



To Let - 1st Floor Office/Commercial Space

1st Floor Offices, 26 Union Street, Leigh, North West, WN7 1AT

643 ft² (59.73 m²)

- Town Centre Location
- High Quality Accommodation
- Flexible lease terms available
- Parking close by

Description

The offices are accessed via a ground floor entrance off Union Street. There is an intercom system linking to each of the office suites to allow access to the building. This then leads to a first 1st floor reception/waiting area along with communal W.Cs. The space forms part of the 1st floor office space which has been separated into individual suites.

The suite is an L shaped open plan studio or office space fitted to a modern specification. it is carpeted throughout, with a suspended ceiling with LED lighting, perimeter trunking, gas central heating and double glazed windows. It is ready for immediate occupation and is suitable for a variety of uses.

Location

Situated in Leigh Town Centre the property is located on Union Street at its junction with John Street, just off Bradshawgate in Leigh town centre. The premises are in close proximity to the A579 Atherleigh Way, A572 St Helens Road and the A580 East Lancashire Road, which ultimately links to the national motorway network. It is close to a number of Town Centre amenities and public car parks.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides a total of 643 sq ft (59.7 sq m)

Rent and Lease Terms

£6,000 Per annum payable monthly in advance and exclusive of all other outgoings such as business rates, service charge and utilities. The service charge and utilities costs may be reviewed annually.

The lease is available by way of an internal repairing and insuring lease for a term to be agreed.

Planning Use

Use Class Use Class E - Alternative Use may be considered subject to planning consent

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value £5,000

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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info@fletchercre.co.uk



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