

Unit 7 Acorn Court, off Butts Street,
Leigh WN7 3AE

to let

Warehouse/Trade Counter
171.55 SQM (1,848 SQFT)



£rent on application

- Situated within the popular Leigh commerce park
- Excellent access to Leigh and the A580 East Lancashire Road
- Good size modern warehouse/trade counter with offices and welfare facilities
- Close to Howdens Joinery & Tool Station

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

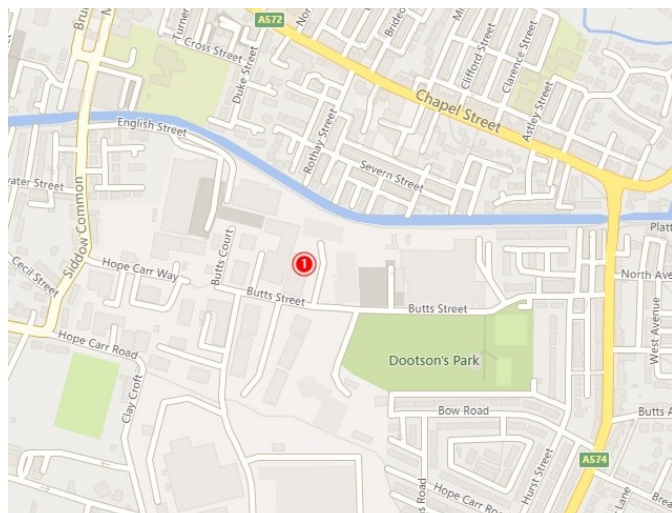
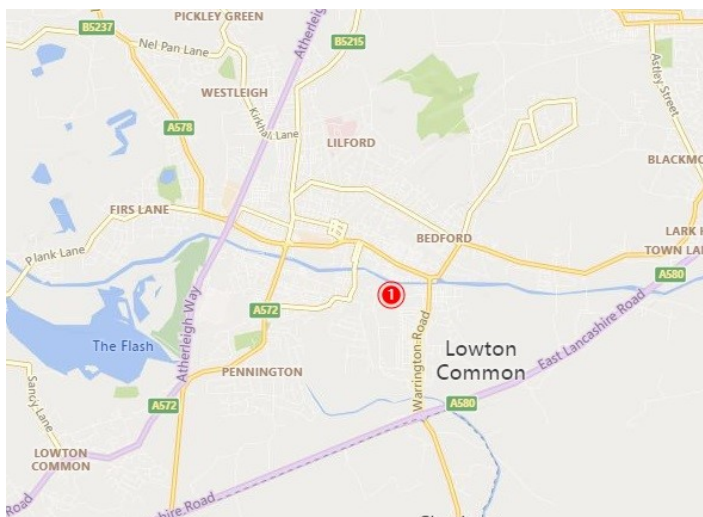
01942 741800



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Location

The property is situated within Acorn Court Business Park within Leigh Commerce Park in Leigh. The unit provides excellent connections to Leigh town centre and the A580 East Lancashire Road which, in turn, connects to the surrounding arterial routes and motorway network.

Description

The property is a modern warehouse/trade counter unit situated within the popular Acorn Court business park. The unit is of steel portal frame construction with metal sheet cladding to the roof and elevations providing clear span accommodation. A full height up and over access doors (approx. 4.1m wide x 5.5m high) is positioned to the front elevation. The unit has solid polished concrete flooring throughout. Internally the accommodation provides open plan warehousing along with ground floor/reception area, male & female WCs, kitchenette, storeroom & 1st floor mezzanine office. To the front is a service yard and parking for a number of vehicles.

Services

We understand that all main services are connected to include mains water, drainage and three phase electric.

Accommodation

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

	SQM	SQ FT
GF Warehouse	148.40	1,597
Offices	23.15	249
TOTAL	171.55	1,848

Rating

The property has the following entry in the April 2023 Rating Assessments List.

	Rateable Value (2017)	Estimated Rates Payable
Warehouse & Premises	£11,250	£5,760 p.a.

Planning

Interested parties should make their own enquiries with Wigan Planning Department as to their proposed use for the premises to ensure their proposed use meets with planning currently in place.

Terms

The property is available to let on a new full repairing and insuring lease basis at a term to be negotiated.

Rental

On application.

Service Charge

An annual service charge is payable equivalent to 5% of the rental to cover the cleaning and maintenance of the communal areas.

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 prior to the issue of any legal documentation.

VAT

All figures are quoted exclusive of VAT. We understand from the Lessor that VAT is to be payable on any transaction at the prevailing rate.

EPC

The property has an Energy Performance Rating of D-92.

Enquiries & Viewings

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Sept 2023 Ref: AG0711

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Money Laundering

In order to discharge as 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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