



Unit 1 Acorn Court

Butts Street, Leigh WN7 3DD

Warehouse/Trade Counter Premises
1,111 SQM (11,960 SQFT)

£Rent on application

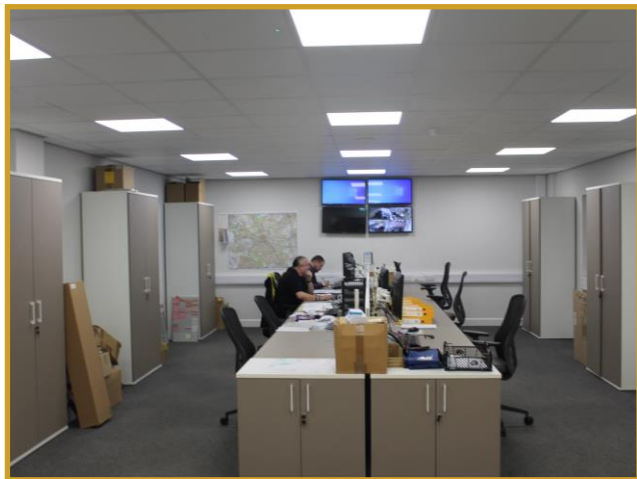
- Situated within popular Leigh commerce park
- Excellent access to Leigh and the A580 East Lancashire Road
- Good size modern warehouse/trade counter with offices & welfare facilities

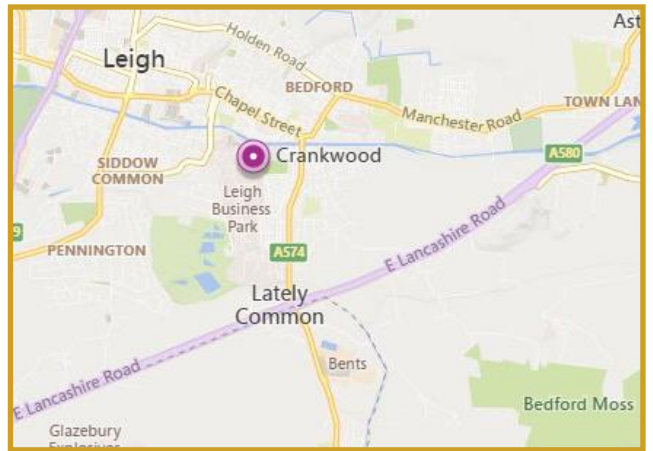
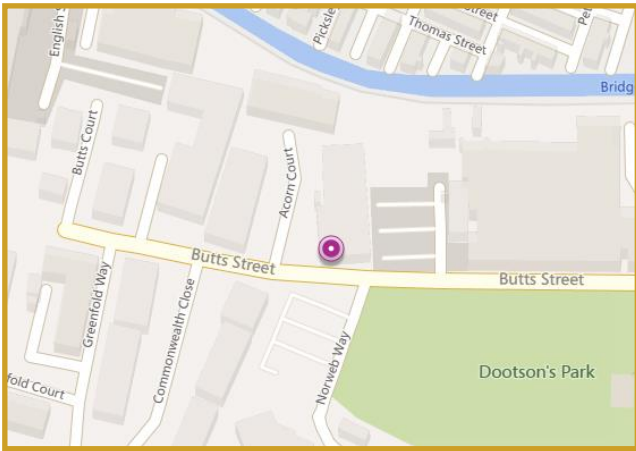
To Let

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e: info@parkinsonre.com

www: parkinsonre.com





Location

The property is situated within Acorn Court Business Park within Leigh Commerce Park in Leigh. The unit provides excellent connections to Leigh town centre and the A580 East Lancashire Road which, in turn, connects to the surrounding arterial routes and motorway network.

Description

The property is a modern warehouse/trade counter unit situated at the entrance to this popular trade location. The unit is of steel portal frame construction with metal sheet cladding to the roof and elevations providing clear span accommodation. Two full height up and over access doors (4.1m wide x 5.5m wide) are positioned to the front elevation. The unit has solid polished concrete flooring throughout with coverings to non-warehouse areas. It also benefits a feature entrance with full height glazed sections to the corner of the front elevation. Internally the unit provides warehouse space along with reception area, trade counter/showroom, offices, kitchen and WCs. The unit benefits solidum lighting to the warehouse and LED lighting to ancillary areas. To the front is a service yard and parking for circa 17 vehicles.

Services

We understand mains services are connected to the property to include mains water, drainage and 3 phase electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQFT
Warehouse/ Office/Showroom/ Trade Counter	929.00	10,000
Mezzanine	182.00	1,960
Total	1,111	11,960

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

	Rateable Value	Estimated Rates
Warehouse & Premises	£65,000	£35,490 p.a.

Terms

The premises are offered to let on a new full repairing and insuring lease basis on terms to be negotiated. A deposit will be requested.

Rental

On application.

Service Charge

Current service charge payment details available upon request.

VAT

All figures are quoted exclusive of Value Added Taxation. We have been informed by the Landlord that VAT is not applicable. Your legal adviser should verify.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate and has a rating of B-42.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to Contract

Ref: AG0827 May 2025

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Wigan, WN3 6PR

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Subject to contract

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