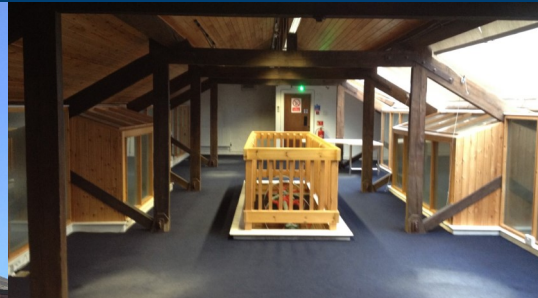


The Waterside Business Centre  
Canal Street, Leigh WN7 4DB

to let

Character office premises  
660 SQFT



£8,250 per annum

- Character offices with original features inside a distinctive Grade II Listed building and situated on scenic canal setting
- Well presented upper floor offices with passenger lift
- Available on fully serviced letting basis
- Suite available from December 2023

**PARKINSON**  
REAL ESTATE ●●●●

Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

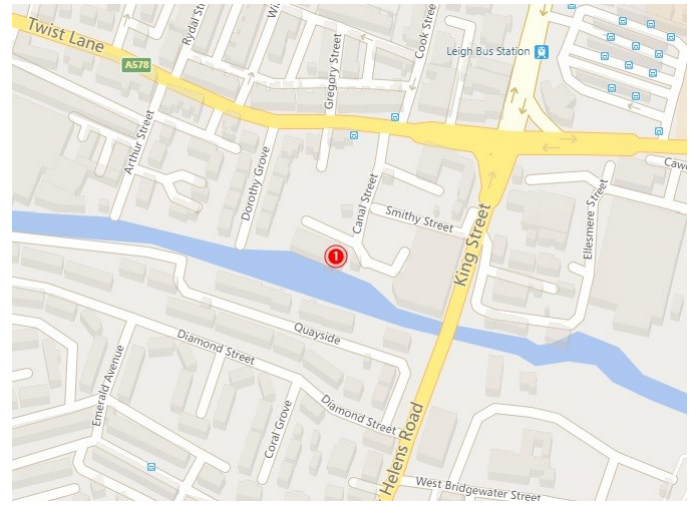
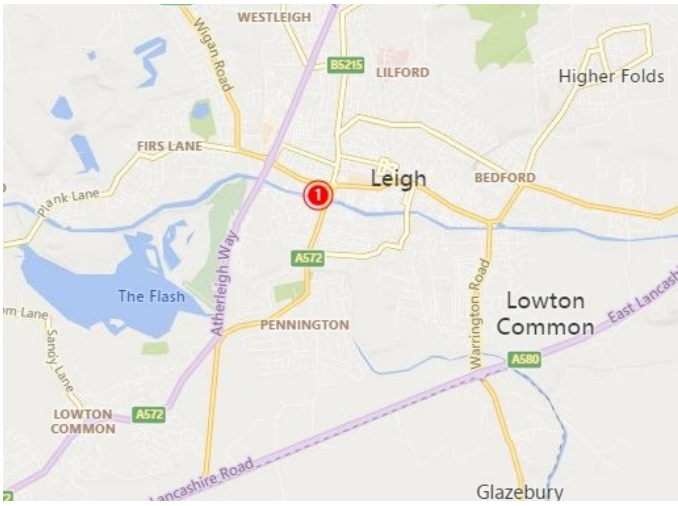


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## Location

The subject property is located overlooking the Bridgewater canal on Canal Street off the A572 Twist Lane within a short walk of Leigh town centre. It is close to all local amenities including the local bus station and Spinning Gate Shopping Centre. The A572 connects to the A579 Atherleigh Way bypass ensuring easy access to the A580 East Lancashire Road which connects Liverpool to the west and Manchester to the east

## Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
Room 1A	LET	LET
Room 1B	LET	LET
Room 2	LET	LET
Room 3	LET	LET
Room 4	61.32	660
Room 5	LET	LET
Room 6 *	LET	LET

## Description

The Leigh Wharf complex consists of 2 adjoining 19<sup>th</sup> Century Grade II listed stone constructed warehouses over 2 and 3 stories that have been converted in the mid 1990's to a public house with separately accessed, self-contained, upper floor offices. The offices are accessed from a ground floor reception via an intercom entry system with a passenger lift to all floors. The accommodation can be configured to suit both open plan and cellular office requirements for a single or multiple occupiers, all of whom will have access to a communal kitchen and male and female WC facilities. The suites benefit gas central heating, carpets, ceiling mounted fluorescent Category II strip lighting and provides a contemporary feel whilst still retaining the buildings distinctive characteristics. To the front of the premises there is an area allocated for communal parking for staff and visitors.

## Rental

	PER ANNUM
Room 4	£8,250 p.a.

## Rating

Interested parties should make their own enquiries regarding the business rates payable on the suite.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT will be charged on offices taken on a traditional letting basis

## Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit may be required direct to the Lessors solicitors prior to the issue of any legal documentation

## Enquiries & Viewings

Strictly by appointment with the agents  
 Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
 Tel: 01942 741800

## Subject to contract

Sept 2023 Ref: AG0710

### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.