

0151 268 5280

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TO LET - REFURBISHED WAREHOUSE/FACTORY **Eddisons**



**UNIT 2, BUTTS STREET, LEIGH WN7 3AE**

**Rent: £93,000 per annum**

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

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

## 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 <sup>2</sup>	SQ FT
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 outgoing.

## 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, outgoing and rentals are quoted exclusive of, but may be 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](mailto:robert.diggle@eddisons.com)

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For more information, visit [eddisons.com](http://eddisons.com)  
T:0151 268 5280

**Eddisons**

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

## PHOTOGRAPHS



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