



Amethyst House, Leigh Business Park, Meadowcroft Way, Leigh, WN7 3XZ

Amethyst House offers high-quality accommodation located within a successful and well-managed estate.

Tenure	To Let
Rent	Rent on Application
Service Charge	Upon Enquiry
EPC Rating	C

Key Points

- > 24 Hour Access
- > Parking
- > Passenger lift

Description

Amethyst House has been designed to a high specification which includes:

- Suspended ceiling with LG7 lighting
- Raised floors - 8 person passenger lift
- VRV Heating and Cooling System
- Double glazed aluminium windows
- Male, female and disabled w.c. facilities
- Shower facilities

Location

Leigh is an industrial town situated in Greater Manchester approximately 8km (5 miles) south east of Wigan, 8km (5 miles) south west of Bolton and 19.2km (12 miles) to the west of Manchester. The town benefits from good communications being adjacent to the A580 East Lancashire Road providing easy access to the M6 and M62.

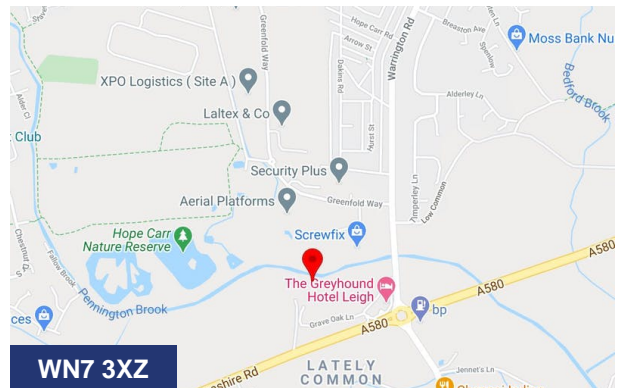
Leigh Commerce Park is situated in sight of the A580 East Lancashire Road which is one of principal arteries of the region, linking with Liverpool and Manchester. This major trunk road also offers direct dual carriageway access to the M6 at Junction 23 (Haydock). The M60 motorway can be accessed via Junction 14, approximately 6.4km (4 miles) to the south. Leigh Business Park commands a prominent position fronting Warrington Road (A574) just off the East Lancashire Road (A580).

Legal Costs

Each party to pay their own legal costs.

Terms

The premises are immediately available by way of an internal repairing lease.



Viewing & Further Information



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