

# TO LET

MODERN WAREHOUSE PREMISES

1219.50 SQ M (13,122 SQ FT)

Lamb & Swift  
Commercial Property

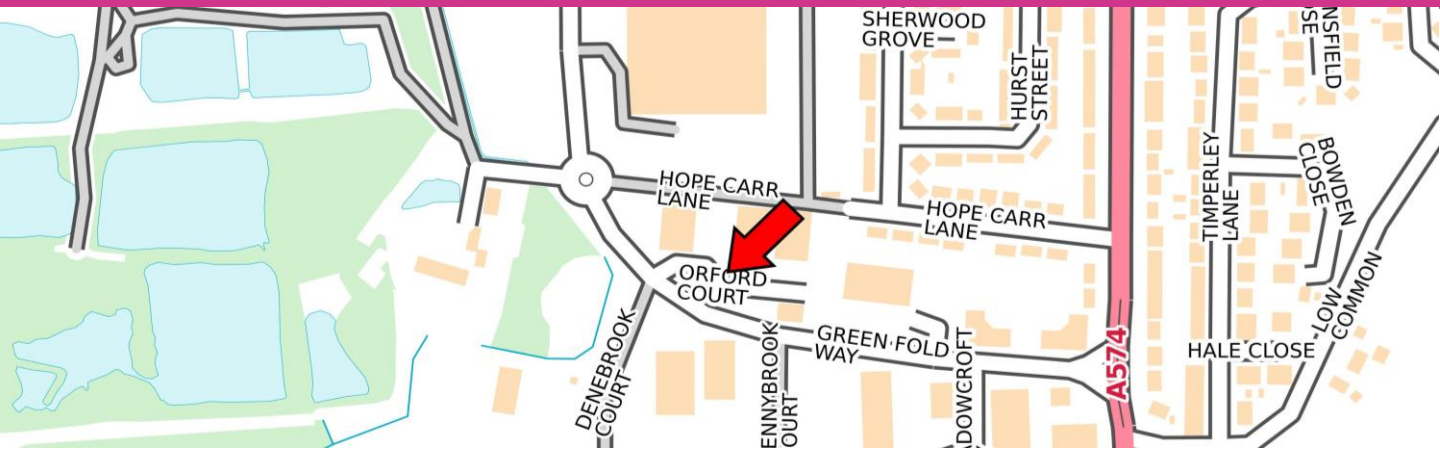
01204 522 275 | lambandswift.com



**WHOLE BUILDING  
UNIT 2, ORFORD COURT  
GREENFOLD WAY  
LEIGH  
WN7 3XJ**

**REDUCED TO  
£105,000  
Per annum**

- Modern industrial/warehousing facility with yard.
- Close to A580 East Lancashire Road
- Building available as a whole, or potential to split (subject to terms) into 2 smaller units
- On-site parking and shared yard
- \*Reduced to £105,000 per annum\*
- Current laboratory fitout to be removed
- **INCENTIVES AVAILABLE**



### 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 building is available either as a whole or there is potential to split the space into two smaller units (subject to terms). The space comprises high quality, modern warehouse / storage space, with two-storey offices across the frontage.

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
First Floor	206.50	2,222
TOTAL	1219.50	13,122

### LEASE TERMS & RENTAL

Available by way of a new Tenants Full Repairing & Insuring Lease for a negotiable term. The rental is £105,000 per annum.

### ESTATE CHARGE

There is an Estate Charge payable in lieu of communal landscaping, maintenance and upkeep.

### 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 £78,000 (Whole Building) 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



**GROUND FLOOR (LAB FIT OUT TO BE REMOVED)**



## GROUND FLOOR



## FIRST FLOOR

