

To Let

WAREHOUSE/TRADE CENTRE

929 sqm (10,000 sq ft)

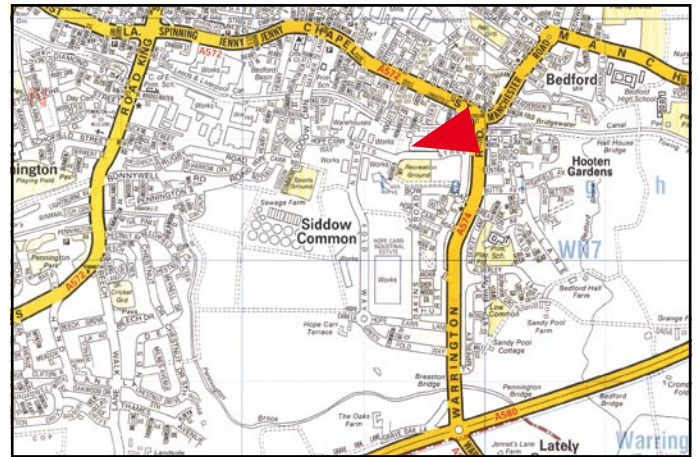
Plus Mezzanine Storage 250 Sqm (2,690 Sq ft) ■



Unit 1 Acorn Court, Off Butts Street, Leigh WN7 3DD

- Situated within the popular and successful Leigh Commerce Park
- New build industrial development with occupiers already on the estate including the Plumb Centre and Howden Joinery
- Excellent access to Leigh and the East Lancashire Road A580
- Good sized warehouse with fully fitted ground floor office and WCs





Location

The property is situated within the newly built Acorn Court Business Park, within Leigh Commerce Park in Leigh. The unit provides excellent connections to Leigh town centre and the East Lancashire Road (A580) which, in turn, connects to the surrounding Manchester and motorway networks.

Other Acorn Court occupiers include Howden Joinery, Plumb Centre and City Electrical Factors.

Description

The property comprises of a steel portal framed industrial unit with metal cladding to the roof and elevations.

The property provides for 2 full height, up and over, access door 4.10m wide x 5.5m high, solid floor, block walls, translucent panels to the ceiling providing natural light to the property. The unit also benefits a corner feature entrance lobby with full height glazed sections.

Internally, the unit also provides reception, one cellular office and one large open plan office, kitchen/canteen and disabled, male and female WCs.

The unit benefits single sodium lights to the warehouse, mezzanine storage, an access yard to the front and additional parking for 17 vehicles.

Early viewings are advised for occupation of this quality, new build premises.

Accommodation

	SQ M	SQ FT
Ground Floor	929	10,000
Mezzanine	250	2,690
Total	1,179	12,690

Services

All mains services are connected to the property to include mains water, drainage, single and three phase electric and gas



Service Charge

There will be a service charge of 5% of the annual rental to cover the upkeep and maintenance of the communal access areas and landscaped areas.

Rateable Value

We understand the rateable value is £49,500 per annum for 2009/10. The UBR multiplier for 2009/10 is 0.462p. We would ask you to confirm these points with Wigan Rates Department.

Legal Costs

The prospective lessee will be responsible for the lessor's reasonable legal costs incurred in the preparation of the lease.

Lease

Available by way of a new flexible term full repairing and insuring lease.

Rental

Available upon application.

VAT

Value Added Taxation is not quoted but may be charged at the standard rate.

Viewings

Strictly by appointment with the Joint Agents, Parkinson Commercial Property Consultants or Littler and Associates.

Dan Crawshaw - danielc@parkinsoncpc.com

Mark Smith - marks@parkinsoncpc.com

Claire McAllister - claire@littlerandassociates.co.uk



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