

Ground Floor, Lloyd House, Greenfold Way, Leigh, WN7 3XJ

TO LET



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Use - Office

Size - 1,291 Sq ft

Rent - £19,000 per annum, plus VAT.

- Modern offices with private meeting rooms
- 1,291 sq. ft / 120 sq. metres
- Close to A580 / East Lancs road
- Recently refurbished
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

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Location

Located just off the A580 the main route into Manchester and Liverpool.

The property offers exceptional accessibility to Leigh town centre with a range of local amenities and is only 2 miles away making it an ideal location for businesses seeking convenience and also connectivity.

Description

The building forms the ground floor of Lloyd House which is a purpose built office property in a commercial area. Internally, the office benefits from perimeter cat 5 trunking, new led lighting and 2 private offices/meeting rooms, together with a self contained kitchen and w.c facilities.

It has recently been refurbished to a high standard and the layout would be suitable for a number of different types of businesses.

Accommodation

We have measured the property on a NIA basis to extend to 1,291 sq. ft / 120 sq.metres.

Rental

£19,000 per annum, plus VAT.

Lease Terms

Available by way of a new effective FRI lease for a minimum period of 3 years.

Service Charge

The office is subject to a small service charge for maintenance of the shared areas on the estate. The landlord will insure the building and recharge to the tenant. Figures are available on request.

Rating

Available on request.

Legal Costs

Each party is to be responsible for their own legal costs.

Services

It is understood that all mains services are connected to the property.

Viewing

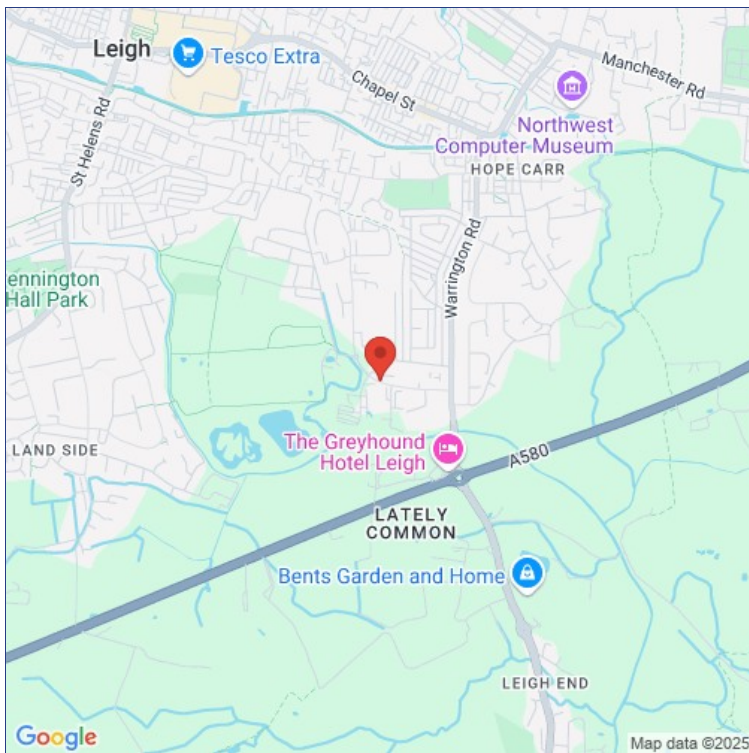
Strictly via sole agent Taylor Weaver

James Taylor

Director

Tel: 01254 699 030

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