

MBRE

MILL SPACE TO LET



Unit 4D

Hallam Mill
Hallam Street
Stockport, SK2 6PT

**4,350
SQ.FT**



- Fourth floor warehouse/studio accommodation
- Suitable for a variety of storage & leisure uses
- Rent/Service Charge/Insurance/VAT payable
- Low RV: £3,250 - 100% SBRR available - Nil rates
- Open plan space with internal offices
- Located a short drive to Stockport town centre
- Gym/studio/office/creative industry space
- Flexible terms available/internal repairing Lease

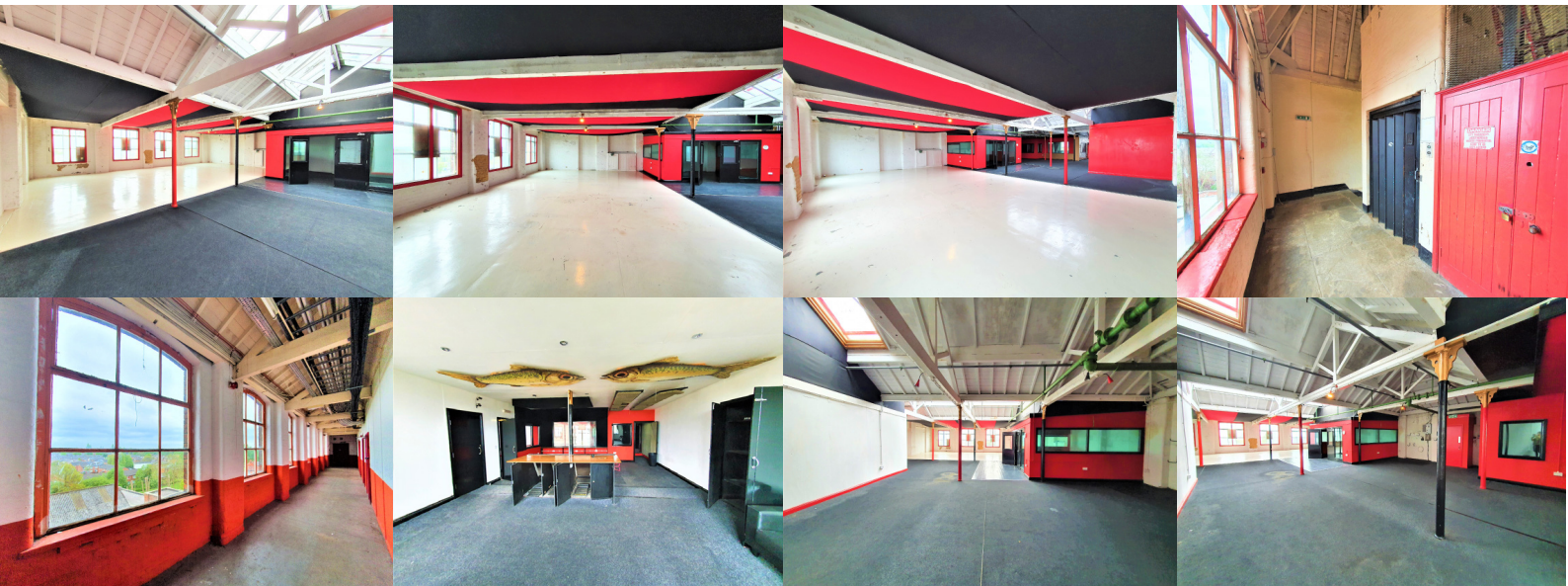
Location

The property is located on the fourth floor of the multi-tenanted Hallam Mill business complex off Hallam Street close to Buxton Road (A6).

Stockport: 1 mile.

M60: 2 miles.

Manchester: 7 miles.



Description/Accommodation

The Hallam Mill complex comprises a range of office, warehouse, workshop and studio units. The main building comprises five floors of workshop/studio units and in addition there is a range of single and two storey ancillary office/studio units.

Unit 4D provides a former music studio with a mix of open plan and private office and storage rooms.

Unit 4D: 4,350 Sq.ft overall.

The property is suitable for a variety of operators including gyms, studios, creative industries, office operators, storage and warehouse uses along with Ebay/Amazon retailers.

Rateable Value

Rateable value: £3,250.

Small Business Rates Multiplier 2025/26: 49.9p.

100% SBRR AVAILABLE - NIL PAYABLE RATES.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms

The property is available on a new internal repairing & insuring Lease on terms to be agreed.

Rent

£14,000 per annum exclusive.

£1,166.66 pcm.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

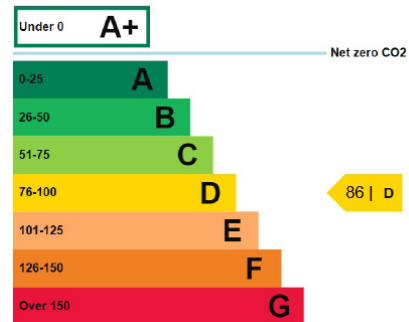
Service Charge

The Landlord will levy a service charge payable in full by the prospective Tenant.

EPC Rating

Energy efficiency rating for this property

This property's current energy rating is D.



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant.

Legal Costs

The Landlord will produce a Lease in-house with no applicable legal costs payable.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. AUGUST 2025.