

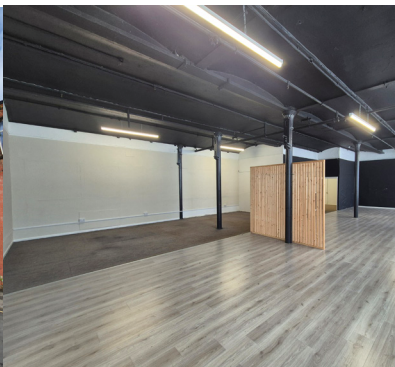
**MBRE**

# MILL SPACE TO LET



**Unit 2a**  
Hallam Mill  
Hallam Street  
Stockport, SK2 6PT

**2,260  
SQ.FT**



- Second floor warehouse accommodation
- Suitable for a variety of storage & leisure uses
- Rent/Service Charge/Insurance/VAT payable
- RV: £TBC - 100% SBRR anticipated
- Open plan space with internal offices
- Located a short drive to Stockport centre
- Studio/office/creative industry space
- Flexible terms/internal repairing Lease

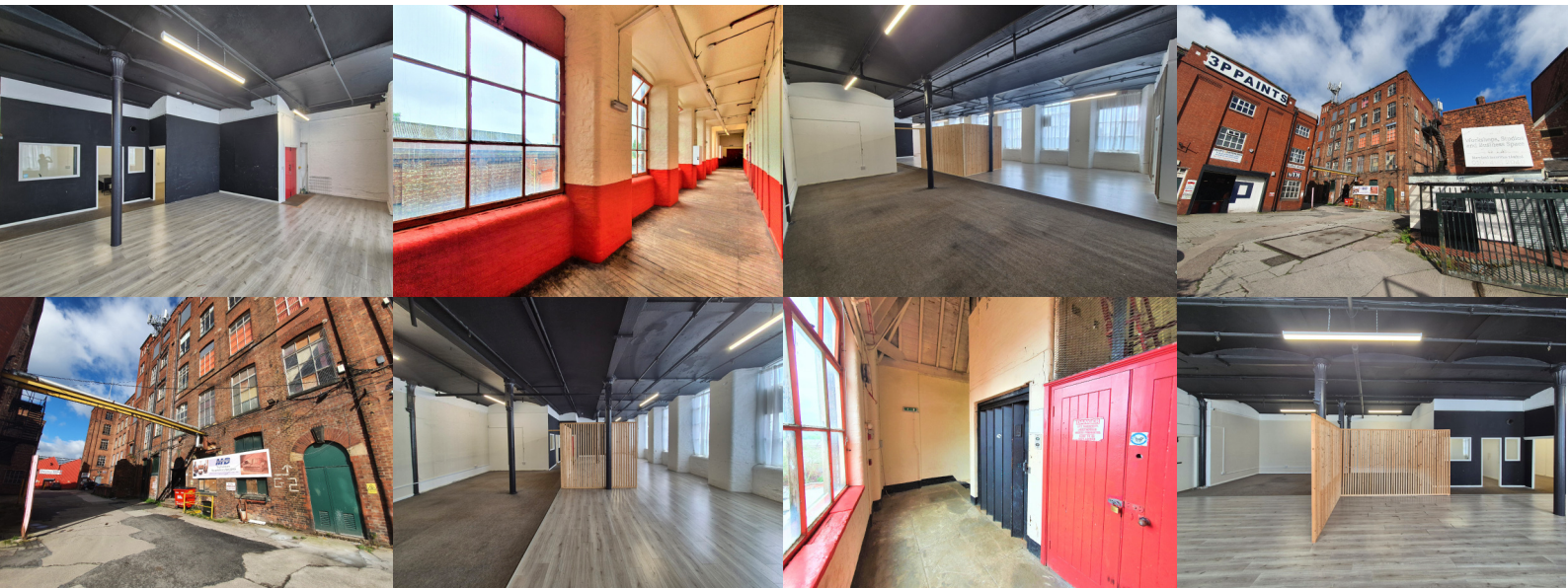
## Location

The property is located on the second 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 2a provides a mix of open plan accommodation with private office and storage rooms.

Unit 2a: 2,260 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: £TBC.

Small Business Rates Multiplier 2022/23: 49.9p.

Anticipated 100% SBRR available - TBC.

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

£12,000 per annum exclusive.

£1,000 per calendar month.

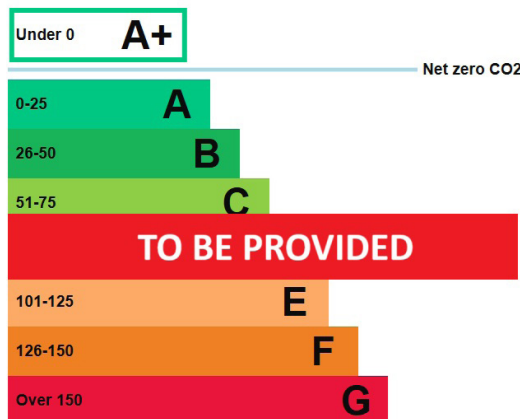
## VAT

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.

## EPC Rating



## Utilities

Mains services are available including gas, electricity, water and drainage.

## Building Insurance

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

## 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. AUGUST 2025.