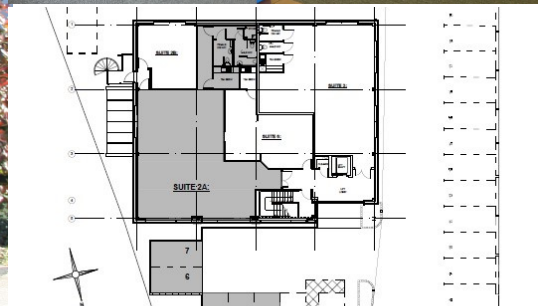


Suite 2a, 1 Derby Street, Leigh  
WN7 4PF

to let

Office premises  
147.00 SQM (1,582 SQFT)



£21,000 per annum

- Open plan self-contained 1st floor office suite within modern facility
- 5 designated car parking spaces
- Dedicated kitchen, store, male & female WCs
- Lift access
- Small business rates relief qualifying accommodation

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

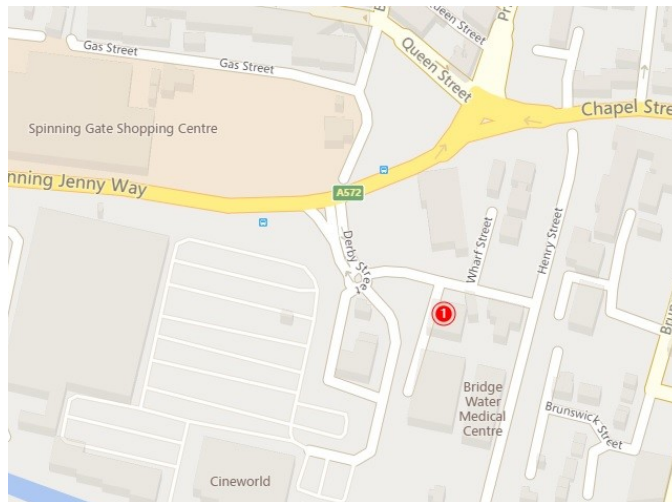
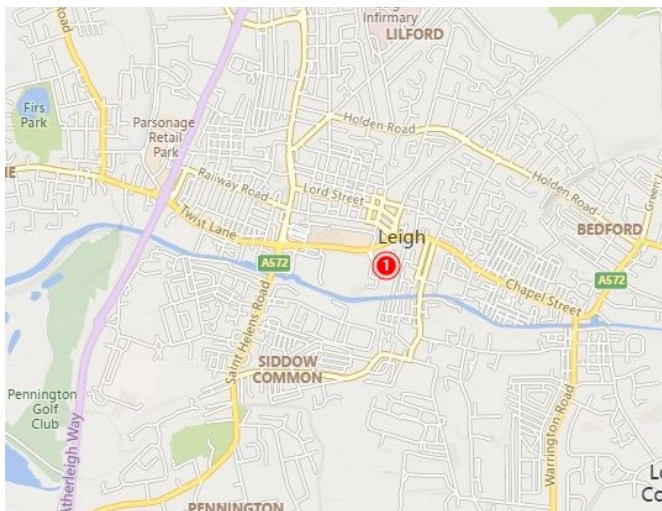
01942 741800



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## Location

The property is situated on Derby Street which is accessed from Spinning Jenny Way to the near outskirts of the town of Leigh. The property is within a close proximity of the recently developed Loom Retail Park and as such, the property is within a close proximity of good quality facilities and amenities. Also, within a close proximity of the subject is the Spinning Gate Shopping Centre. The locality has good access to major arterial roads of the town, to include the nearby A578 and A579, also with easy accessibility to the A580 East Lancashire Road and the town provides a convenient link to the M61 and M6 motorways.

## Description

The subject provides for an open plan self-contained 1st floor office suite within this detached purpose built two storey modern office facility. The premises is constructed utilising traditional building techniques with aesthetic modern features incorporating brick and glazed elevations and contained under a multi-pitched constructed roof. The suite benefits from 5 designated car parking spaces with further unrestricted parking within close proximity and up to 5 hours parking is understood to be available at the Tesco supermarket within a short walking distance.

## Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Accommodation

The property provides the following approximate floor areas

	SQ M	SQ FT
Office	147.00	1,582

## Rating

Interested parties should make their own enquiries to Wigan Metropolitan Borough Council to obtain information on any rating liability.

## Rental

£21,000 per annum exclusive

## Service Charge

A service charge is also to be levied against the occupier with further details available upon request. The service charge is understood to include building insurance, internal/external maintenance common areas, cleaning and environmental matters, lift maintenance, water rates and management fees

## Terms

The premises are available to let on a new full repairing and insuring lease basis at a term to be agreed. A deposit is payable upfront to be held as a bond over the duration of the lease

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

## Legal costs

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

## EPC

The property has an Energy Performance Certificate rating C-51. A copy of the certificate can be made available upon request.

## Enquiries & Viewings

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

## Subject to contract

Oct 2023 Ref: AG0719

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### Anti Money Laundering

In order to discharge our legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

### 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.



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