

# Industrial

## To Let

### GROUND FLOOR

### WORKSHOP/WAREHOUSE

343.35 sq m (3,696 sq ft)



**UNIT, OAKLAND HOUSE, 21 HOPE CARR ROAD  
LEIGH, WN7 3ET**

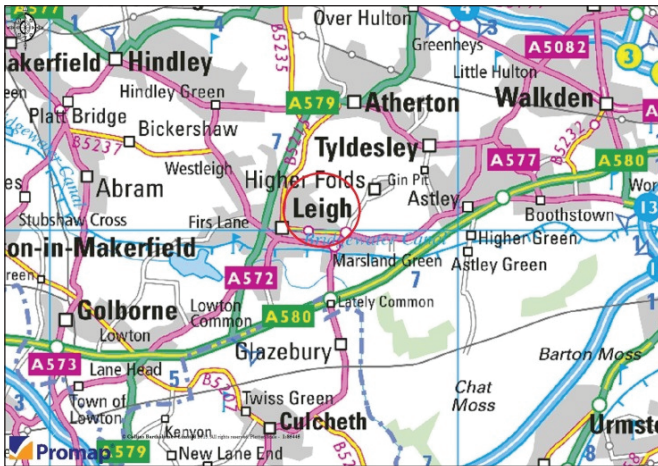
- Self contained ground floor secure light industrial workshop
- Previously utilised as a furniture spray booth
- Within an established business park/commercial location
- Short distance to Leigh Town Centre

**LITTLER  
& ASSOCIATES**

**01942 252803**

[www.littlerandassociates.co.uk](http://www.littlerandassociates.co.uk)

# Industrial



## Location

Oakland House Business Centre is located less than 1 mile south of Leigh town centre and a 5 minute drive of the A579 Atherleigh Way and A580 East Lancashire Road and all local amenities.

## Description

This single storey ground floor workshop/warehouse unit is located within the grounds of Oakland House Business Centre. The site is securely gated to the perimeter and benefits onsite CCTV, parking provision for circa 5 – 6 vehicles and direct loading access into the unit via a small yard. It benefits electric roller shutter doors for vehicle loading direct into the unit and has a minimum eaves height of circa 3 metres. It also benefits a three phase electricity supply with wall mounted gas central heated radiators. It has a concrete screed floor and presently benefits a number of partitioned rooms, one of which has been previously utilized as a spray booth to include extraction vents. Please note that only light industrial uses will be considered due to the business park location and presence of offices directly above the workshop.

## Services

All mains services are connected to the property to include mains water, drainage, three phase electric and gas. Please note that neither service connection nor appliances have or will be tested prior to occupation.

## Business Rates

We understand that the demise is yet to be independently assessed and we anticipate an estimated rateable value of circa £18,000 with estimated rates payable to therefore be approximately £8,875 per annum. Prospective occupiers should make their own enquiries direct to the Local Authority

## Accommodation

Measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Industrial workshop with ancillary stores	343.35	3,696

## Tenure

The premises are available to let by way of a new full repairing and insuring lease on a term to be negotiated. A deposit will be requested.

## Rental

On application.

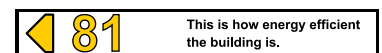
## VAT

All figures quoted are exclusive of Value Added Taxation. We understand that VAT is applicable on this transaction.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

## EPC



## Tenure

The premises are available to let by way of a new full repairing and insuring lease on a term to be negotiated. A deposit will be requested.

## Viewing

Strictly by appointment with the sole agent, Littler & Associates

### Andrew Littler

andrew@littlerandassociates.co.uk

### Tracy Myers

tracy@littlerandassociates.co.uk

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