0151 268 5280 eddisons.com

TO LET - REFURBISHED WAREHOUSE/ FACTORY Eddisons



UNIT 2, BUTTS STREET, LEIGH WN7 3AE

Rent: £93,000 per annum

- Excellent accessibility close to A580 East Lancs Road
- Established industrial location
- Significant eaves height 9.1 metre eaves
- Electricity provision 69 KVA

Size: 1,081 sq m (11,637 sq ft)

LOCATION

The property is located in an established industrial location on the corner of Greenfield Way and Butts Street on the southern edge of Leigh Town Centre. The A580 East Lancs Road is a two minute drive to the south which provides direct access to the M6 motorway to the west and the M60 and Manchester City Centre to the east.

DESCRIPTION

The subject property comprises a detached warehouse of steel portal frame construction with profile metal clad roof incorporating approx 25% translucent roof lights. The walls are part profile metal clad/part block, with a concrete floor.

The property is being refurbished to offer LED lighting, ancillary office and toilet. It benefits from a 9.1 metre eaves height and an apex height of 11.5 metres.

An existing electricity supply offers 69 KVA.

The property benefits from an electric roller shutter door providing access to a dedicated yard.

Please note, the external cladding on the roof and walls will shortly be replaced across the entire building.

ACCOMMODATION

We understand that the Gross Internal Area (GIA) is as follows:

UNIT	M^2	SQFT
Warehouse/Factory	1,081	11,637

TERMS

The property is available by way of a new lease on terms to be agreed on effective Full Repairing and Insuring terms.

RENT

The quoting rent is £93,000 per annum.

All rents quoted are exclusive of rate liability, VAT, service charge, a contribution to Landlord's insurance and all other outgoings.

RATEABLE VALUE

The property is currently assessed in conjunction with the adjoining property and is in the process of being separately assessed.

VAT

All prices, outgoings and rentals are quoted exclusive of, but maybe liable to VAT.

EPC

An EPC has been commissioned and is available upon request.

SURVEYORS/LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly via the agents Robert Diggle Eddisons Tel: 0151 268 5280

Email: robert.diggle@eddisons.com

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For more information, visit eddisons.com T:0151 268 5280



PHOTOGRAPHS







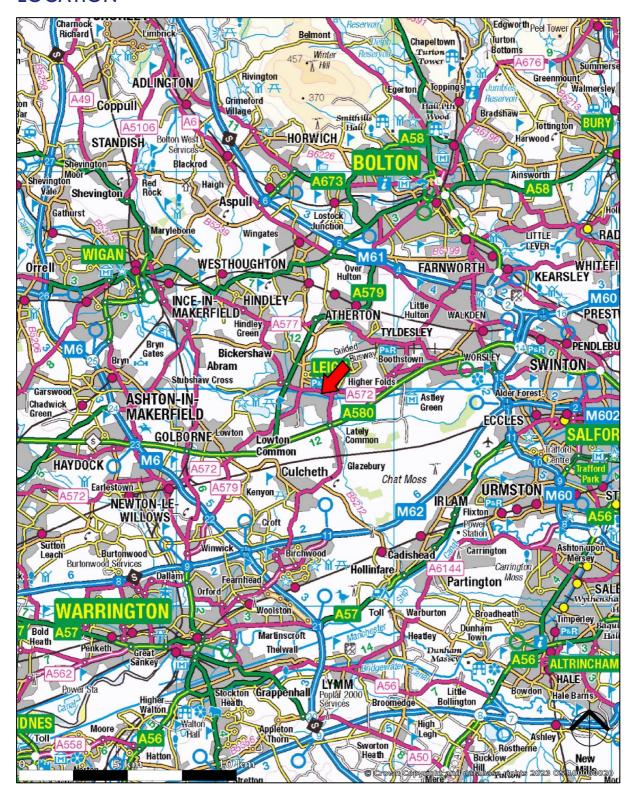


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Important Information

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