

ON THE INSTRUCTIONS OF ORFORD INVESTMENTS LTD

TO LET

LAST REMAINING SUITE

Second phase of prestigious new high specification office development
at entrance to Leigh Commerce Park.

Only part first floor still available.

248.5 m² (2,674 ft²)



**SUITE 4
1ST FLOOR
BESWICK HOUSE, ORFORD COURT
GREENFOLD WAY
LEIGH
WN7 3XJ**

*** Excellent location at Warrington Road (A574) entrance to
Leigh Commerce Park close to East Lancs Road (A580) junction ***

*** Air conditioned ***

*** Good specification ***

*** Only part first floor still available ***

*** On-site parking ***

01925 414909

LOCATION

The offices have been developed adjoining Stewart House at the entrance to Leigh Commerce Park off Warrington Road (A574) close to its junction with the East Lancs Road (A580) at the Greyhound Hotel. The A580 gives easy dual-carriageway access to the M6 at Haydock and the M60/M61/M62 Motorways at the Worsley Interchange.

DESCRIPTION

An open plan suite with separate meeting room and kitchen.

Beswick House is 3 storey building with a central service core providing ground floor reception area, lift to all floors, disabled WC and male and female toilets on each floor with kitchen facilities. The office space on each floor is provided in 2 wings and is finished to a high specification incorporating pvc double-glazed window units throughout, air conditioning, Cat II lighting and carpeting.

ACCOMMODATION

We calculate the following net internal office areas: -

First floor - Suite 4:	217.5 m ²	2,340 ft ²
Meeting Room:	31.0 m ²	334 ft ²
Total:	248.5 m²	2,674 ft²

LEASE TERMS

Available on an effective FRI Lease for a minimum term of 3 years subject to a Service Charge provision.

RENT

£24,500 per annum.

RATES

Rateable Value: £19,750
Business Rates Payable (2009/10): £9,578.75.

VAT

Rental will be subject to VAT at the standard rate.

VIEWING

For more information contact Agents : **MORGAN WILLIAMS : 01925 414909**
(Ref: MLM)

For details of other properties, our website address is www.morganwilliams.com

Date Published – February 2010 -Beswick House(MLM)

1. Whilst the information given in these particulars is believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

CENTRAL HOUSE • CENTRAL WAY • WINWICK STREET • WARRINGTON • CHESHIRE • WA2 7TT

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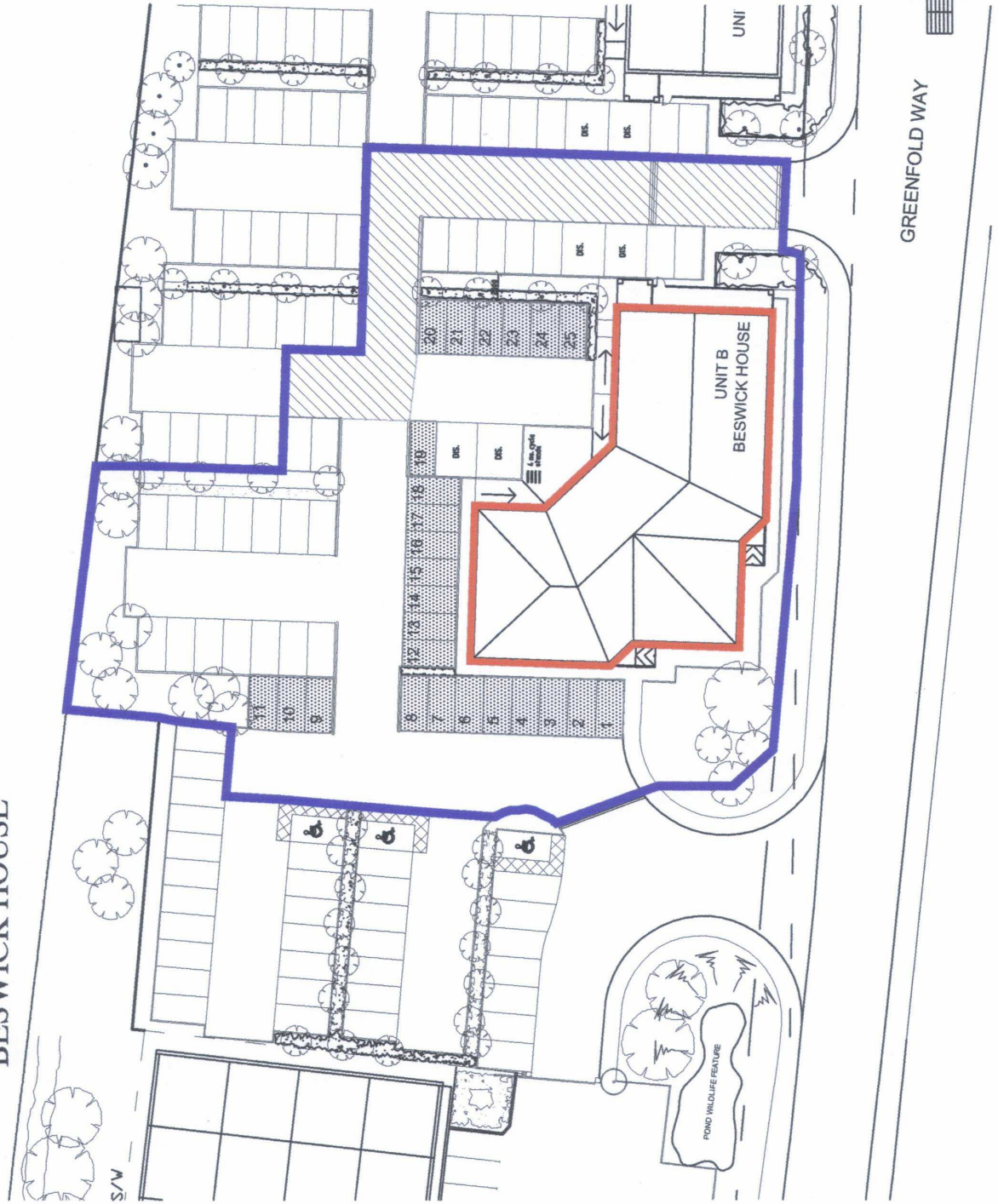
e-mail: enquiries@morganwilliams.com website: www.morganwilliams.com

