

to let

Ground Floor Office & Store



Lloyd House
Orford Court
Greenfold Way
Leigh
WN7 3XJ

- Ground Floor Office and Store
- Close to the A580 East Lancashire Road
- On-Site Parking

MORGANWILLIAMS.com

01925 414909

Location

Lloyd House is situated on the established Leigh Commerce Park, situated off Warrington Road (A574).

The property benefits from good transport links, located close to Warrington Roads 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

Lloyd House is a modern, three storey office building with a central service core.

This self-contained suite and separately accessed storage unit are located on the ground floor. The offices may be taken without the storage unit, please enquire for details.

Internally the space comprises open plan offices with a private office or meeting room to one end, kitchen, and two WCs (male and female).

The storage unit has a separate access with roller shutter and provides an open plan storage area.

Accommodation

IPMS 3 for Offices

Gross internal area for stores.

Office	91.5 m ²	985 ft ²
Store	57.6 m ²	620 ft ²

Services

Mains electricity, water, gas and drainage are connected.

The office benefits from a gas central heating system and air conditioning.

Rates

Rateable Value for Office: £10,750
Rates Payable 2022/23 for Office: £5,364.25

Rateable Value for Store: £3,600
Rates Payable 2022/23 for Store: £1,796.40

Qualifying businesses may be eligible for a Small Business Rates Relief. Enquiries can be made through the Local Authority to confirm tenants eligibility.

Lease Terms

Available by way of an assignment of an existing 5 year Lease which commenced in August 2021 and is due to expire in August 2026. There is an option to break the lease in August 2024.

Rental & Service Charge

Rent: £19,950 per annum plus VAT.

There is a Service Charge payable to cover the communal maintenance, upkeep, security and landscaping of the estate.

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 C—63



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.