



# TO LET

## LEIGH

### BUSINESS PARK

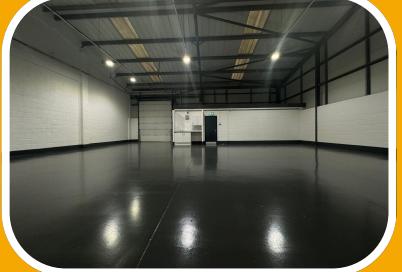
COMMONWEALTH CLOSE | LEIGH | WN7 3BD

## INDUSTRIAL UNITS

2,504 - 4,536 SQ FT (233 - 421 SQ M)

## KEY FEATURES

- Electric Security Shutters To Windows And Doors
- Dedicated Car Parking
- Up-and-Over Loading Doors
- Established Location
- Secure Site
- Nearby Amenities
- Excellent Transport Links



## CONTACT US:

01257 238666

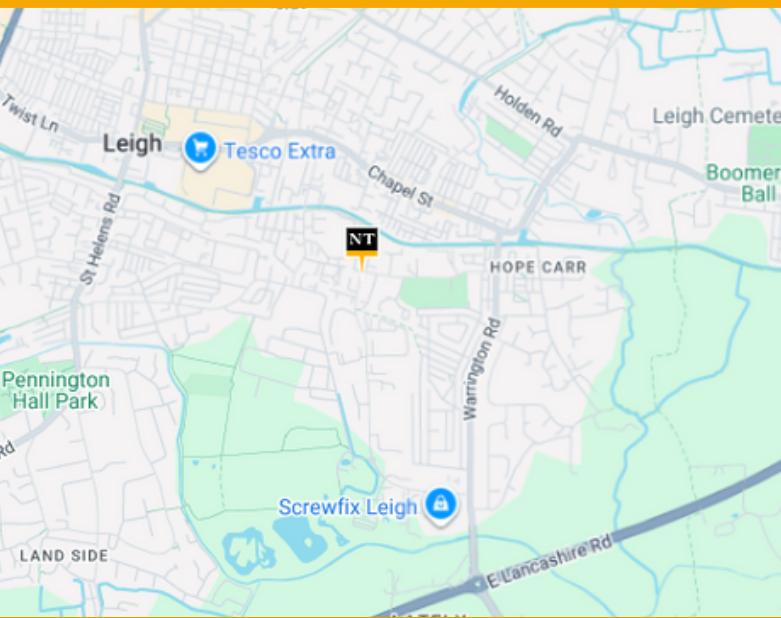


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## MODERN INDUSTRIAL UNITS 2,504 - 4,536 SQ FT

### DESCRIPTION

Commonwealth Close, part of Leigh Business Park, extends to 39,122 sq ft and comprises a range of single-storey industrial units with integrated office accommodation. Units range in size from 2,504 sq ft to 4,536 sq ft, providing flexible space suitable for a variety of industrial, storage, and distribution uses.

Constructed of steel portal frame with an approximate eaves height of 5.38m (17 ft), the units benefit from generous natural light. Offices are open-plan, fully carpeted, and feature suspended ceilings with LED strip lighting and perimeter trunking.

### KEY FEATURES

- Electrically operated security shutters to windows and doors.
- Up-and-over loading doors.
- Open plan office accommodation.
- Suspended ceilings with LED lighting.
- Perimeter trunking in offices.
- Good range of shops, services, and eateries within Leigh town centre.
- Close to A580 East Lancashire Road.
- Easy access to M6, M61, M62 and M60 motorways.
- Excellent connectivity across the North West.

### LOCATION

Commonwealth Close is situated off Butts Street within Leigh Business Park. The estate occupies a strategic position in the heart of the North West, benefitting from excellent road access via the A580 East Lancashire Road, which links Liverpool and Manchester.

The location offers superb connectivity to the region's motorway network, with the M6, M61, M62, and M60 motorways all within easy reach. Local amenities, including retail parks, supermarkets, and service facilities, are nearby, with Leigh town centre just minutes away.



### EPC

The EPC ratings on the units range up to B49. A copy of the individual EPC certificates are available upon request.

### TERMS

There are a range of flexible leasing options available. For further details please contact us.

### VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact Northern Trust.



## BUSINESS UNITS TO LET ACROSS THE UK

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