

to let

Offices

390.4 m² (4,200 ft²)



Elizabeth House
Bond Street
Leigh
WN7 1BT

- Two-Storey Self-Contained Office
- Located close to Leigh Town Centre
- On-Site Parking

MORGAN WILLIAMS .com

01925 414909

Location

The property is situated in Leigh Town Centre within walking distance of the vast local amenities and the two main shopping areas of the town, Bradshawgate and the Spinning Gate shopping centre.

The immediate surroundings are predominantly residential with some commercial operators.

The A580 can be accessed within 2 miles to the south, at a central location between Liverpool in the west and Manchester in the east. The M6 Junction 23 is 7 miles from Elizabeth House and is accessed from the A580. Leigh Bus Depot is 0.2 miles away.

Rates

For the purpose of Business Rates, the property is currently split into individual suites and would require a combined single listing for any new tenant. The Rateable Values for the individual rooms are currently rated as per the below.

<u>Suite:</u>	<u>Rateable Value:</u>
1	£5,400
2	£3,950
3	£1,400
4	£5,000
4A	£1,075
5	£1,175
6	£4,550

Description

A two-storey, purpose built and self-contained office premises with secure on-site parking for 5 cars. There is on-street parking in the surrounding area and private car parks in the surrounds to rent from £35 pcm if additional parking is required.

The offices are currently formatted as per the floor plans on pages 4 & 5 of this brochure and provide a combination of open plan and modular office space.

Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Lease for a negotiable term.

Rental

£25,000 per annum plus VAT.

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.

Joshua Morgan JSMorgan@morganwilliams.com

For details of other properties, our website address is
www.morganwilliams.com

Services

Mains electricity, water, gas and drainage are connected.

SUBJECT TO CONTRACT

EPC Score Band TBC

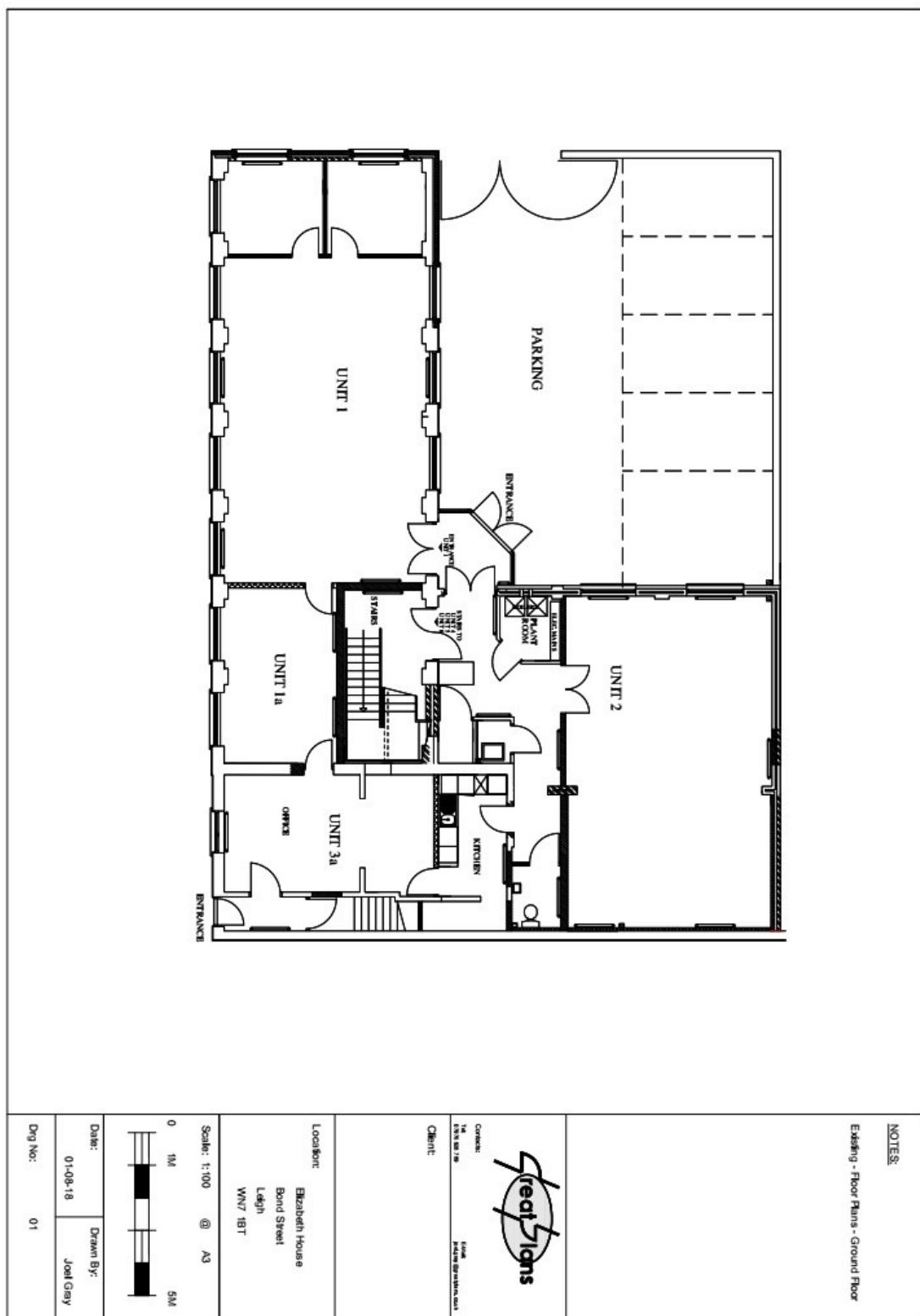
E&OE

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



E&OE

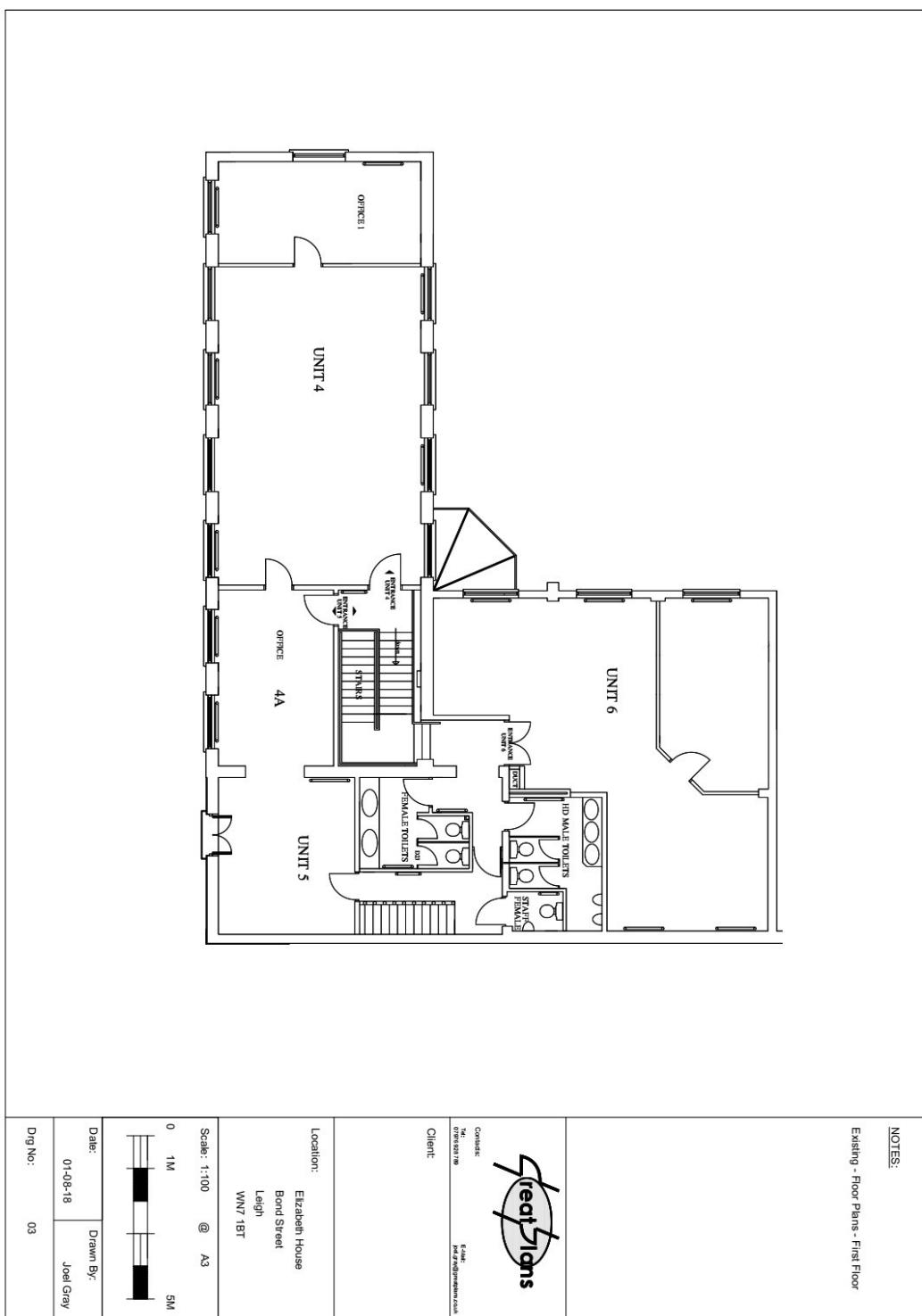
1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



Floor Plan—Ground Floor

E&OE

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



Floor Plan—First Floor

E&OE

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