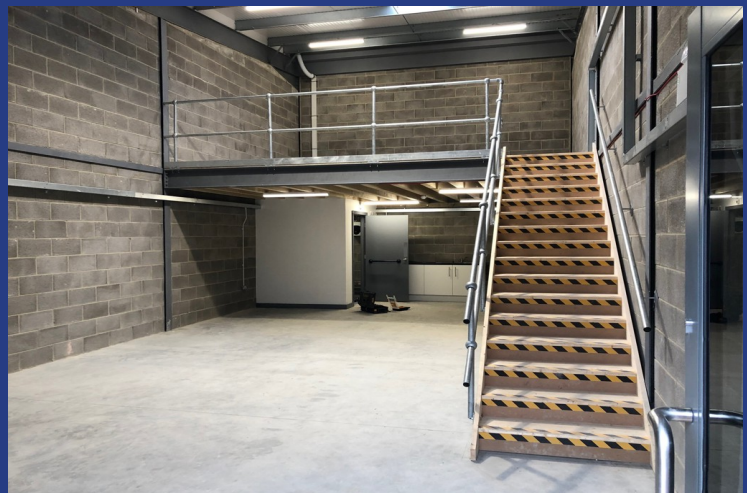


TO LET

Unit 24 Leigh Commerce Park, Meadowcroft Way, Wigan, WN7 3XZ
1,144 Sq Ft



LEIGH COMMERCE PARK, MEADOWCROFT WAY, WIGAN, LANCASHIRE, WN7 3XZ

- TO LET
- New Modern Industrial / Business Units
- 1,144 sq. ft.
- Superb location next to the East Lancashire Road (A580)
- Established business / trade location on edge of Leigh town centre



LEIGH COMMERCE PARK, MEADOWCROFT WAY, WIGAN, LANCASHIRE, 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 three detached blocks of high-quality industrial and business units, designed to meet the needs of modern occupiers.

Each unit is constructed with insulated steel-clad elevations beneath an insulated mono-pitched roof, with a durable reinforced concrete floor providing a practical and efficient working environment.

The units are fully DDA compliant and include fitted WC and kitchenette facilities as standard.

Every unit benefits from an electrically operated roller shutter loading door, together with a separate pedestrian entrance for convenient access.

Externally, each unit is allocated designated car parking spaces, with additional parking and site information available upon request.

Accommodation

The following units are available :

Unit Size Rent pa(+VAT)

24 1,144 sq.ft £17,160 p.a.

Tenure

Leasehold

Lease Terms

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

Rating

Available on request.

Legal Costs

Each party to be responsible for their own legal costs

Services

All mains services will be available, including 3 phase power

TO LET - 1,144 - 2,258 sq. ft. Modern industrial / business unit in established industrial and commercial area close to Leigh town centre.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£17,160 Per Annum

Viewing

Strictly through agents

Taylor Weaver

(James Taylor)

01254 699030

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