

MBRE

INDUSTRIAL TO LET



G9

Hallam Mill
Hallam Street
Stockport, SK2 6PT

**3,550
SQ.FT**



- Ground floor Industrial/Warehouse premises
- Self contained storage workshop with parking
- Rent/Service Charge/Insurance/VAT payable
- Low RV: £8,600 - 100% SBRR - Nil rates
- Two roller shutter loading door access points
- A short drive to Stockport town centre
- Part of Hallam Mill business estate
- Minimum 3 year term - In-House Lease

Location

The property is located on the third 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. Unit G9 provides ground floor industrial warehouse/workshop accommodation with roller shutters and on site toilet facilities.

Unit G9: 3,550 Sq.ft overall comprising:-

Front warehouse: 877 Sq.ft - 25'6" x 34'4" - Height 9'8".

Front office/store: 714 Sq.ft - 19'10" x 35'10" - Height 9'8".

Rear warehouse: 1,664 Sq.ft - 44'7" x 37'3" - Height 23'5".

Mezzanine: 295 Sq.ft - 10'1" x 29'1".

Main access door: 8'5" width x 8'1" height.

Rear access door: 7'11" width x 8'8" height.

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

Rateable Value

Rateable value: £8,600.

Small Business Rates Multiplier 2026/27: 43.2.

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 effective full repairing & insuring Lease for a minimum 3 year term.

Rent

£15,000 per annum exclusive.

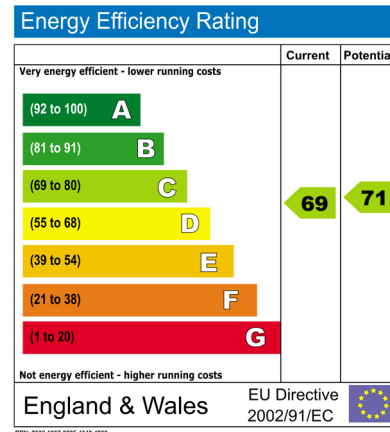
VAT

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

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. G9 Service Charge: £2,750 pa.

EPC Rating



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. G9 Insurance: £1,600 pa.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

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. SEPT 2026.