MORGAN • WILLIAMS
COMMERCIAL LLP
CHARTERED SURVEYORS

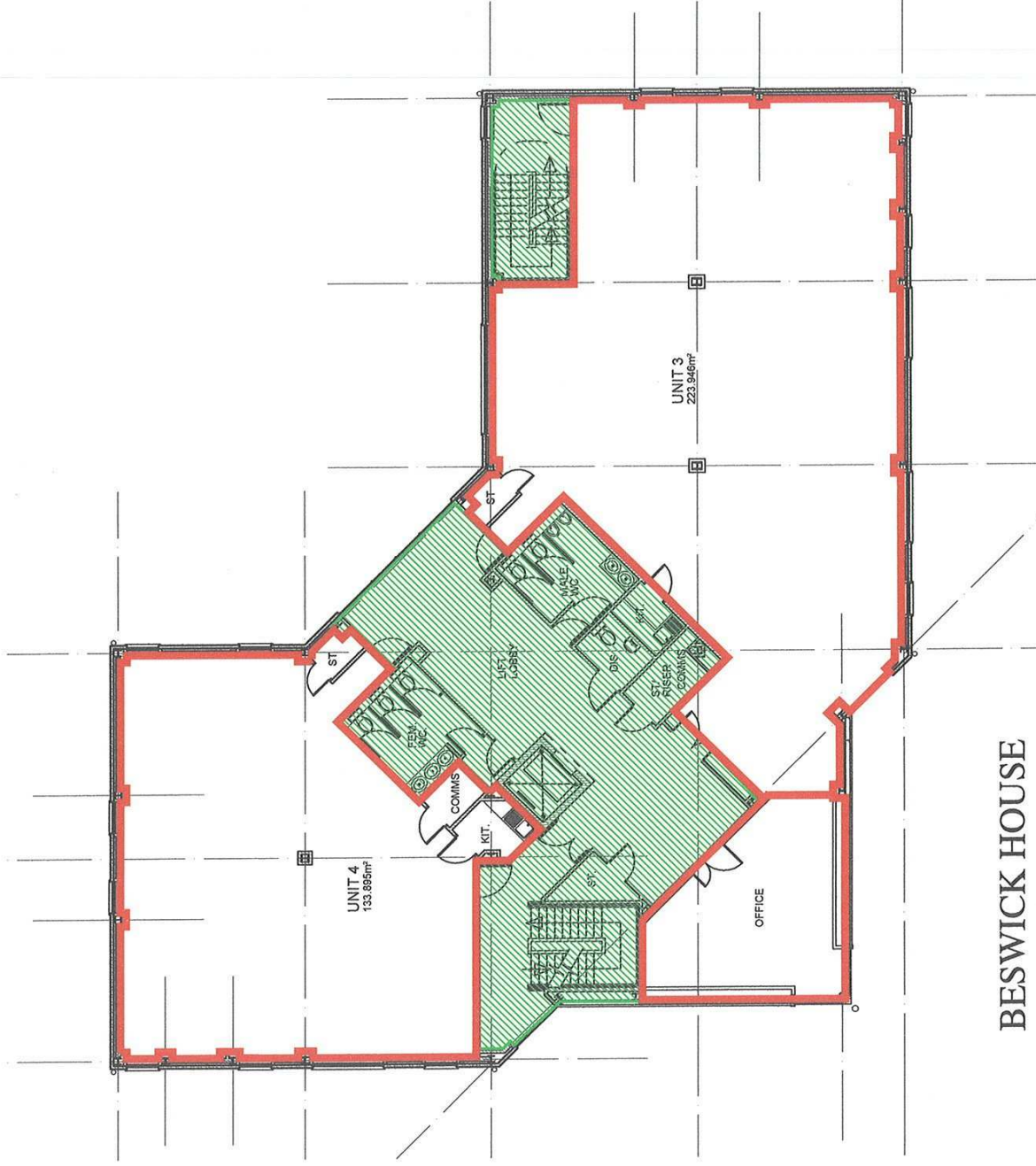
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DEED PLAN

BESWICK HOUSE



DEED PLAN



BESWICK HOUSE
FIRST FLOOR