

Unit 20 Leigh Business Park, Meadowcroft Way, Leigh, Wigan, WN7 3XZ

TO LET



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Use - Industrial

Size - 8,040 Sq ft

Rent - £65,000 + VAT per annum.

- Modern Industrial / Warehouse Units
- 8,040 sq. ft. (includes 2,700 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

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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 two separate 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 good quality office accommodation which include a series of private / directors offices and a board room. The offices are separately accessed through a pedestrian entrance.

Externally there is a dedicated car park for up to 12 cars and a large service yard which is restricted for other occupiers on the estate to ensure good loading for this unit.

Accommodation

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

Ground Floor Warehouse	2,637 Sq.ft
Ground Floor Office	2,701 Sq.ft
Mezzanine	2,701 Sq.ft
Total	8,040 Sq.ft

Tenure

Leasehold

Rental

£65,000 + 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

As published on the VOA website the property has a rateable value of £60,500. The estimated rates payable for 24/25 will be in the region of £33,033 per annum.

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

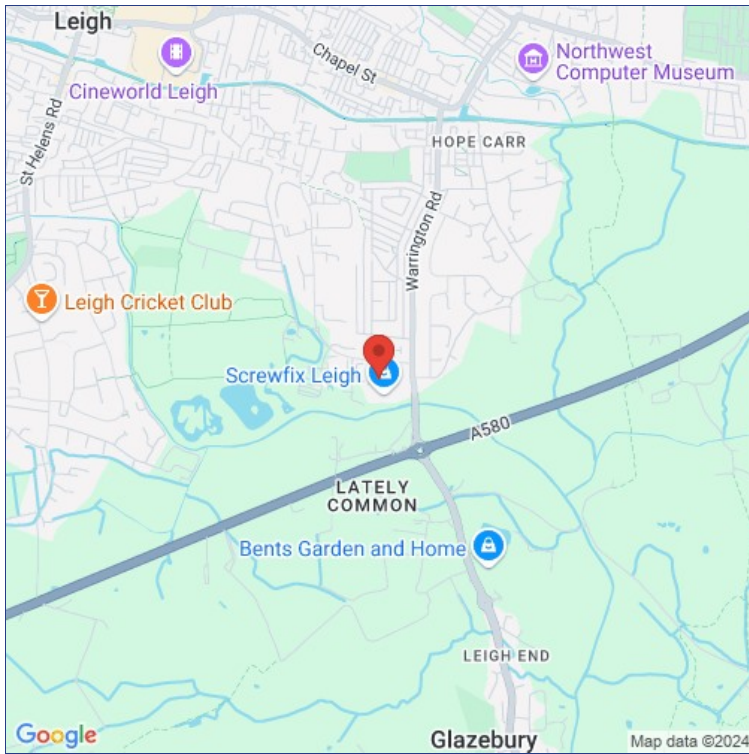
Planning

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

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