

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

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**TO LET**

**UNIT 1  
JMO BUSINESS PARK  
WIGAN ROAD  
LEYLAND  
PR25 5XW**

**(Available March 2026)**



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**Rent: £140,000 pa**

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- Two Industrial units with large yard area.
- Close to Junction 27 of the M6 motorway.
- Main Warehouse 506 sq m (5,447 sq ft) GIA.
- Ground Floor Offices 211 sq m (2,271 sq ft) GIA.
- First Floor Offices 135 sq m (1,460 sq ft) GIA.
- Workshop 300 sq m (3,230 sq ft) GIA.
- Yard Area 1.1 acres.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

**CHARTERED SURVEYORS**

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

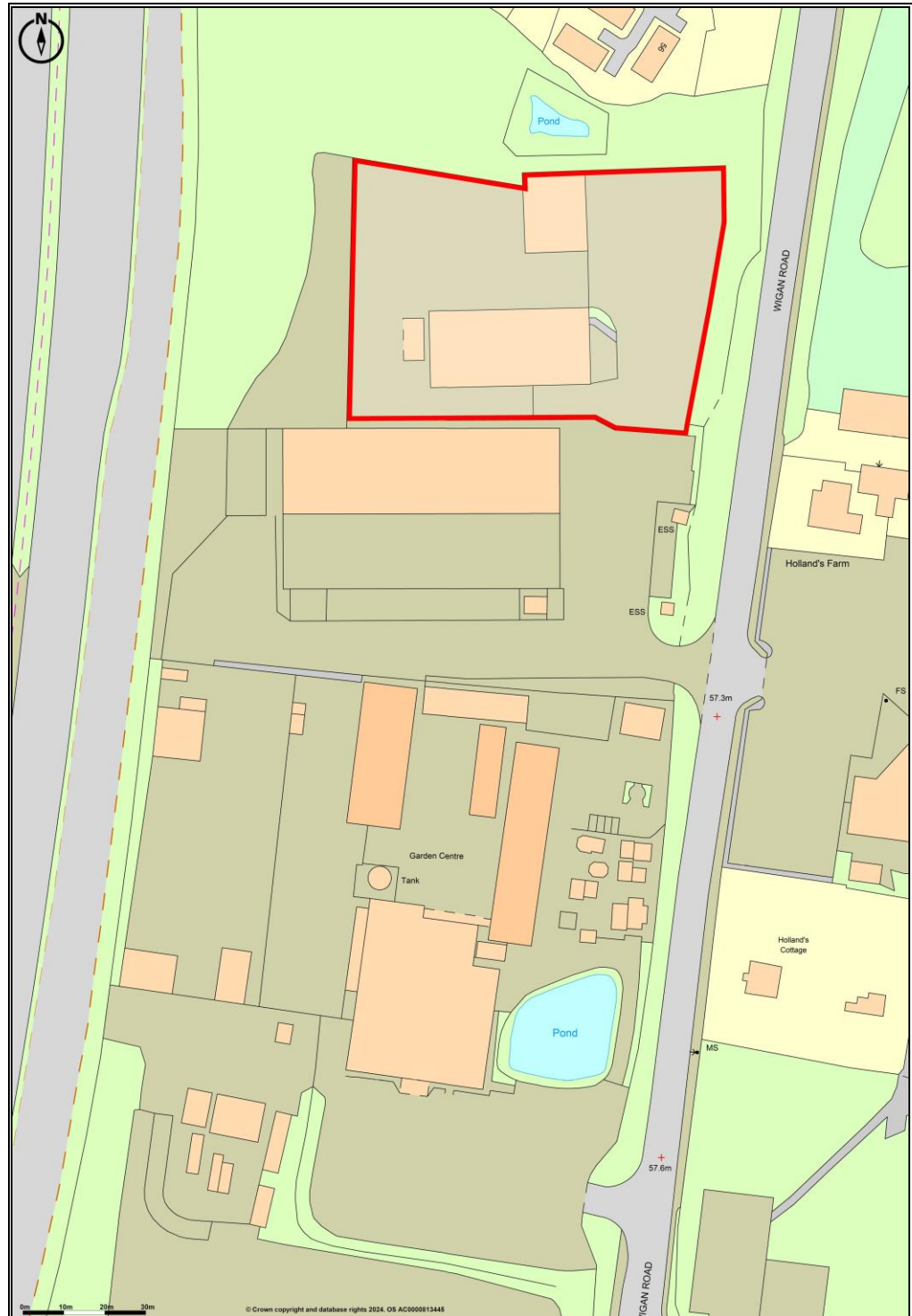


<b>Description:</b>	<p>Located within 1 mile of Junction 27 of the M6 Motorway providing excellent access to the M61/M65 and wider motorway network. The site is located off a main arterial road (A49) connecting Leyland, Chorley and Preston situated within an established industrial estate in a secure location.</p> <p>The main warehouse provides ground and first floor offices with a separate workshop with the benefit of a large yard area and car parking.</p> <p>A biomethane filling station operated by CNG Fuels Limited is a neighbouring occupier.</p>
<b>Location:</b>	Proceeding along Wigan Road (A49) the site entrance is opposite Leyland Golf Club.
<b>Accommodation:</b>	<b>Ground Floor</b>
<i>(all sizes are approx)</i>	<p><b>Warehouse including canteen</b> 506 sq m (5,447 sq ft) GIA. (Three roller shutter access points to rear and side elevations).</p> <p><b>Ground Floor Offices and Store</b> 211 sq m (2,271 sq ft) GIA.</p> <p><b>First Floor Offices</b> 135 sq m (1,460 sq ft).</p> <p><b>Workshop</b> 300 sq m (3,230 sq ft) GIA.</p>
<b>Outside:</b>	<b>Yard Area</b> 1.1 acres.
<b>Lease Terms:</b>	
<b>Rent:</b>	£140,000 per annum exclusive payable quarterly in advance.
<b>Term:</b>	Five years or multiples thereof.
<b>Use:</b>	B2 (General Industrial) and (B8) General Industrial (Storage and Distribution).
<b>Repairs:</b>	Full repairing responsibility upon Tenant.
<b>VAT:</b>	Not payable.
<b>Legal Costs:</b>	Each party to bear their own legal expenses.
<b>Rates:</b>	Tenant's responsibility.
<b>Outgoings:</b>	Tenant's responsibility.
<b>Insurance:</b>	Landlord to insure with the Tenant responsible for payment of premium.
<b>Assessment:</b>	According to the Valuation Office website the property is described as 'Store and Premises' with a Rateable Value of £59,000 increasing to £65,000 from April 2026. All interested parties should make their own enquiries to South Ribble Borough Council's Business Rates Department on 01772 625625.
<b>Energy Rating:</b>	We understand an Energy Performance Certificate has been commissioned and will be available upon request.
<b>Services:</b>	Three phase electricity and water supplies are laid on, drainage to main sewer.
<b>To View:</b>	Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

**Note:**

All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.

CRS (UK) Ltd JMO, Business Park, Wigan Road, Leyland, PR25 5XW







Warehouse



Workshop Internal



Workshop



First Floor Office



First Floor Boardroom



Front Yard



Rear Yard



Side Yard



Access Route to Yard