## **TO LET** OFFICE PREMISES 111.80 SQ M (1,203 SQ FT)

## Lamb & Swift Commercial Property

01204 522 275 | Iambandswift.com

£18,000

Per annum



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

- 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
- £18,000 per annum

## Lamb & Swift

#### 01204 522 275 | Iambandswift.com



#### 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 £18,000 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 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 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.

#### 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

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



important store Mess Lamb & Swift Commercial for thenesdres and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and offer details are given without responsibility and any intending purchasers or tensits should not rely on them a statements or representations of fact but must satisfy themselves by inspection or otherwise as to the corretness of each of them, c] no persons in the employment of Messas Lamb & Swift Commercial has any authority by make or give any representations or warmy whateseer (in relation to this property.

# Lamb & Swift Commercial Property

01204 522 275 | Iambandswift.com









Important Notice Messrs Lamb & Swift Comm Important Notice Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchas descriptions, dimensions, reference to condition and necessary permissions for use and acceptation and other details are given without responsibility and any intending purchaser or tenants should not refy on them a statements o correctness of each of them, c] op person in the employment of Messel Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsever in relation to this property. ers or lessees and do not constitute nor constitute part of an offer of contract, b] All representations of fact but must satisfy themselves by inspection or otherwise as to the