

Leigh Business Park, Meadowcroft Way, Leigh, Wigan, WN7 3XZ

TO LET



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Use - Industrial

Size - 3,858 Sq ft

Rent - £32,750 + VAT per annum.

- Modern Industrial / Warehouse Units
- 3,858 sq. ft. (includes 1,313 sq. ft. mezzanine)
- Excellent location on established business park
- 6m eaves
- Immediate access onto A580 (East Lancs Road)



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

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Location

Leigh Business Park is situated 2 miles from Leigh town centre and within sight of the East Lancashire Road (A580). The A580 offers direct access to the M6 and M60 and is located 10 miles from Manchester and 18 miles from Liverpool.

Description

The units are of steel portal frame with pitched roof with part brick, part clad elevations.

Access to the unit is via an electrically operated roller shutter door to a height of 5m. In addition there is a pedestrian/trade counter entrance, meaning the units would suit a variety of different businesses.

The units also benefit from office accommodation which is separately accessed through a pedestrian entrance.

Accommodation

The following units are currently available:

Unit	Ground Floor	Mezzanine	Total Size	Rent (p.a.)
15	2,572 sq. ft.	1,313 sq. ft.	3,858 sq. ft.	£32,750 +VAT

Tenure

Leasehold

Rental

£32,750 + VAT per annum.

Lease Terms

The units are available on the following terms :

- Initial 3 year lease
- Full repairing and insuring lease
- Rent to be paid monthly in advance
- Tenant to be responsible for all utilities during occupation

Service Charge

A service charge is payable to cover the maintenance of all the common parts, CCTV and landscaping on the site. This is currently charged at 0.60p per sq. ft.

Building Insurance

The landlord is responsible for insuring the building and then this is recharged to the tenant. The current insurance premium is charged at 0.35p per sq. ft.

Rating

Available on request.

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT is applicable to figures quoted in these details

Services

All mains services are available, including 3 phase power.

EPC

EPCs are available for the individual units

Planning

It is understood that all uses within Classes B1, B2 and B8 (light industrial, general industrial and warehousing) will be permitted. It is the responsibility of the ingoing tenant to verify their intended use is acceptable to the Local Planning Authority.

Viewing

Strictly through agents

Taylor Weaver
(James Taylor)
01254 699030

