



Wigan Metropolitan Development Company (Investment) Ltd

OFFICE 7 ACORN BUSINESS CENTRE ACORN COURT, BUTTS STREET, LEIGH. WN7 3DD

PREMISES	A smart, modern development comprising of industrial units and offices. There is excellent access to the East Lancashire Road and motorway networks.
FLOOR AREA	322 sq. ft.
SERVICES	The Centre provides a communal rest room/kitchen area, excellent toilet facilities and a Reception Area for communal use. The offices are built to a very high standard and are carpeted and alarmed.
RENT	<p>The rent comprises of a property charge and service charge to a total of £4292.00 per annum + VAT</p> <p>Rent - £2254.00 P.A / £187.83 per month + VAT Service Charge - £2038.00 P.A / £169.83 per month + VAT</p> <p>The service charge is inclusive of heat/light, water, security and cleaning.</p>
PAYABLE	Rent is payable monthly in advance.
DEPOSIT	A deposit is not required.
TERMS	The offices may be taken on a lease or, if required, a monthly licence.
PARKING	There are adequate parking facilities.
RATES	contact Wigan Council (01942 828632.) Business Rates Relief may be available

Enquiries and/or further details contact: 01942 705449

Wigan Metropolitan Development Company (Investment) Limited
“Helping businesses in Wigan to help themselves”

Misrepresentation

All statements contained within this leaflet as to the units/offices are made without responsibility on behalf of the Landlord or Agent. None of the statements herein is to be relied upon as statements or representations of fact. Any

Potential lessee must satisfy himself by inspection or otherwise as to the correctness of each of the matters Contained in the leaflet. Any figures contained within the leaflet are furnished as a general guide only and no

Warranty as to their correctness is either given or implied. sept.2019