

# TO LET

## THIRD FLOOR OFFICE SUITE

### 53.70 SQ M (578 SQ FT)

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)



**SUITE 3.1, MAGNUM HOUSE**  
**33 LORD STREET**  
**LEIGH**  
**WN7 1BY**

**£6,000**  
Per annum

- Third floor office suite
- Lift access to all floors
- Dedicated kitchen in suite
- Shared WC facilities
- Open plan office with meeting room
- Town centre location
- Rental £6,000 per annum



### LOCATION

This landmark building is situated in a central location in Leigh Town Centre, conveniently located for the main shopping area.

The ground floor of the building comprises a furniture showroom, with the upper floors providing office suites of varying sizes.

There are public car parks available in the local area long with plenty of on-street parking spaces.

### DESCRIPTION

The available suite comprises a self-contained office, located on the third floor of a multi-let commercial building

The accommodation itself comprises an open plan office space, with private office / meeting room and kitchen located off the main office.

The office has suspended ceiling incorporating lighting, wall mounted air conditioning units, and perimeter trunking.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Suite 3.1	53.70	578

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £6,000 per annum exclusive.

### SERVICES

The mains services connected to the property include water, electricity supply and mains drainage.

Electricity is charged back to Tenant based on their metered usage.

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 £4,550 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.

Small Business Rate Relief will be available subject to the Tenants eligibility, meaning the rates payable would be £nil. Tenants should enquire with the Local Authority to confirm if they are eligible for Small Business Rate Relief.

### EPC

An EPC has been commissioned and 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: Josh Morgan

Email: [jmorgan@lambandswift.com](mailto:jmorgan@lambandswift.com)

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





