FOR SALE (LONG LEASEHOLD) / TO LET

Unit 2 Hope Carr Industrial Estate, Butts Street, Leigh WN7 3AE

- 15,026 sq ft (1,396.01 sq m)
- Detached and fully self- contained industrial unit
- Excellent external areas
- Office and welfare facilities
- Good access to Motorway network via A580 East Lancashire Road

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Location
The unit is located in a popular industrial location, on the corner of Greenfold Way and Butts Street in the town of Leigh. The unit is within close proximity to the A580 East Lancashire Road which provides direct access to both the M6 motorway and Manchester city centre.

Description
The unit comprises a self-contained industrial unit of steel portal frame construction, with full height profile metal clad walls and an insulated profile metal clad roof, incorporating roof lights .800kva is available to the unit.

The unit benefits from two-storey office and welfare accommodation, including WC facilities and a trade counter element.

Externally, there is a secure part concrete, part unsurfaced loading and parking area, and loading to the unit is provided by way of 4 roller shutter doors, 3 manual and 1 electric.

The site has a potential power availability of up to 800 KVA.

Terms
The property is available by way of a sale of the long leasehold interest or a new FRI lease on terms to be agreed. Further details are available on request.

Date of Details : October 2018

Date of Photograph : October 2018

Accommodation

	Sq. ft	Sq.m
Warehouse	10,692	993.33
Ground Floor Offices/ Ancillary	2,167	201.34
First floor offices	2,167	201.34
Total	15,026	1,396.01

Price / Rent
On Application

Business rates
We understand the property has a rateable value of £129,000. We recommend interested parties make their own enquiries of the local authority.

EPC
A copy of the EPC can be made available upon request.

VAT
All prices are exclusive but may be liable to VAT at the prevailing rate.

Legal Fees
Each party to be responsible for their own legal fees incurred in the transaction.

Viewing/ Further Information
Strictly by appointment with the sole agents, Knight Frank.

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Subject to contract

Important Notice

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