

leigh.
business park

Meadowcroft Way

Leigh WN7 3XZ

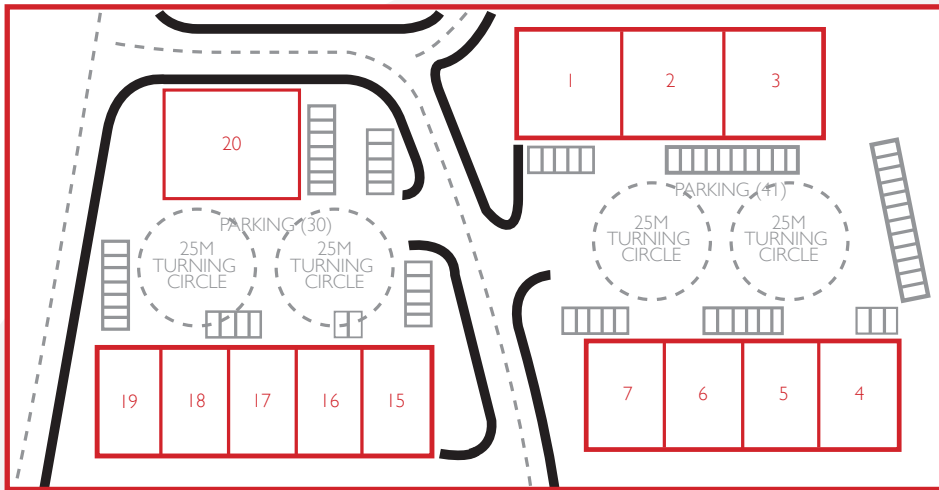
TO LET

Industrial/Business/Trade Units

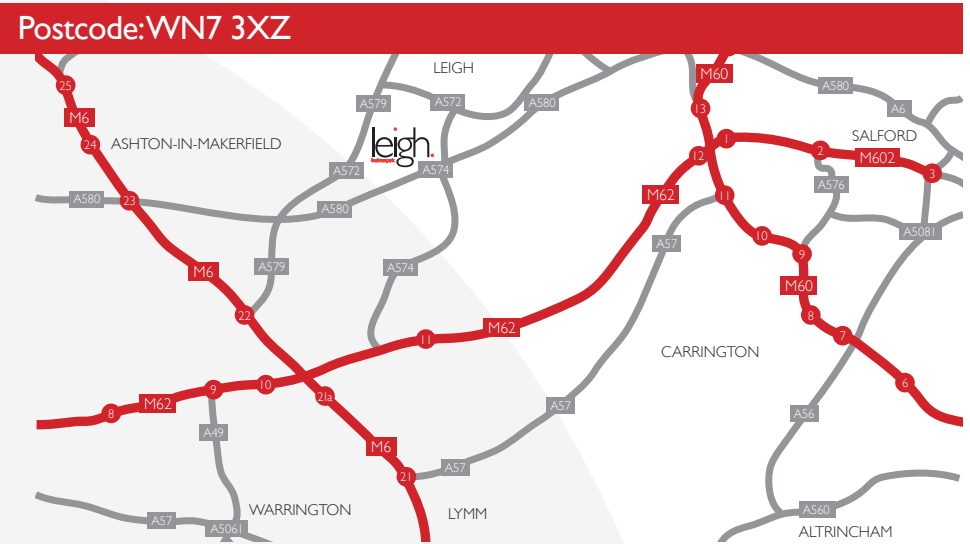
2,555 – 7,780 sqft



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Occupiers include: Dulux, HSS Hire, Johnstons Decorating Centre, Doosan



• The Site

Leigh Business Park is a development of high quality commercial units situated just off the East Lancashire Road (A580).

The Estate comprises 13 modern industrial units ranging from 2,555 sqft up to 7,780 sqft and 2 high spec office buildings measuring almost 22,000 sq ft.

• Location

Leigh Business Park is situated 2 miles from Leigh Town Centre and within sight of the East Lancashire Road (A580) which is one of the principle arterial roads in the region linking Liverpool with Manchester. To the West this road offers direct access to the M6 at Junction 23 (6.8 miles / 11 mins) and to the east to Junction 14 of the M60 (7.1 miles / 14 mins).

Manchester is located approximately 10 miles to the east, Liverpool 18 miles to the west and Warrington 8 miles to the south west.

• Description

- Steel portal frame construction
- Eaves height of 6 m (20 ft)
- Three phase electricity
- Electronically operated loading doors
- Fully fitted offices
- Communal Yard Areas & Car Parking
- Site security

• Accommodation

Units range from 2,555 to 7,780sq ft, please refer to the attached schedule for current availability.

• Terms

The units are available by way of a new lease on a full repairing and insuring basis for a term of years to be agreed. Flexible leases are available if required.

• Estate Charge

Ingoing tenants will be liable for the payment of an estates charge towards the upkeep and maintenance of the Estate.

• Further Information

For additional information or to arrange a viewing please contact

Alex Smylie

alex.smylie@dtz.com

0161 235 7676

Mark Carling

mark.carling@hurstwoodholdings.com

01204 374 000



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