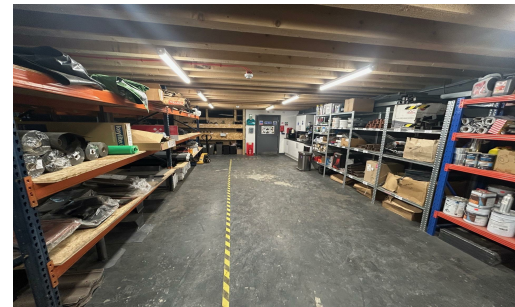


Unit 41, Leigh Commerce Park, Meadowcroft Way, Wigan, WN7 3XZ

**TO LET**



## TO LET

Use - Industrial

Size - 2,251 Sq ft

Rent - £29,000 + VAT

- New Modern Industrial / Business Units
- 2,251 sq. ft.
- Superb location next to the East Lancashire Road (A580)
- Established business / trade location on edge of Leigh town centre
- 



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 41, Leigh Commerce Park, Meadowcroft Way, Wigan, WN7 3XZ

### Location

Leigh Commerce Business Park is situated two miles from Leigh town centre and next to the East Lancashire Road (A580). The A580 offers direct access to the M6 and M60 motorways and is located 10 miles from Manchester and 18 miles from Liverpool.

Surrounding occupiers in the immediate vicinity include Screwfix, Enterprise Rent a Car, Better Bathrooms and other well established businesses.

### Description

Leigh Commerce Business Park comprises of three separate blocks of high quality industrial/business units.

The units will feature insulated steel clad walls under an insulated mono pitched roof and solid concrete floor. The units will be fully DDA compliant, incorporating toilet and kitchen facilities.

Each unit will have a roller shutter door and separate personnel door.

The units will also benefit from designated car parking spaces and further details are available on request.

### Accommodation

The following units are available :

Unit	Size	Rent pa(+VAT)
41	2,251 Sq.ft	£29,000

### Tenure

Leasehold

### Rental

£29,000 + VAT

### Lease Terms

The units are available to let on full repairing and insuring terms for a minimum period of 3 years.

### Service Charge

A service charge will be levied on tenants. It is estimated that this will be 60p plus VAT per sq.ft. The service charge is subject to annual review and reconciliation

### Building Insurance

Landlord is to insure the building and re-charge this to the tenant. It is estimated this will be 35p per sq.ft.

### Rating

The property has a rateable value of £22,750 with rates payable for 25/26 at £11,352. Further details are available on request.

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

VAT will be charged at the prevailing rate

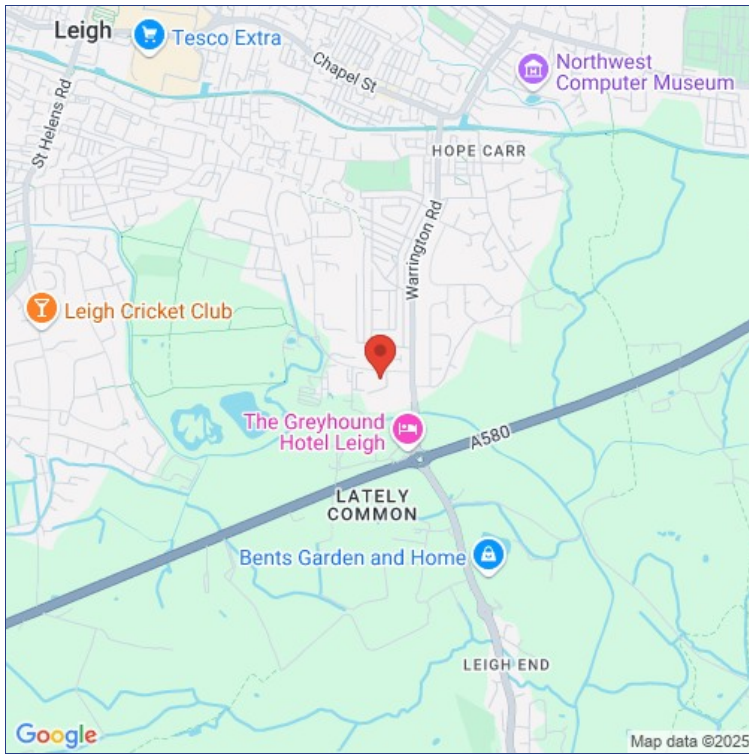
### Services

All mains services will be available, including 3 phase power

### Viewing

Strictly through agents  
Taylor Weaver  
(James Taylor)  
01254 699030

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