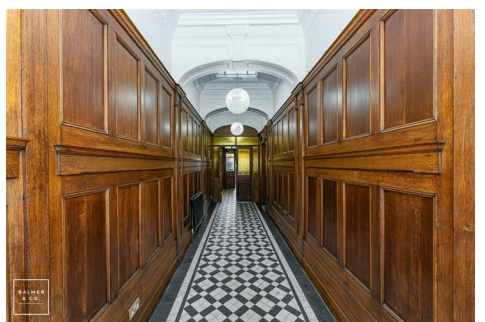
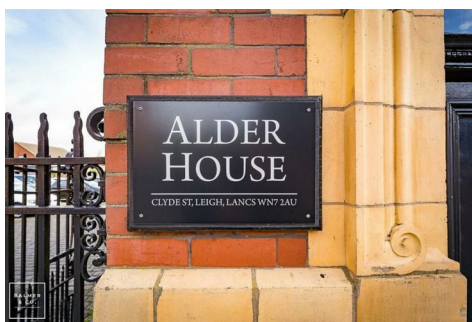


Clyde Street, Leigh, WN7 2AU
£350 PCM



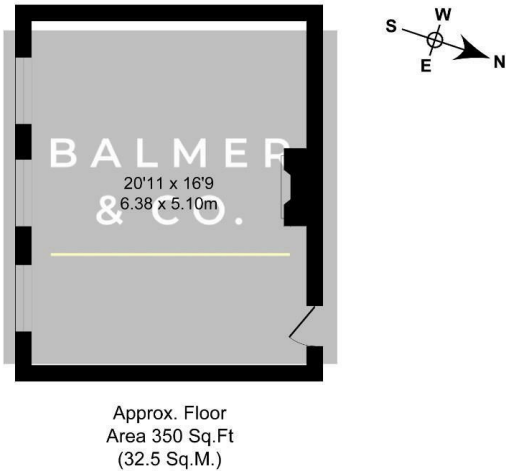
BALMER & CO COMMERCIAL are delighted to offer TO RENT this commercial opportunity comprising an office space within Alder House, situated off Chapel Street. Approx 350sq.ft office space - accessed via a communal entrance, benefitting from gas central heating, shared kitchen and W.C. Utility bills not included.

Floor Plan

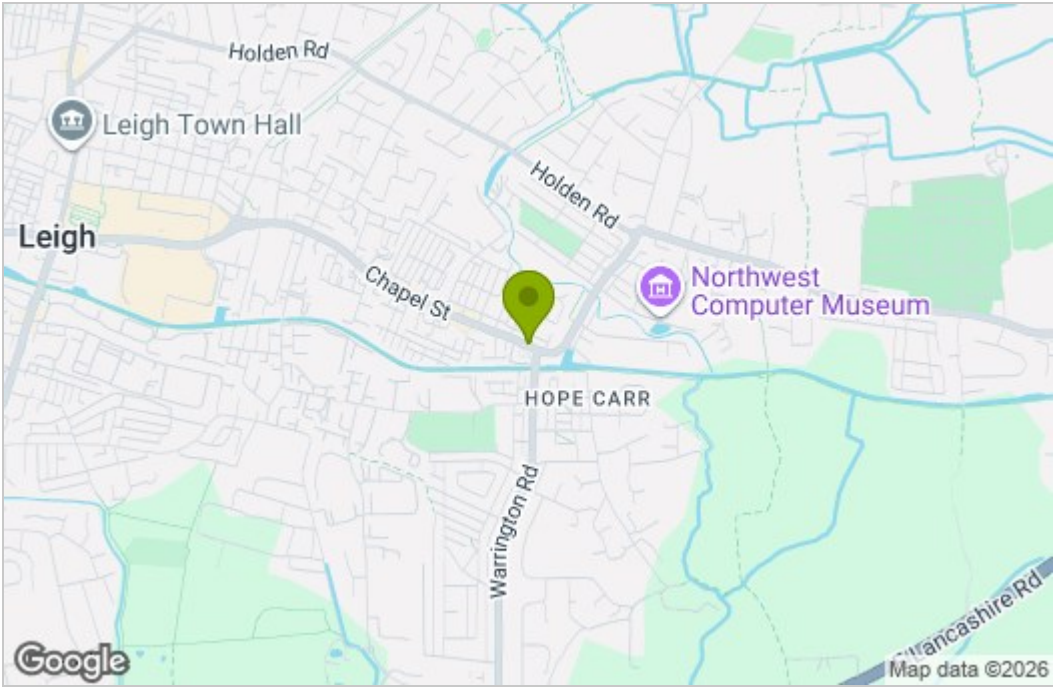
Alder House

Total Approx. Floor Area 350 Sq.ft. (32.5 Sq.M.)

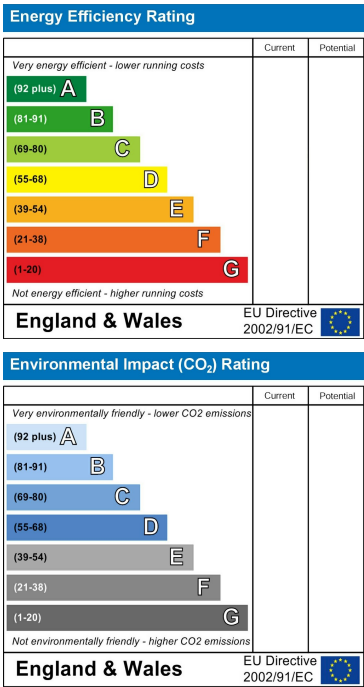
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.