

TO LET

FIRST FLOOR OFFICES

206.3 SQ M (2,700 SQ FT)

Lamb & Swift
Commercial Property

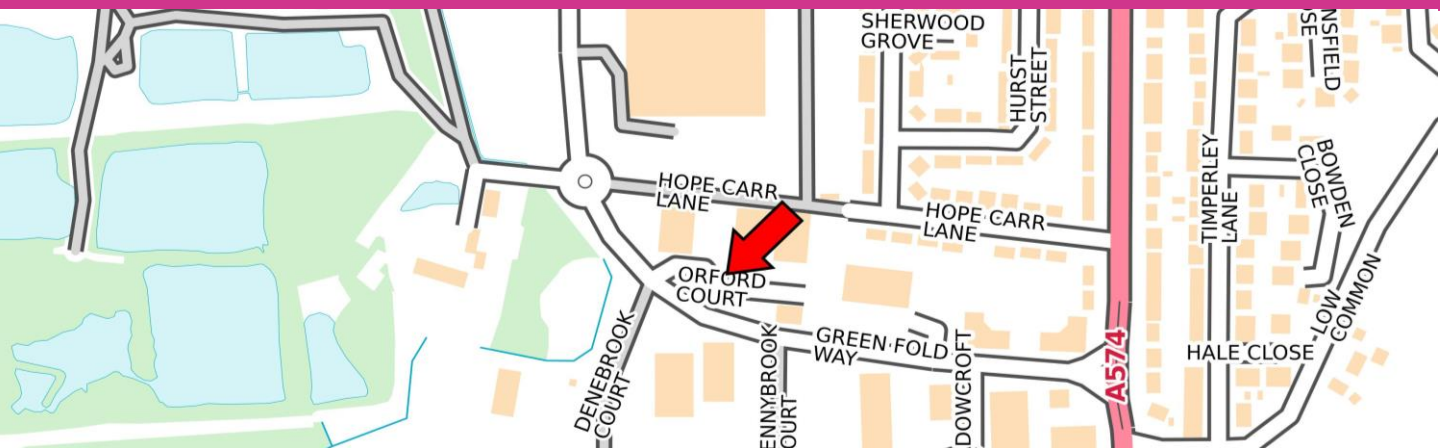
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**BESWICK HOUSE
ORFORD COURT
GREENFOLD WAY
LEIGH
WN7 3XJ**

£39,000
Per annum

- Modern office suites
- Suites located to the first floor (lift access available)
- Well established business park
- On-site parking
- Close to A580 East Lancashire Road
- £39,000 per annum



LOCATION

Beswick House is located on 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 available suites are located adjacent to each other, on the first floor of Beswick House.

Suite 3 comprises a large office space, with kitchen and staff room, whilst Suite 4 comprises a separate board room / meeting room or additional office space. There are communal WC facilities to each floor of the building.

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
Suite 3	218.8	2,355
Suite 4	32.1	345
Total	250.9	2,700

LEASE TERMS & RENTAL

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

The rental is £39,000 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

The Rateable Values for the Suites are as follows:

Suite 3 Rateable Value:: £23,500

Suite 4 Rateable Value: £4,050

Combined Rateable Value: £27,550

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

An EPC is to be commissioned, and a full copy of the report will be made available once completed.

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.

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