

# TO LET

LABORATORY/WAREHOUSE/OFFICE PREMISES

1013.00 SQ M (10,900 SQ FT)

Lamb & Swift  
Commercial Property

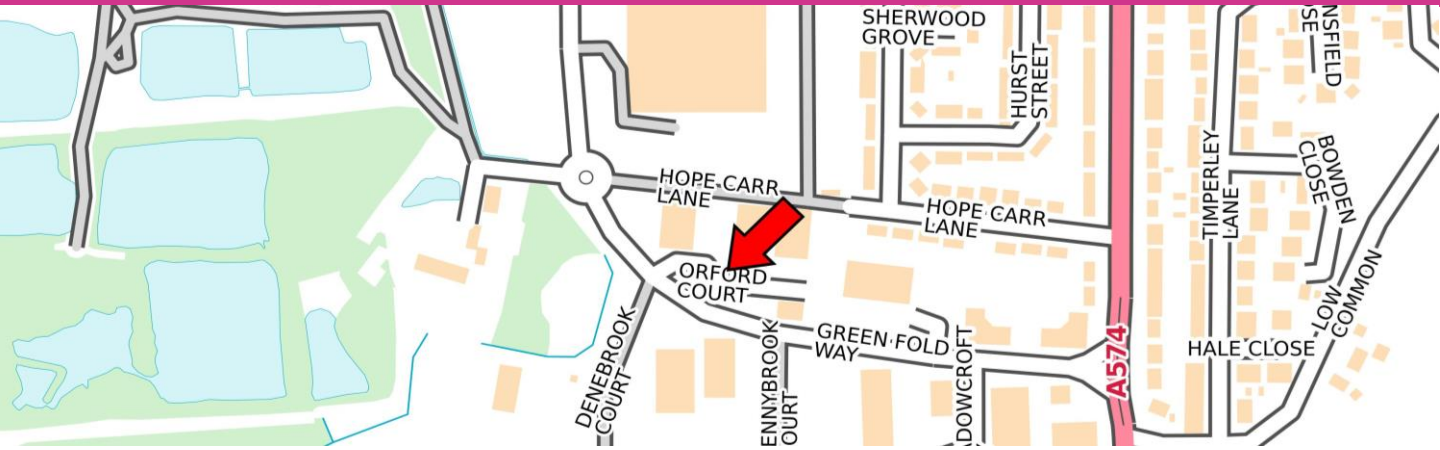
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**GROUND FLOOR  
UNIT 2, ORFORD COURT  
GREENFOLD WAY  
LEIGH  
WN7 3XJ**

**£87,200**  
Per annum

- This building is available as a whole, or floor by floor
- Ground floor accommodation with loading facility
- Close to A580 East Lancashire Road
- On-site parking and shared yard
- High quality laboratory fit out
- £87,200 per annum



### LOCATION

Orford Court is located on Greenfold Way on the established Leigh Commerce Park. The Commerce Park contains a mix of modern office and industrial buildings.

Access to the business park is via Warrington Road (A574) which provides direct access to the East Lancs Road (A580), the main arterial route between Manchester and Liverpool.

Junction 23 of the M6 is approximately 3.5 miles to the west of the site, Junction 13 of the M60 Manchester circular is approximately 6 miles to the east and Junction 5 of the M61 is only 7 miles to the north. Leigh Town centre is approximately 0.25 miles to the north.

### DESCRIPTION

Orford Court forms part of the modern Leigh Commerce Park. The Ground Floor of this building is available and the space comprises offices and high quality laboratory or storage accommodation.

The building is detached and incorporates a shared loading yard accessing a loading area within the buildings.

The external elevations are brick to lower wall sections and profile steel cladding above.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	1013.00	10,900

### LEASE TERMS & RENTAL

Available by way of a new Tenants Full Repairing & Insuring Lease for a negotiable term. The rental is £87,200 per annum.

### SERVICE CHARGE

A service charge is levied for the common estate areas.

### SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £38,922 (Ground Floor) from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

Energy Rating: C (73).

A full copy of the report can be made available upon request.

### LEGAL COSTS

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

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Joshua Morgan

Email: [jmorgan@lambandswift.com](mailto:jmorgan@lambandswift.com)

Lamb & Swift Commercial  
179 Chorley New Road  
Bolton  
BL1 4QZ





