

## FLEXIBLE OFFICES WITH PARKING IN BUSY LOCATION - LEIGH



### From £50 per week

- Selection of first floor office suites
- Secure building with 24 hour access
- Off road parking to side with unallocated parking, ample on-road parking
- Walking distance to Leigh Town Centre and vast amenities
- Flexible terms, ideal for start up or small to medium sized businesses





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Offices at Holden House  
Holden Road  
Leigh, WN7 1EX

Property Ref: HOLD-HOUSE

**Description:**

A selection of offices available over the first floor, both singular and adjacent are available and are ideal for both small single person companies as well as larger companies with multiple staff,

Set in the edge of Leigh Town Centre and in a prominently residential area, Holden House is accessible 24 hours a day and secured with a fully serviced alarm system.

There are numerous bus stops within close proximity, and there is unallocated off road parking to the side as well as ample on road parking around the immediate vicinity.

**Current Availability**

**Suite 1**                      265 sqft (approx)  
Rent                              NOW LET  
Deposit                           -  
Business Rates              Rateable Value £2100 (Qualifies for full small business rates relief)  
<https://www.tax.service.gov.uk/business-rates-find/summary/18219342000?uarn=7828346000>

**Suite 6**                      130 sqft (approx)  
Rent                              £50 per week  
Deposit                           £220  
Business Rates              Rateable Value £2250 (Qualifies for full small business rates relief)  
<https://www.tax.service.gov.uk/business-rates-find/summary/18219347000?uarn=7828387000>

**Suite 8**                      285 sqft (approx)  
Rent                              £65 per week  
Deposit                           £285  
Business Rates              Rateable Value £2375 (Qualifies for full small business rates relief)  
<https://www.tax.service.gov.uk/business-rates-find/summary/18219349000?uarn=7828391000>

**Suite 9**                      285 sqft (approx)  
Rent                              £65 per week  
Deposit                           £285  
Business Rates              Rateable Value £2400 (Qualifies for full small business rates relief)  
<https://www.tax.service.gov.uk/business-rates-find/summary/18219350000?uarn=7828393000>

# TO LET COMMERCIAL

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## Important Information:

### **Rent quoted Includes:**

Service Charge  
Building Insurance

### **Rent quoted Excludes:**

Business Rates  
Electric (own meter)  
Telephone / Broadband (own choice)

### **Lease type**

**Lease term**

**Available**

License

3 months minimum

Immediately

We have been advised that Holden House is **VAT Exempt**

## Location:

