

to let

Second Floor Office Within Prestigious Development

405m² (4,360 ft²)



Second Floor

Beswick House

Orford Court

Greenfold Way

Leigh

WN7 3XJ

- Close to the East Lancs Road (A580)
- May Split
- Air Conditioned

MORGANWILLIAMS.com

01925 414909

Location

Beswick House is close to the entrance to Leigh Commerce Park off Warrington Road (A574) close to its junction with the East Lancs Road (A580) at the Greyhound Hotel. The A580 provides dual-carriageway access to Junction 23 of the M6 at Haydock and the M60/M61/M62 Motorways at the Worsley Interchange.

Description

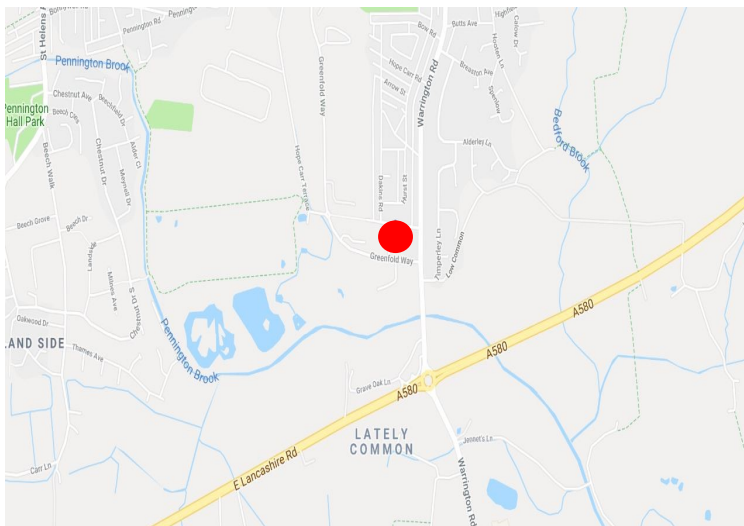
Beswick House is a modern three storey building with a central service core providing ground floor reception area, lift, disabled WC, male and female toilets on each floor, air conditioning and kitchen facilities. The office space on each floor is in two wings and is finished to a high specification.

Accommodation

Net Internal Area

Total 405.2 m² 4,360 ft²

Location Plan



Rates

	Suite 5	Suite 6	Meeting Room
Rateable Value:	£20,750	£13,750	£3,850
Payable 2018/19	£10,229	£6,600	£1,848

Lease Terms

Available on a new lease for a negotiable term subject to a Service Charge provision.

Rental

Upon Application.

VAT

Rental will be subject to VAT at the standard rate.

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.

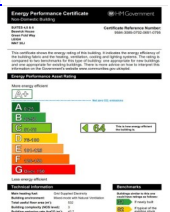
Malcolm Morgan MMorgan@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band C - 64



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.