

to let

Office Suites

6.7 - 84 m² (72- 904 ft²)



Progress House
172 Southworth Road
Newton-Le-Willows
WA12 0BS

- Prominent Position Fronting A572
- On-Site Car Parking
- Good Transport Links

MORGANWILLIAMS.com

01925 414909

Location

The property is prominently situated fronting A572 Southworth Road adjacent to the M6 flyover and on the eastern edge of Newton-Le-Willows.

Junction 9 of the M6 Motorway is 2 miles away, reached via the East Lancashire Road. The area is semi-rural in character, yet close to the motorway network, including the M6, M62 and M56. Trebaron Garden Centre is located immediately to the east of the property.

Description

These first floor offices are available for immediate occupation.

Office 4 provides a work space for 1-2 people, whilst the Lowton suite provides an open plan main office area, with electric power points to enable individual work stations. There are also two additional rooms which are suitable for either offices or meeting rooms.

To the front of the building there is a forecourt for parking.

Accommodation

Office 4	74 ft ²	6.9 m ²
Lowton Suite	904 ft ²	84 m ²

Services

Mains electricity, water and drainage are connected.

Office 4 benefits from gas central heating.

Rates

Tenants are to be responsible for their own business rates.

Lease Terms

Licence is available on a three month minimum basis and payable monthly in advance.

Rental

Office 4: £780 per annum (£65 per month)

Lowton Suite: £10,200 per annum. (£850 per month)

The rental figure includes building insurance contribution, maintenance of all communal areas (reception, toilets and corridors).

All other costs are the responsibility of the tenant.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

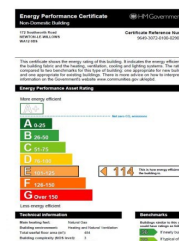
For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT
EPC Score Band E – 114



E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.