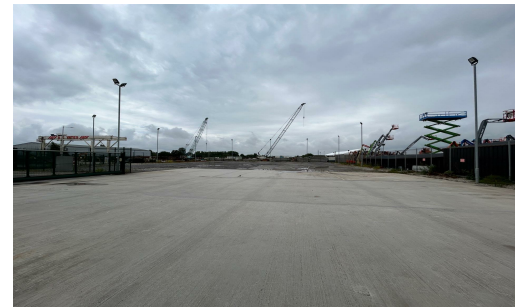


Unit 2, Pennybrook Court, Greenfold Way, Leigh, WN7 3FY

**TO LET**



## TO LET

Use - Industrial, Office

Size - 12,301 Sq ft

Rent - £150,000 plus VAT per annum.

- Modern Office/Industrial Hybrid Unit
- Large site area of 1.47 acres with 31 car parking spaces
- Secure yard through electrically operated security gates
- Suitable for various uses
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Unit 2, Pennybrook Court, Greenfold Way, Leigh, WN7 3FY

### Location

Pennybrook Court 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. The business park is an established commercial area with occupiers in the immediate vicinity include Screwfix, CEF Trade Counter and Aerial Platforms amongst many others.

### Description

The property comprises a hybrid mix of modern warehouse and well finished office accommodation which was constructed in 2018. The property also benefits from an additional yard area extending to 0.85 acres in addition to the 31 car parking spaces located at the front of the property.

The building is constructed on a steel portal frame with insulated steel profile cladding to the external walls and a double skin insulated roof incorporating translucent roof panels above.

The warehouse accommodation is fully open plan with solid concrete floors and LED lighting. Access into the warehouse is via a 5.3 metre high electrically operated roller shutter door, which leads directly onto the large designated yard.

The office accommodation has been finished to an very high standard and is arranged over ground and first floor level and benefits from a DDA compliant lift.

The ground floor is split into a series of smaller offices/meeting rooms with a well finished kitchen and W.C facilities.

The first floor offices are predominantly open plan with a series of smaller offices/meeting rooms around the perimeter. The office benefits from air conditioning throughout, LED lighting and raised access floors.

### Accommodation

We have measured the property on a gross internal area basis as follows:

Warehouse Section	5,382 Sq.ft
Office Accommodation	6,919 Sq.ft
Total	12,301 Sq.ft

In addition to the above there is an additional 0.85 acres of hard standing/concrete yard space which is demised solely to this building.

### Rental

£150,000 plus VAT per annum.

### Lease Terms

The property is available by way of an assignment/sub lease of the existing lease for which the first break date is 19th September 2027. Further details are available on request.

### Building Insurance

The landlord is responsible for insuring the building and it is recharged to the tenant. Further details are available on request.

### Rating

As published on the VOA website the property has a ratable value of £99,500. The anticipated business rates payable for 24/25 will be in the region of £54,327 per annum.

### Legal Costs

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

### VAT

VAT is applicable to the figures quoted in these particulars.

### Services

All mains services with the exception of gas are available to the property.

### EPC

An EPC is available on request.

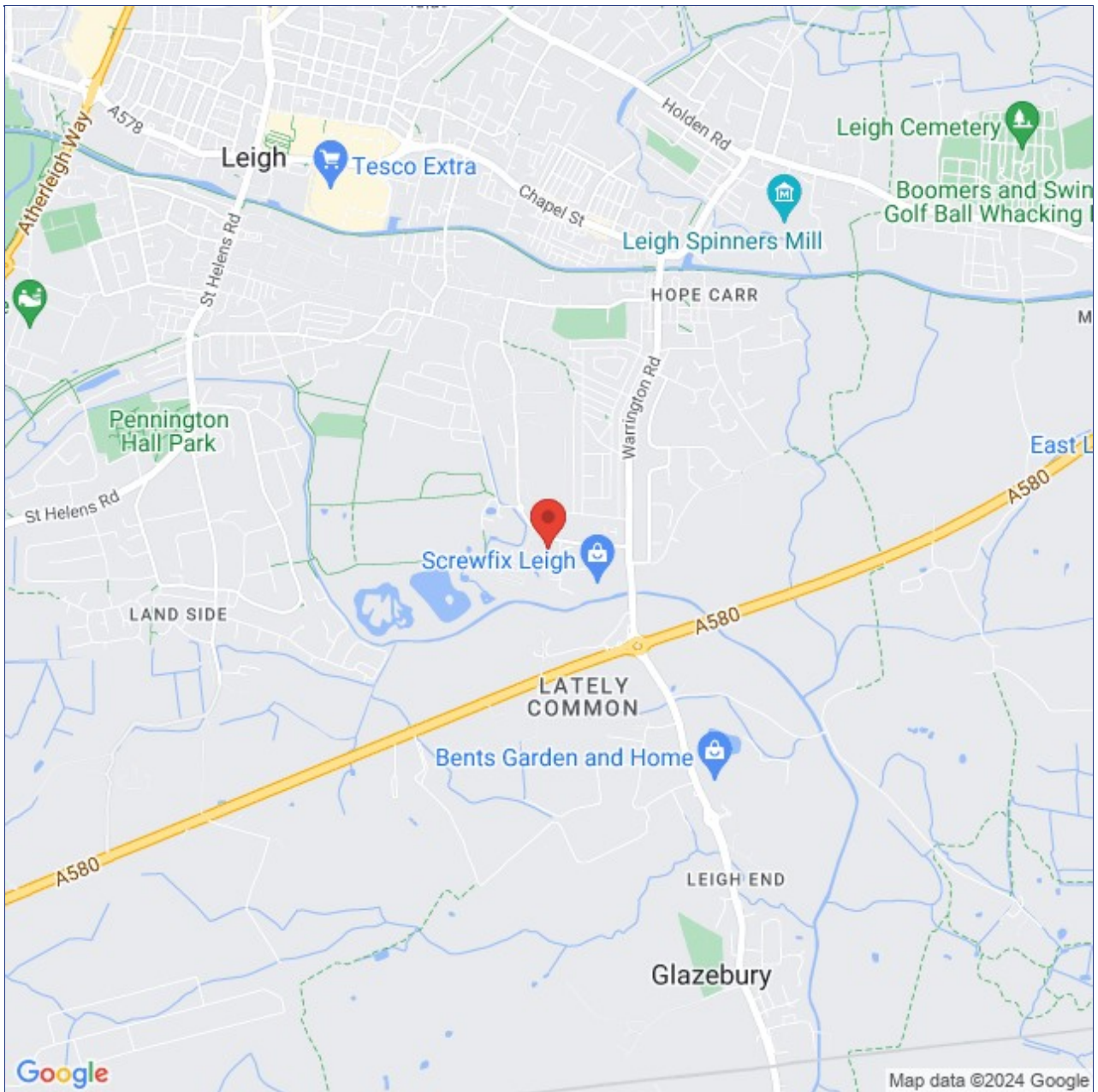
### Viewing

Strictly via sole agent Taylor Weaver

James Taylor

Director

Tel: 01254 699 030



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