



Leigh Business Park, Meadowcroft Way, Leigh, WN7 3XZ

Modern industrial unit in an excellent location.

Tenure	To Let
Available Size	1,144 to 7,138 sq ft / 106.28 to 663.14 sq m
Rent	£1,458.00 - £6,543.00 per month
Business Rates	Upon Enquiry
EPC Rating	D (90)

Key Points

- > 6m Eaves
- > Three Phase Electricity
- > Ancillary office accommodation

Description

The property is of steel portal frame construction beneath a pitched roof with part-brick, part-clad elevations. Access to the unit is via a surface level electronically operated loading door. In addition there is a pedestrian/trade counter entrance which can benefit an array of occupiers and uses.

Location

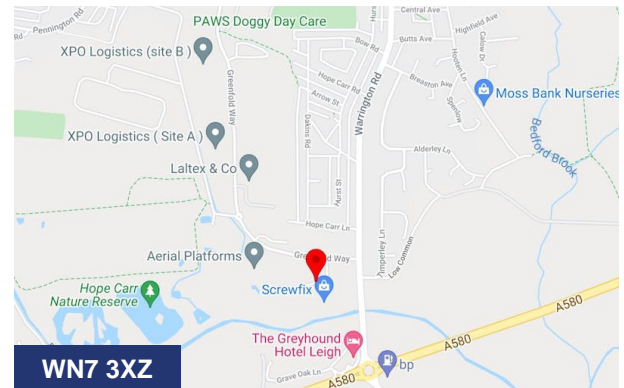
Leigh Business Park is situated 2 miles from Leigh town Centre and within site of the East Lancashire Road (A580). Road offers direct access to the M6 and M60. Located 10 miles from Manchester and 18 miles from Liverpool.

Accommodation

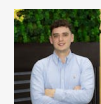
Description	Size	Rent	Service charge
Unit 15	-	£2,729 /month	£290 /month
21-23 & 31-33	-	£6,543 /month	£563 /month
35	-	£1,458 /month	£95 /month

Specification

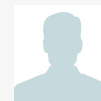
- 6m eaves
- Three phase electricity
- Electronically operated loading doors
- Integral offices.



Viewing & Further Information



Richard Cross
0161 220 1999 | 07706353590
Richard.Cross@hurstwoodholdings.com



Constantine Thanopoulos
0161 220 1999 | 07718884764

constantine.thanopoulos@hurstwoodholdings.com

