

# TO LET

**GROUND & FIRST FLOOR OFFICES**

**524.60 SQ M (5,644 SQ FT)**

**Lamb & Swift**  
Commercial Property

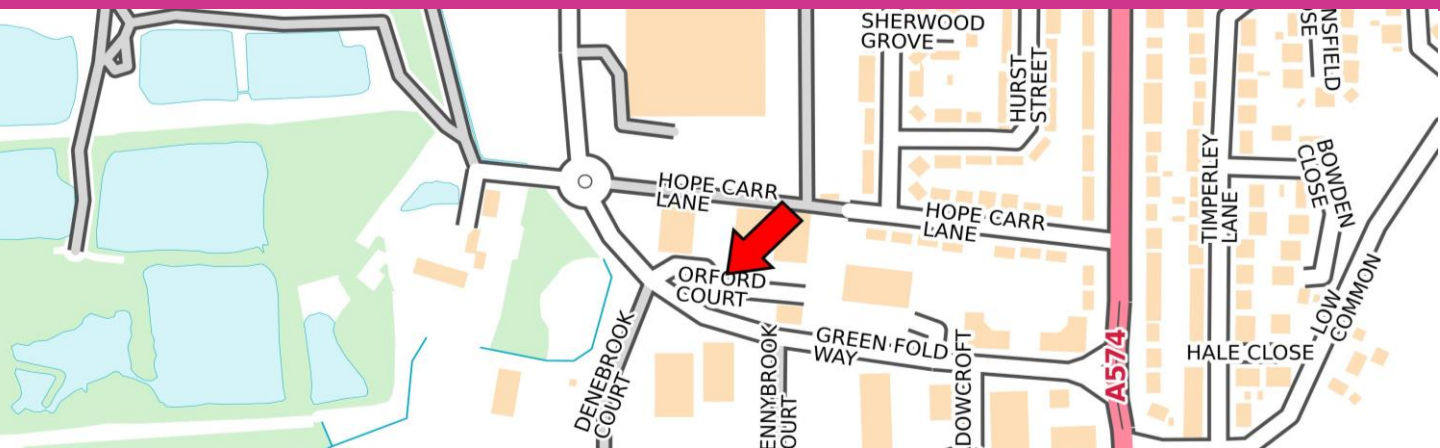
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**STEWART HOUSE  
ORFORD COURT  
GREENFOLD WAY  
LEIGH  
WN7 3XJ**

**£80,000**  
Per annum

- Modern office suites available from Q2 2025
- Suites located to ground and first floor
- Well established business park
- On-site parking
- Close to A580 East Lancashire Road
- £80,000 per annum



### LOCATION

Stewart House is prominently positioned at the front of Orford Court, a modern development 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

The ground floor, and part of the first floor of Stewart House, a prominently positioned building within Orford Court, is available from Q2 2025 either as a whole or can potentially be split into smaller suites (please enquire for details).

The suites provide modern office space, with an ideal combination of open plan areas and private offices/meetings rooms to both floors. The offices are currently occupied but will be refurbished prior to any new tenant's occupation.

The building has a lift access to all floors, and benefits from on-site parking allocated to each office.

### 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	388.90	4,184
First Floor	135.70	1,460
Total	524.60	5,644

### LEASE TERMS & RENTAL

Available by way of a new Tenants Full Repairing & Insuring Lease for a negotiable term (minimum 3 years).

The rental is £80,000 per annum (£14 per sq ft)

### SERVICE CHARGE

A service charge is levied for the common building and 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

This building has most recently been occupied by a single tenant as a whole, and as such has a single business rating for the entire building. A separate rating assessment will be required on completion of any Lease, which will be subject to the areas occupied.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

Energy Rating: C (63). The EPC is currently being renewed.

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.

### ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### 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





