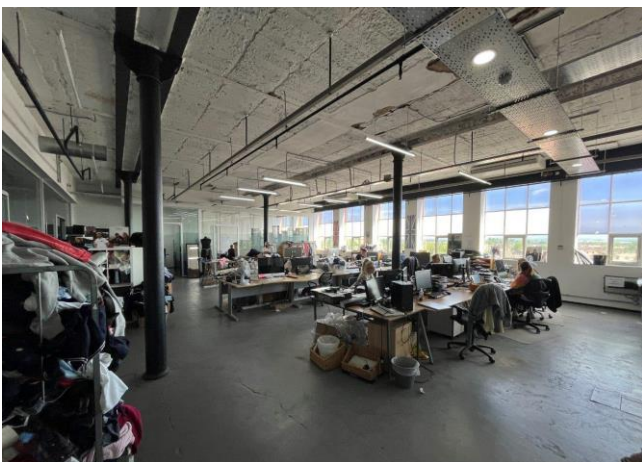
RogerHannah

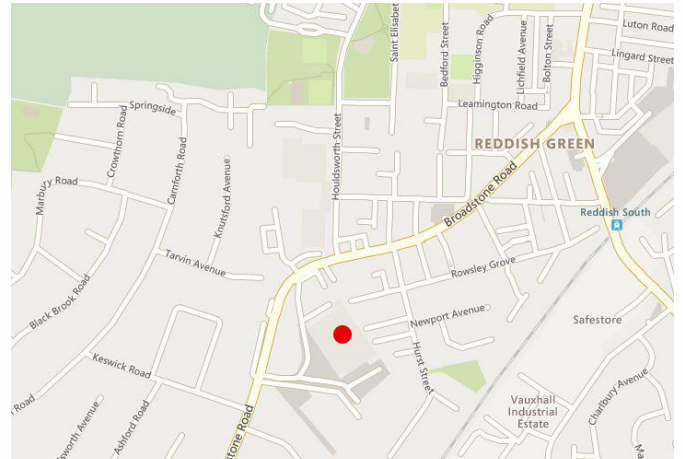
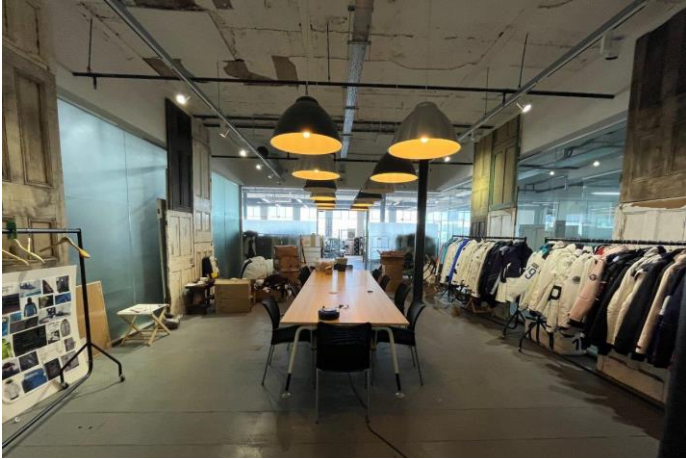


Suite 470 - Broadstone Mill, 4th Floor, Broadstone Road, Reddish, Stockport, SK5 7DL

Office Space Available
4,800 Sq Ft (445.92 Sq M)

- Located within an Established Mill
- 4th Floor Serviced Offices with Lift Access
- Communal Car Park
- Managed Services Provided





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

The available suite comprises a large open-plan workspace, ideal for collaborative working, alongside seven internal rooms that can be utilised as private offices, meeting rooms, or storage areas-offering excellent flexibility to suit a range of occupier needs. The accommodation also benefits from a dedicated breakout area.

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 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.

EPC

A copy of the EPC's are available on request.

Asking Rent

The available suite is available for a term of years to be agreed at a rental of £50,000 per annum plus VAT.

Accommodation

Suite 470 4,800 Sqft

Business Rates

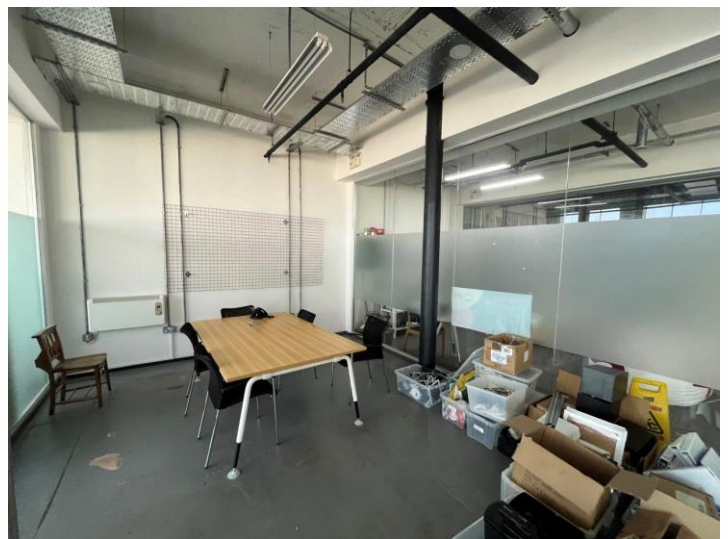
We advise all interested parties to make their own enquiries with the Valuation Office Agency.

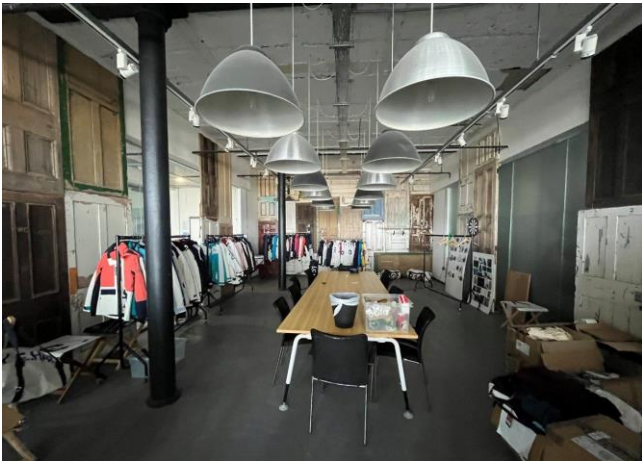
VAT

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.





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...

Viewing & Further Information

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

Robyn Egan

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E: robynegan@roger-hannah.co.uk

Date of Preparation

26th May 2025

