

# TO LET

## OFFICE PREMISES

### 111.80 SQ M (1,203 SQ FT)

Lamb & Swift  
Commercial Property

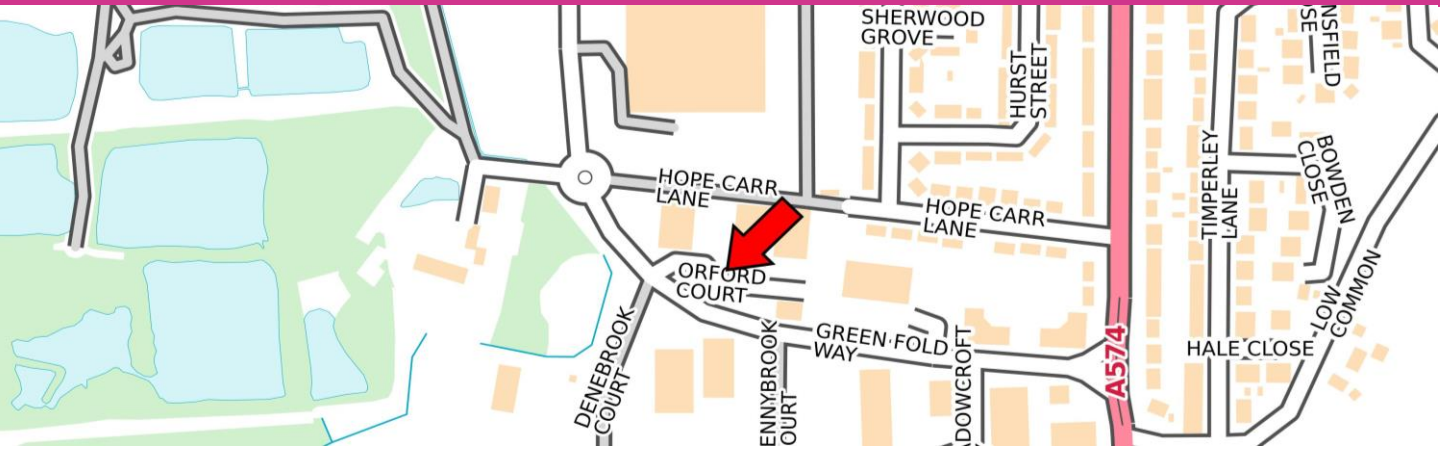
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**GROUND FLOOR  
LLOYD HOUSE  
ORFORD COURT  
GREENFOLD WAY  
LEIGH  
WN7 3XJ**

**£19,000**  
Per annum

- A ground floor office suite
- Self-contained with WC and kitchen
- Well established business park
- Close to A580 East Lancashire Road
- On-site parking
- Open plan office with meeting rooms
- £19,000 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 Greenfold Way from Warrington Road, 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

Lloyd House is a three storey, modern office building situated on Orford Court. The ground floor of this building is available on a new Lease from Q2 2025.

Internally, the office comprises a central open plan office, with two private offices or meetings rooms off this space. The suite also benefits from its own kitchen and WC. There are separately occupied offices to the first and second floors of the building. The suite is currently occupied but will be refurbished prior to occupation.

The offices benefit from allocated on-site parking, via a gated access from Greenfold Way.

### 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	111.80	1,203

### LEASE TERMS & RENTAL

Available by way of a new Tenants Full Repairing & Insuring Lease for a negotiable term. The asking rental is £19,000 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, 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 £12,250 (Part 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 (63). The EPC is due to be renewed on the building and this has been commissioned.

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.

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